

*The County of Yuba*  
**Community Development and Services Agency**

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**DEVELOPMENT REVIEW COMMITTEE  
STAFF REPORT**

**MEETING DATE:** December 4<sup>th</sup>, 2025  
**TO:** Development Review Committee  
**FROM:** Jacob Farmer, Planner I  
**RE:** Map Extension "ME-25-0004"  
TSTM 2021-0012 Linda Commons

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**REQUEST:** The applicant is requesting approval of a Map Extension for Tentative Subdivision Tract Map TSTM 2021-0012, Linda Commons.

**RECOMMENDATION:** Staff recommends that the Development Review Committee (DRC) approve the extension of the expiration date of TSTM 2021-0012 to January 10<sup>th</sup>, 2032.

**BACKGROUND/DISCUSSION:** The project consists of a Tentative Subdivision Tract Map (TSTM) that would create 134 residential lots on 14 acres, a park on 1 acre, an open space area on 2 acres, and roadway improvements on 3 acres for a total area of 20 acres. The project also includes a Planned Unit Development (PUD) to rezone the property from the Medium Density Residential "RM" zone to Medium Density Residential "RM-PD" to deviate from the minimum lot size, lot width, front, side, and rear setbacks, and the minimum driveway width requirements listed in Development Code Section 11.07.030 for Medium Density Residential "RM". Specifically, there will be 82 detached (cluster) homes and 52 zero-lot line (duet) homes.

TSTM 2021-0012 was originally approved on January 10<sup>th</sup>, 2023, by the Board of Supervisors with an original expiration date of January 10<sup>th</sup>, 2026. With the approval of this Map Extension (ME-25-0004) the map will have a new expiration date of January 10<sup>th</sup>, 2032.

**ATTACHMENTS:**

ATT A Expiration Worksheet  
ATT B Linda Commons Subdivision Map  
ATT C TSTM 2021-0012 COAs

Report Prepared By:

*Jacob Farmer*

Jacob Farmer, Planner I




## EXPIRATION DATE TRACT MAP WORKSHEET

DATE	11/21/2025
PROJECT NAME(S)	Linda Commons
PROJECT NUMBER(S)	TSTM 2021-0012

### To Be Completed By Public Works Department Prior to Submitting Map Extension

Project Originally Approved On	1/10/2023
Original Expiration Date	1/10/2026
Development Agreement DA# _____ Doc# _____ Term _____	
Assembly Bill 2729 – Automatically Grants 18 Months if Issued Prior to 1-1-24 and Would Expire Prior to 12-31-25	N/A
Map Extension Approved on <u>12/4/2025</u> (ME-25-0004) (For TSTM's Upon Application, not to exceed a total of six years) SMA 66452.6(e)	1/10/2032
Final Map for _____, _____ Filed On _____, 3 Year Extension (With qualifying offsite improvements, not to exceed ten years from original approval date) SMA 66452.6(a)	
Final Map for _____, _____ Filed On _____, 3 Year Extension	
Final Map for _____, _____, Filed On _____, 1 or 2 Year Extension (Depending on application of Ord 1460, not to exceed ten years from original approval)	
PLSP/NASA Area Projects - Moratorium Period _____ Days (Levee Moratorium Between 2/22/05 thru 5/14/07 (811 Days))	N/A
SB1185 Extends Active Maps 1 Year if Map Expires Prior to 1-1-11 (SMA 66452.21) Effective 7-15-08	N/A
Ordinance 1460 - Extended Active Maps 1 Year Effective 9-19-08 (12 months is added to original expiration date if approved after effective date of Ord. 1460)	N/A
Assembly Bill 333 - Extends Active Maps 2 Years if Map Expires Prior to 1-1-12 (SMA 66452.22) Effective 7-15-09	N/A
Assembly Bill 208 - Extends Active Maps 2 Years if Map Expires Prior to 1-1-14 (SMA 66452.23) Effective 7-15-11	N/A
Assembly Bill 116 - Extends Active Maps 2 Years if Approved After 1-1-00 (SMA 66452.24) Effective 7-11-13	N/A
Assembly Bill 1303 – Extends Active Maps 2 Years if Approved After 1-1-02 and before 7-11-13 (SMA 66452.25) Effective 10-10-15	N/A
Assembly Bill 1561 – Automatically Grants 18 Months if Issued Prior to 3-4-20 and Would Expire Prior to 12-31-21	N/A
Assembly Bill 2973 – Extends Active Maps 2 Years if Approved After 1-1-06 and before 7-11-13 (SMA 66452.26) Effective 1-1-2019	N/A
<b>Amended Expiration Date</b>	<b>1/10/2032</b>

By: \_\_\_\_\_


  
Jacob Edwards, Assistant Engineer

**PROJECT NOTES**

**OWNER**  
LINDA COMMONS, LLC  
1865 DEL PASO BLVD.  
SACRAMENTO, CA 95815  
CONTACT: ALLEN WARREN  
PHONE: (916) 929-6402

