



CITY OF YUBA CITY
PLANNING COMMISSION
STAFF REPORT

Meeting Date: January 9, 2019

To: Chairperson and Members of the Planning Commission

From: Development Services Department

Presentation By: Darin Gale, Interim Director

Project: Subdivision Map (SM) 06-04 Harter Estates – South. A request to consider a two-year extension of time in which to file a final map for the Harter Estates – South Subdivision Map.

Applicant: Tom Tucker, Harter Partnership, P.O. Box 1789, Yuba City.

Project Location: The project is located south of the proposed Jefferson Blvd., west of Ruth Avenue, east of Harter Parkway, and north of State Route 20 (Assessor's Parcel Numbers 62-310-011, 62-310-012, and 63-310-013).

Request:

The applicant has submitted a timely request for a two-year extension of time in which to file a final map for SM-06-04.

Background

On September 19, 2006 the Planning Commission approved SM 06-04, Harter Estates – South Subdivision, which approved the subdivision of almost 33 acres into 75 single-family residential lots, 11 commercial parcels, and 4 office parcels. The Planning Commission also adopted the companion Mitigated Negative Declaration for the project. The subdivision is part of the Harter Specific Plan. Following the Commission's approval, the neighboring residents appealed the Commission's decision to the City Council. On November 21, 2006 Council denied the appeal and upheld the Planning Commission's decision.

Pursuant to City Municipal Code Section 8-2.610 the subdivision map was originally approved for two years with an expiration date of September 19, 2008. Through provisions in the Subdivision Map Act and revisions to state law the map has been extended several more times until now. The subdivision map is now due for what would be its final extension, which will be for another two years. In April 2017 the Planning Commission approved the subdivision's most recent extension, which expired on September 21, 2018. The applicant filed a request for this final extension on September 13, 2018, which makes the request timely.

These time extensions are due to the previous national economic downturn. During that period the California legislature passed numerous bills that provide extensions of time extending the life of tentative subdivision maps. These bills include Senate Bill 1185, and Assembly Bills 333, 208, 116, and 1303. These

extensions are codified in the Subdivision Map Act Section 66452.6 et. seq.

State law requires that prior to approving this final extension, certain findings regarding income levels and unemployment rates in Sutter County must first be made.

Staff Comments:

Staff has reviewed the required findings that are needed to extend the map, and determined that Sutter County meets those standards. These required findings are for Sutter County:

- (1) The annual mean household income is less than 80 percent of the statewide annual mean income, as determined by the most recent annual report of the federal American Community Survey 5-year Estimates, based upon the American Community Survey Design and Methodology Publication (Version 2.0, January 2014) published by the United States Census Bureau.*

The statewide annual mean household income was \$67,169. At 80 percent the Sutter County average would have to be under \$53,735.

The Sutter County annual mean household income was \$51,037. That finding can be made.

- (2) The annual nonseasonal unemployment rate is at least 2.75 percent higher than the statewide annual nonseasonal unemployment rate, as defined by the report on Labor Market Review published by the Employment Development Department in January of the year in which the community revitalization plan is prepared.*

The state nonseasonal unemployment rate is 4.3 percent. The Sutter County average would have to be above 7.05 percent.

The Sutter County unemployment rate is 7.5 percent. The finding can be made.

- (3) The population for whom poverty status is determined is at least 4 percent higher than the statewide median poverty rate, as determined by the most recent annual report of the American Community Survey 5-year estimates, based on the American Community Survey Design and Methodology publication (Version 2.0, January 2014).*

The statewide median poverty rate is 13.3 percent. The Sutter County average would have to be above 17.3 percent.

The Sutter County poverty rate is 17.6 percent. The finding can be made.

All of the required findings can be made. Therefore the Harter South Subdivision qualifies for what will be the final two-year extension of time (unless the California Subdivision Map Act is again amended by the State). If approved, the extension would be for another two years for the Harter Estates-South Subdivision until November 21, 2020.

Recommended Action:

Staff recommends that the Planning Commission:

1. Make the findings required by the Subdivision Map Act Section 664252.25(c), as provided in the

Staff Comments above; and

2. Approve a two-year extension of time for SM 06-04 Harter Estates–South Tentative Subdivision, pursuant to City Municipal Code Section 8-2.610, resulting in a new expiration date of November 21, 2020.

Attachments:

