



County of Yuba Community Development & Services Agency

Planning Department

915 8TH Street, Suite 123, Marysville, CA 95901

Phone: (530) 749-5470

Fax: (530) 749-5434

Web: <http://www.co.yuba.ca.us>

DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

MEETING DATE: March 7, 2019

TO: Development Review Committee

FROM: Vanessa Franken, Planning Technician

RE: Map Extension ME2019-0007 (TSTM2004-0048; Northpoint Subdivision)

REQUEST: The applicant, Michael Costa, is requesting approval of a Map Extension for Tentative Subdivision Tract Map TSTM2004-0048.

RECOMMENDATION: Staff recommends that the Development Review Committee (DRC) approve the extension of the expiration date of TSTM2004-0048 to July 24, 2021.

BACKGROUND/DISCUSSION: The applicant, Michael Costa, applied for a tentative subdivision tract map (TSTM2004-0048) requesting to subdivide Assessor's Parcel Number's 022-050-006 & 022-060-005 (totalling 67 acres +/-) into 184 parcels for a single family residential development. The project has a General Plan designation of Valley Neighborhood and is located in the Planning Reserve zone of the Plumas Lake Specific Plan west of Highway 70, approximately 1.5 miles north of the Bear River in an area specified for Community Park No. 4 and a Wastewater Treatment Site. TSTM2004-0048 was approved by the Board of Supervisors on July 24, 2007. The applicant was given three years from the approval date to submit and have a final map approved by the Community Development and Services Agency (CDSA).

Senate Bill 1185 and Ordinance 1460 each extended active maps one year, together giving the map an expiration date of July 24, 2011. Assembly Bills 333, 208, 116 and 1303 each extended active maps two years, together giving the map eight additional years.

In February of 2019, the applicant applied for a Map Extension that would extend the July 24, 2019 expiration for an additional two years due to slow market conditions.

With this approval the project would have a new expiration date of July 24, 2021.

Report Prepared By:


Vanessa Franken, Planning Technician