**APPLICANT**  
NEW FAZE DEVELOPMENT  
1865 DEL PASO BLVD.  
SACRAMENTO, CA 95815  
CONTACT: CHARLIE TIWANA  
PHONE: (916) 929-6402

**ENGINEER/SURVEYOR**  
MHM INCORPORATED  
1204 E STREET, P.O. BOX B  
MARYSVILLE, CA 95901  
CONTACT: SEAN MINARD, P.E., P.L.S.  
PHONE: (530) 742-6485

**ASSESSOR'S PARCEL NO.**  
APN 020-080-012

**AREA OF TENTATIVE MAP**  
19.98 GROSS ACRE

**EXISTING USE**  
VACANT

**EXISTING GENERAL PLAN DESIGNATION**  
VALLEY NEIGHBORHOOD

**PROPOSED GENERAL PLAN DESIGNATION**  
VALLEY NEIGHBORHOOD

**EXISTING ZONING**  
RM-MEDIUM DENSITY RESIDENTIAL DISTRICT

**PROPOSED ZONING**  
RM-MEDIUM DENSITY RESIDENTIAL DISTRICT

**LEVEE PROTECTION**  
RECLAMATION DISTRICT NO. 784

**SCHOOL DISTRICT**  
MARYSVILLE UNIFIED SCHOOL DISTRICT

**FIRE PROTECTION**  
LINDA FIRE PROTECTION DISTRICT

**SANITARY SEWER**  
LINDA COUNTY WATER DISTRICT

**DOMESTIC WATER**  
LINDA COUNTY WATER DISTRICT

**STORM DRAINAGE**  
COUNTY OF YUBA

**ELECTRICITY**  
PACIFIC GAS AND ELECTRIC

**NATURAL GAS**  
PACIFIC GAS AND ELECTRIC

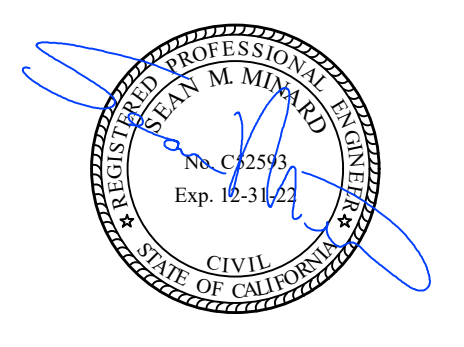
**TELEPHONE**  
AT&T

**CABLE**  
COMCAST

**TENTATIVE SUBDIVISION TRACT MAP**  
**TSTM 21-00XX (LINDA COMMONS)**

COUNTY OF YUBA, CALIFORNIA  
OCTOBER 1, 2021 REVISED NOVEMBER 1, 2021

**SURVEYORS STATEMENT:**  
I HEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN AND LABELED PER PRELIMINARY TITLE REPORT BY ORANGE COAST TITLE COMPANY ESCROW NUMBER 21204047 AND ORDER NUMBER 100-2255717-62 DATED JULY 13, 2021.