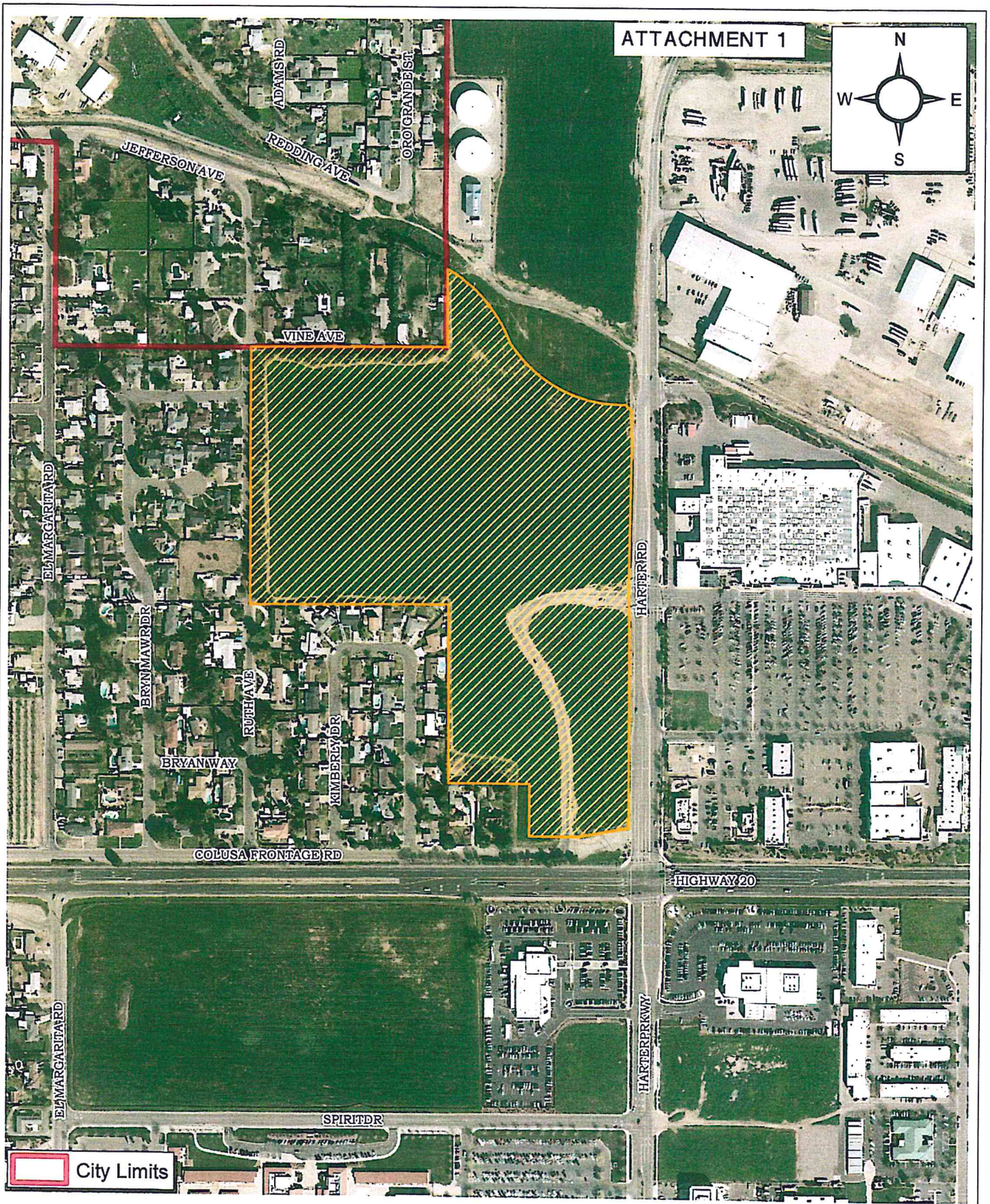
1. Vicinity Map
2. Approved Tentative Subdivision Map 06-04, Harter Estates South.

The first part of the paper discusses the importance of the research and the objectives of the study. It then presents a literature review of the existing research on the topic. The second part of the paper describes the methodology used in the study, including the data collection and analysis techniques. The third part of the paper presents the results of the study, and the fourth part discusses the conclusions and implications of the findings.

The study was conducted using a quantitative research design. Data was collected from a sample of 100 participants, and the results were analyzed using statistical methods. The findings of the study indicate that there is a significant relationship between the variables being studied.

The results of the study suggest that the research has important implications for the field. Further research is needed to explore the relationship between the variables in more detail.

In conclusion, the study has provided valuable insights into the topic. The findings suggest that there is a significant relationship between the variables being studied, and this has important implications for the field.



LOCATION MAP
TENTATIVE MAP 06-04

APN# 62-310-011,
62-310-012, & 62-310-013

The first part of the paper discusses the importance of understanding the underlying mechanisms of the observed phenomena. This is followed by a detailed analysis of the data, which reveals several key findings. The results indicate that the proposed model is highly effective in capturing the essential features of the system under study. Furthermore, the analysis shows that the model's performance is robust across different parameter settings and data distributions. The final section of the paper concludes with a summary of the main findings and suggests directions for future research.

The second part of the paper focuses on the theoretical aspects of the problem. It begins by defining the key concepts and terms used throughout the study. This is followed by a rigorous proof of the main theorem, which establishes the validity of the proposed model. The proof is based on a series of lemmas and propositions, which are carefully derived and verified. The final part of the section discusses the implications of the results and their potential applications in various fields.

The third part of the paper presents a series of experiments designed to evaluate the performance of the proposed model. These experiments are conducted using a variety of datasets and parameter configurations. The results show that the model consistently outperforms existing methods in terms of accuracy and efficiency. This is particularly evident in the case of the most challenging datasets, where the proposed model achieves significantly higher performance than its competitors. The experiments also demonstrate the model's ability to generalize to new, unseen data, which is a crucial requirement for any practical application.

The fourth part of the paper discusses the limitations of the current study and suggests ways to address them. It is noted that the model's performance may be affected by certain factors, such as the quality of the input data and the choice of parameters. Future research should aim to develop more robust models that can handle these challenges more effectively. Additionally, it would be beneficial to explore the model's performance in more complex and realistic scenarios, where the data is more heterogeneous and the underlying mechanisms are more intricate.

In conclusion, this paper has presented a comprehensive study of the problem at hand. It has shown that the proposed model is a powerful tool for understanding and analyzing the system under study. The model's performance is supported by both theoretical results and experimental evidence. While there are still some limitations and areas for future research, the overall findings are promising and suggest that the proposed model has the potential to make a significant contribution to the field.

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