The County of Yuba

Community Development and Services Agency

TO: Board of Supervisors

FROM: Community Development and Services Agency, Michael Lee

SUBJECT: Community Development and Services: Receive notice that Large Lot map No. TM2005-0003 (Wheeler Ranch Phase 2 large lot) has been received by the County Surveyor and is in the process of being reviewed for final map approval, per Yuba County Development Code §11.41.050.

DATE: March 12, 2024

NUMBER: 150/2024

RECOMMENDATION:

Receive notice that Tract Map map No. 2005-0003 (Wheeler Ranch Phase 2 Large Lot) is nearing recordation.

BACKGROUND:

As required by section 66458(d) of the California Government Code (Subdivision Map Act) and as authorized by Yuba County Development Code §11.41.050, notice is hereby given that the following tract map has been received by the County Surveyor and is in the process of being reviewed for final map approval:

Large Lot Map No. 2005-0003, Wheeler Ranch Phase 2
For: JAS LAND FUND 2, LLC
Assessor's Parcel Numbers: 014-840-005, 014-840-006

DISCUSSION:

Large lot maps are typically done by a master developer who intends to sell portions of the project to

different home builders. Having individual large lots helps facilitate this. This large lot map consists of approximately 138 acres of subdivided land over five large lots, an approximately 28-acre detention pond, and two lots with open space approximating 9.5 acres. The open space lots B & C contain a railroad easement. Subdivisions are expected to be purposed for single-family residential homes within the vicinity of Arboga. Offers of dedication to be accepted include interior roads, pedestrian, landscape, and public service easements.

COMMITTEE ACTION:

Routine in nature, presented directly to the full Board.

FISCAL IMPACT:

No funding commitment, administrative only, staff time only

Attachments

Copy of Final Map (under review)