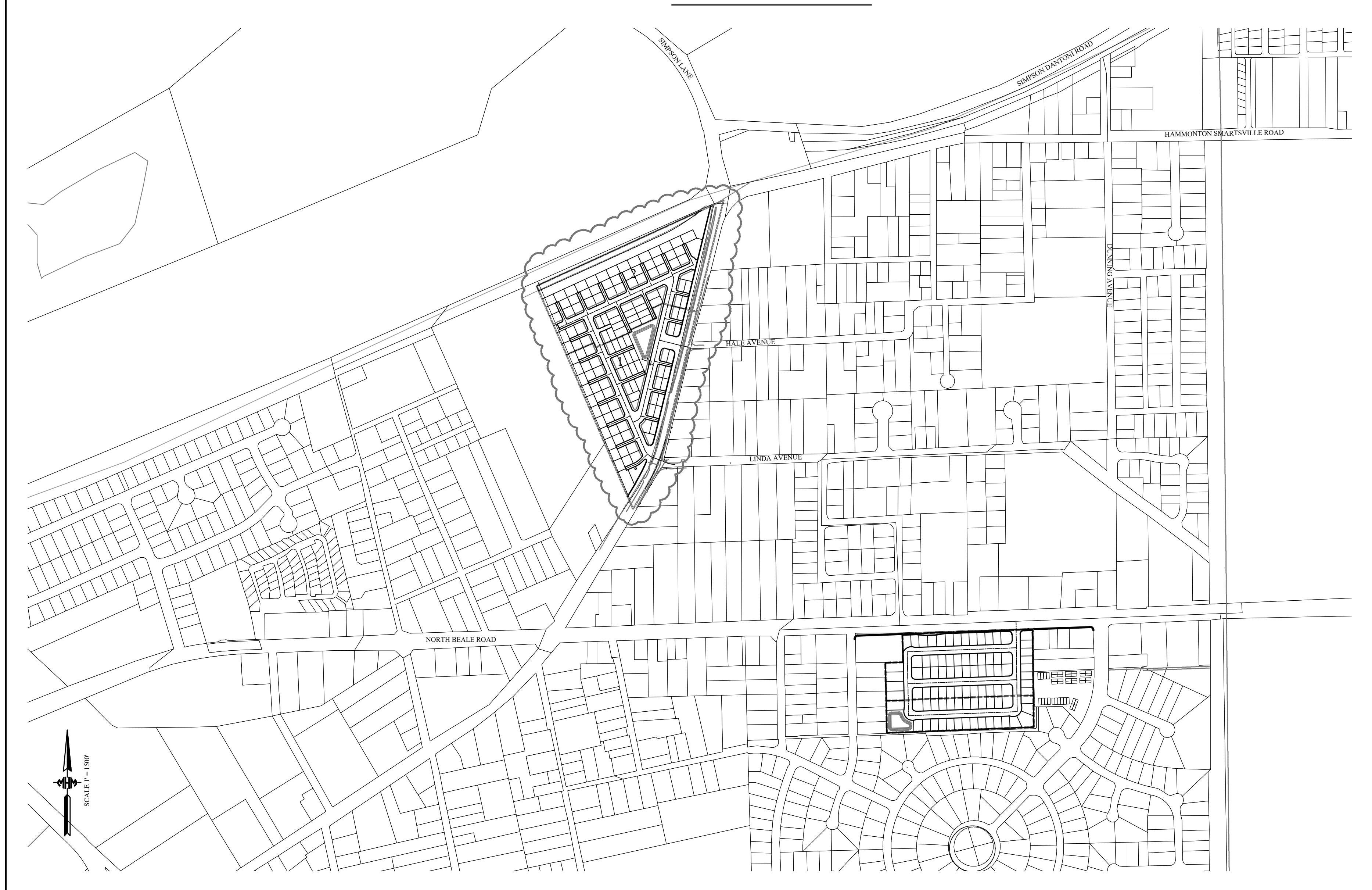
SEAN MINARD, P.E. 52593, P.L.S. 8397

**COUNTY OF YUBA APPROVAL:**  
THE COUNTY OF YUBA PLANNING COMMISSION HAS CONSIDERED AND APPROVED RESOLUTION 21-0XX APPROVING TENTATIVE SUBDIVISION TRACT MAP NO. 2021-00XX DURING THE PLANNING COMMISSION MEETING ON \_\_\_\_\_, 2022.

COUNTY OF YUBA DATE: \_\_\_\_\_

- GENERAL NOTES:**
- SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 (A) OF THE SUBDIVISION MAP ACT.
  - A 12.0 FOOT PUBLIC UTILITY EASEMENT SHALL BE PROVIDED ON ALL STREETS LOCATED 10 FEET BEHIND SIDEWALK AND 2.0 FEET LOCATED UNDER SIDEWALK. NO PUE SHALL BE PROVIDED ON ACCESS ALLEYS.
  - THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY, ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACREAGE, AND YIELDS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
  - THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
  - VILLAGE NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING WILL BE ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.
  - ALL EXISTING STRUCTURES AND WELLS TO BE REMOVED PRIOR TO CONSTRUCTION.
  - OWNERS, APPLICANT, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT.
  - STREET TREES SHALL BE PLANTED PURSUANT TO COUNTY OF YUBA STANDARDS. ADDITIONAL DETAIL SHALL BE PROVIDED ON THE IMPROVEMENT PLANS.
  - LOT B ADJACENT TO LEVEE SHALL BE DEDICATED TO RECLAMATION DISTRICT NO. 784.

**LOCATION MAP**

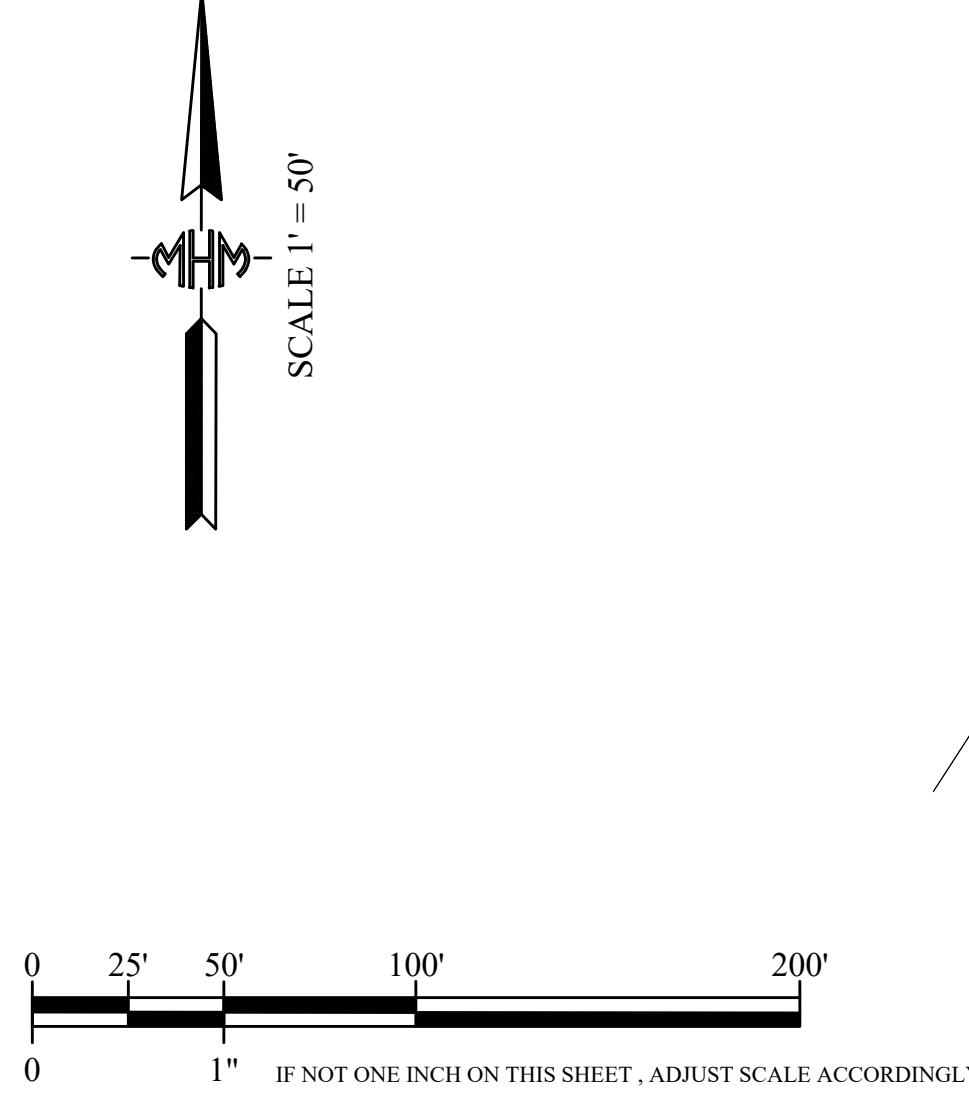
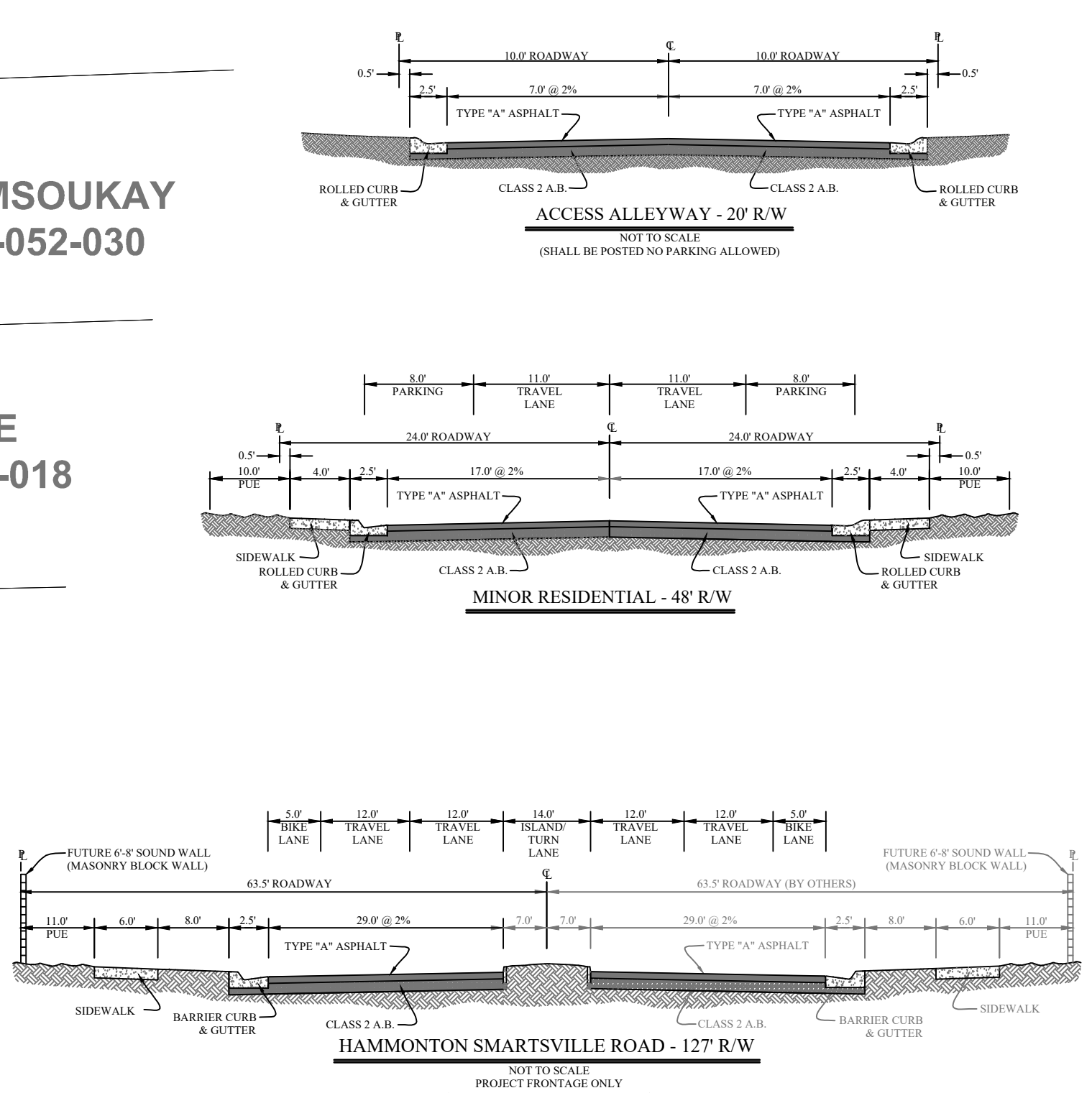


**LEGAL DESCRIPTION:**  
THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF YUBA, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:  
LOTS 4 AND 5, AS SHOWN UPON THE MAP ENTITLED, "SUBDIVISION OF TRACT NO. 13 OF YUBA GARDENS", ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, IN BOOK 3 OF MAPS, PAGE 5.  
EXCEPTING THEREFROM ANY PORTION THEREOF THAT LIES WITHIN THE BOUNDARIES OF A STRIP OF LAND CONVEYED TO THE COUNTY OF YUBA, BY DEED DATED FEBRUARY 24, 1873 AND RECORDED FEBRUARY 25, 1873 IN BOOK 25 OF DEEDS, PAGE 22.  
ASSESSOR'S PARCEL NUMBER (APN) 020-080-012

**LAND USE SUMMARY**

LOT SUMMARY*			
VILLAGE NO. 1 =	66 LOTS	07.07 AC	09.34 DU/AC
VILLAGE NO. 2 =	73 LOTS	07.22 AC	10.11 DU/AC
SUBTOTAL =	139 LOTS	14.29 AC	09.73 DU/AC
HAMMONTON SMARTSVILLE ROAD			
LOT A - PARK		02.62 AC	
LOT B - RD 784 OPEN SPACE		00.97 AC	
LOT C - OPEN SPACE		02.02 AC	
		00.08 AC	
SUBTOTAL =		05.69 AC	
TOTAL =		19.98 AC	

\*ALL ACREAGES AND DENSITIES EXCLUDE MAJOR ROADWAYS.  
HAMMONTON SMARTSVILLE ROAD IS THE MAJOR ROADWAY.



2 INDICATES PROPOSED PHASE

**M.H.M**  
ENGINEERS & SURVEYORS SINCE 1892  
1204 E STREET, P.O. BOX B MARYSVILLE, CA 95901  
TEL: 530.742.6485 FAX: 530.742.5639



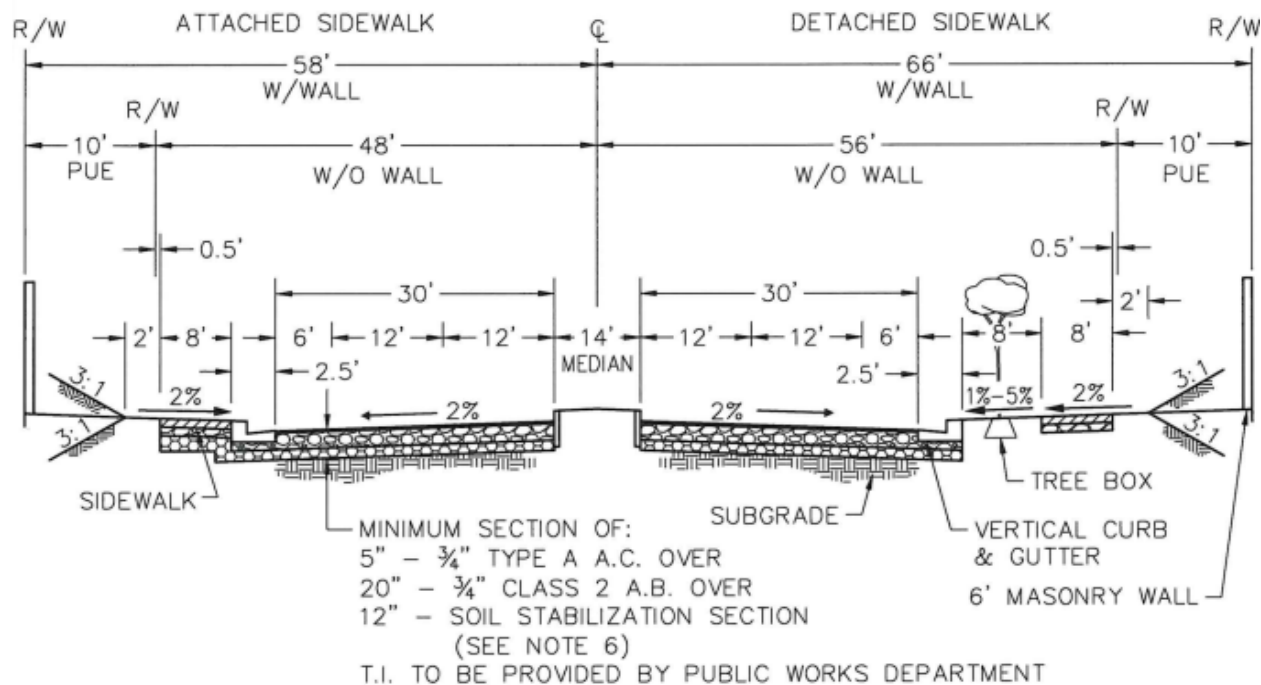
**FINAL CONDITIONS OF APPROVAL  
YUBA COUNTY BOARD OF SUPERVISORS**

**Applicant/Owner: Linda Commons LLC Case Number: PUD2022-0001 & TSTM 2021-0005**  
**APN: 020-080-012 Public Hearing Date: January 10, 2023**

**PUBLIC WORKS DEPARTMENT:**

- 8) The Public Works Director may reasonably modify any of the Public Works conditions contained herein. The required street widths as stated herein shall take precedence over those as shown on the tentative map.
- 9) Owner shall dedicate to the County of Yuba sufficient right-of-way in fee simple to provide a 66 foot strip of land adjoining the centerline of Hammonton-Smartsville Road, classed as an Urban Arterial (Major) Road, lying within the bounds of this property. Owner shall also provide a 3 foot wall footing and maintenance easement along the back side (lot side) of the masonry wall along Hammonton-Smartsville Road.
- 10) Road construction along Hammonton-Smartsville Road fronting this property shall meet the half-width requirements for an Urban Arterial (Major) Road in conformance with the Yuba County Standard (Drawing No. 103) or as modified by the Public Works Director. Such standard includes curbs, gutters, detached sidewalk, landscaping, and masonry wall. The median may be substituted for turn pockets/two-way left turn lanes, etc based upon a recommendation from a traffic engineer and approval by Public Works.

**URBAN RESIDENTIAL (LOCAL) ROAD**



(Refer to Drawing No. 103 for addition notes and requirements.)

- 11) Owner shall complete a traffic engineer's analysis to determine proper ingress/egress to the development from Hammonton-Smartsville Road and construct necessary improvements as determined by Public Works. At a minimum, a two-way left turn lane shall be constructed along the frontage of the division.

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- 12) Owner shall provide and dedicate to the Three Rivers Levee Improvement Authority (TRLIA), or its successor, sufficient easement as determined by the levee improvement authority for levee access, maintenance, and repair. No structures of any kind or fences shall be placed in this strip. Before the final map can be filed with the Yuba County Recorder, a letter from the levee improvement authority is to be submitted to the County Surveyor which states that any necessary easements and/or requirements have been met and that there are no objections to filing the final map.
- 13) The following road maintenance note applies to this division:
  - a) Access to the lots/parcels created by this division and shown hereon as right-of-way(s) or easements to be reserved in deeds or as offers of dedication to the County of Yuba are not to be construed to indicate that a passable roadbed exists within the limits described in said deeded instruments or offers of dedication. Road construction or maintenance within these limits will not be accomplished or administered by any public agency and is solely the responsibility of the abutting land owners.
- 14) Owner shall provide a streetlight plan for streetlights along Hammonton-Smartsville Road to be approved by the Public Works Department. Streetlights shall be LED type models and be maintained by Pacific Gas & Electric (PG&E). Owner shall maintain all streetlights until accepted by the Public Works Department. Prior to map recordation the Owner shall pay the County for two (2) years of service for the streetlights in accordance with rates (LS-1E) set by PG&E.
- 15) Owner shall provide a streetlight plan for streetlights interior to the subdivision to be approved by the Public Works Department. Streetlights shall be LED type models and be owned and maintained by either PG&E or the Homeowner's Association.
- 16) Improvement plans, prepared in compliance with Sections 3 and 7 of the Yuba County Standards shall be submitted to and approved by the Public Works Department prior to any construction. The initial submittal shall also include the necessary calculations for all improvements and associated drainage facilities along with the appropriate plan checking fees based upon a preliminary engineer's estimate. The engineer's estimate shall include estimated costs for the construction of the road and drainage improvements, landscaping requirements (if any), and construction staking. Such approvals shall include the alignment and grades of roads and drainage facilities.
- 17) All road and drainage construction required by these conditions of approval shall be inspected in compliance with Section 4 of the Yuba County Standards and approved by the Yuba County Department of Public Works. Owner's contractor shall meet on-site with the Public Works Department representative prior to the commencement of work to discuss the various aspects of the project.
- 18) Owner's engineer shall submit a written certification to the Public Works Department that the improvements as required by the herein Conditions of Approval have been completed and have been constructed to the standards required by the Subdivision Ordinance and Standards of Yuba County or as may be approved or modified by the Public Works Department.
- 19) Owner shall submit a Preliminary Soils Report prepared by a registered civil engineer and based upon adequate test borings to the Public Works Department for review in compliance with section 66490 of the Subdivision Map Act. Should such preliminary soils report indicate the presence of critically expansive soils or other soils problems which, if not corrected, would lead to structural defects, a soils investigation of each lot in the subdivision may be required by the decision-making authority (section 11.40.040 (G) of Yuba County Ordinance Code).

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- 20) Any improvement work within the County right-of-ways for roadway connections and/or road widening or other improvements shall be accomplished under an encroachment permit issued by the Public Works Department. Improvement plans and associated checking and inspection fees shall be submitted to the Public Works Department for review and approval before any construction will be permitted within the County right-of-way.
- 21) Owner shall warranty all improvements required by these Conditions of Approval for a period of 12 months from the time the improvements are accepted by the Public Works Department and a Notice of Completion is recorded.
- 22) Owner shall provide a one-year warranty bond for all street and drainage improvements required by these conditions of approval. The warranty bond period will commence after the Notice of Completion is recorded.
- 23) Owner shall submit a drainage plan to provide for on-site and off-site storm water drainage for the project, designed by a registered civil engineer, to the Public Works Department for review and approval, prior to any construction. The drainage design for the project shall result in a zero percent increase in the storm water discharge from the project compared to the pre-development state using a 100-year storm event peak discharge. Owner shall construct such approved drainage facilities in order to provide drainage from access roads and lots to acceptable natural drainage courses.
- 24) Prior to the approval of any grading permit or improvement plans, owner must submit documentation demonstrating that all necessary permits and approvals have been obtained, which may include: a 404 permit from Army Corps of Engineers; including Section 7 consultation with the U.S. Fish and Wildlife Service, 401 certification from the Regional Water Quality Control Board, 2081/1602 permit, as necessary, from the California Department of Fish and Wildlife, and pre-construction surveys for special status species.
- 25) Whenever construction or grading activities will disrupt an area of 1 acre or more of soil or is less than 1 acre but is associated with a larger common plan of development, it is required to obtain a National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities, NPDES No. CAS000004, Order No. 2013-0001-DWQ. Coverage under the General Permit must be obtained prior to any construction. More information may be found at <http://www.swrcb.ca.gov/stormwtr/construction.html>. Owner must obtain an approved and signed Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB), a Waste Discharge Identification (WDID) number and a Storm Water Pollution Prevention Plan (SWPPP), as described by either the RWQCB or the State Water Regional Control Board (SWRCB). The SWPPP shall describe and identify the use of Storm Water Best Management Practices (BMP's) and must be reviewed by the Yuba County Public Works Department prior to the Department's approval of Improvement Plans or issuance of a Grading Permit for the project. See Yuba County's Stormwater Regulations for Construction Activities Procedures for details. According to state law it is the responsibility of the property owner that the SWPPP is kept up to date to reflect changes in site conditions and is available on the project site at all times for review by local and state inspectors. Erosion and sediment control measures, non-stormwater and material management measures, and post-construction stormwater management measures for this project shall be in substantial compliance with the SWPPP.
- 26) Owner shall submit an erosion and sediment control plan for the project, designed by a registered civil engineer, to the Department of Public Works for review and approval prior to each phase of construction and/or grading permit. Erosion and sediment control measures shall conform to Section 11 of the Yuba

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County Improvement Standards and all Yuba County Ordinance Codes. Owner shall implement such erosion and sediment control measures as per the approved plan prior to construction or grading.

- 27) Owner shall comply with all the requirements set forth in the County's *Post-Construction Standards Plan*. Owner shall also comply and be legally responsible for all post-construction requirements contained within the General Permit for Waste Discharge Requirements for storm water discharges from small municipal separate storm sewer systems (Order No. 2013-0001-DWQ). Prior to approval of any improvement plans, owner shall submit to the Public Works Department all pertinent information as required in the County's *Post-Construction Standards Plan*, Section 5.6 for review and approval.
- 28) Prior to approval of any improvement plans, owner shall submit to the Public Works Department an Operation & Maintenance (O&M) Plan and a Statement of Responsibility committing to conduct regular inspections and maintenance of the installed storm water treatment control facilities. The Statement of Responsibility indicates the current property owner's acceptance of responsibility for the on-going operation, inspection, and maintenance of the treatment control measures until the property and/or responsibility is legally transferred to another entity (such as the new property owner or a maintenance district).
- 29) If an entry gate is proposed it shall be located a distance from the edge of pavement along Hammonton-Smartsville Road and constructed to allow two vehicles to park without obstructing the future sidewalk or traffic.
- 30) Owner shall maintain all improvements required by these Conditions of Approval for a period of 12 months from the time the improvements are accepted by the Public Works Department.
- 31) Owner shall pay an in-lieu fee for parkland dedication per Yuba County Development Code §11.45.060 prior to filing the final map.
- 32) Owner shall be responsible for giving 60 days notice to the appropriate public utilities, PG&E, AT&T, Comcast, etc., prior to any new construction or development of this project.
- 33) Owner shall name all roads in a manner determined by Chapter 9.70 of the Yuba County Ordinance Code and be approved by the Address Coordinator at the Department of Public Works.
- 34) Owner shall provide all necessary street signs and pavement markings, including, but not limited to, street name signs, stop signs, speed limit signs, stop legends, limit lines, and crosswalks, as required by the Public Works Department.
- 35) Prior to or concurrently with the recordation of the final map the owner shall provide for the ownership and maintenance of those portions of the project to be commonly owned and / or maintained by the residents of the subdivision as specified herein through formation of a Homeowner's Association (HOA). The documents creating the homeowner's association shall meet the following requirements and minimum provisions:
  - a) Define the following portions of the subdivision to be common areas jointly owned and / or maintained by the residents of the subdivision: Common areas, including driveways, parking, landscaping, lighting, walls and fencing, storm drainage, etc.









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74) Lot B adjacent to the levee shall be dedicated to Reclamation District 784.

75) Maintain a minimum 30' setback from the levee toe.

**PLANNING DEPARTMENT**

76) Lot design on the Final Subdivision Map shall be in conformance with the approved Tentative Tract Map as filed with the Community Development Department. The Community Development Director may approve minor modifications to the final configuration; however, the number of lots shall not exceed that shown on the approved tentative map.

77) Satisfy the Mitigation Monitoring Plan for the project in accordance with the California Environmental Quality Act.

78) Any relocation or arrangement of any existing PG&E facilities to accommodate this project will be at the developers/applicants expense or as agreed by PG&E. There shall be no building of structures allowed under or over any PG&E easements that exist within the subject area.

79) Owner shall meet all requirements of the Feather River Air Quality Management District during any project related construction.

80) Should any prehistoric or historic artifacts, including human remains be exposed during construction and excavation operations, work shall cease and the Community Development & Services Agency shall be immediately notified and will ensure adherence to CEQA Guideline Section 15064.5(e). If apparent human remains are exposed, the County Coroner shall be consulted to determine whether any such materials require special treatment prior to resuming construction.

81) The Owner shall submit for review and approval to the Yuba County Community Development & Services Agency Planning and Public Works Departments a Street, Street Tree, Yard, Park, open space corridors, Landscaping, and Lighting Plan(s). Said Plan(s) must be approved prior to recordation of each Final Map for each phase of development. Landscaping shall be designed and constructed in conformance with Yuba County Development Code Chapter 11.24, Landscape.

82) The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief.

83) All landscaping, landscape corridors, streets, street lighting, sidewalks, drainage, and common areas shall be maintained by a private Homeowner's Association.

84) Prior to issuance of a Final Building Permit, residential fences shall be constructed with steel posts.

85) Prior to Final Map recordation, the applicant shall submit a Fencing Plan to be approved by CDSA that will include entry gate plans (if an entry gate is proposed) and perimeter fencing plans. At a minimum, the County will require wrought iron fencing along the northern property line adjacent to Open Space B. Chain link fencing is prohibited within the Valley Growth Boundary.

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- 86) The masonry wall along Hammonton-Smartsville Road shall not terminate parallel to Hammonton-Smartsville Road and shall incrementally be reduced in height following the radius along intersecting streets.
- 87) Prior to the issuance of any building final occupancy permits, the project shall comply with the Noise and Vibration Section from Yuba County General Plan Chapter 6, Public Health and Safety.
- 88) Prior to Final Map recordation, the project area shall be annexed into the Linda County Water District (LCWD).



Ciara Fisher  
Planner III