

April 30, 2003

To: Sutter County Planning Commission

Re: Agenda Item #10, a): Continued public hearing on Rezoning #03-04 to change the zoning classification of two parcels totaling 324+ acres from the AG (General Agricultural) and AG FP (General Agricultural, Special Flood Plain Combining) Districts to the AG-PD (General Agricultural, Planned Development Combining) and AG-PD FP (General Agricultural, Planned Development and Special Flood Plain Combining) Districts; and

Agenda Item #10, b): Continued public hearing on Tentative Subdivision Map #03-02 to allow the division of said 324+ acres into 15 parcels including 13 homesite parcels ranging in size from 1.50 to 2.77 acres and two agricultural remainder parcels, 100.4 and 202.1 acres in size; AG (General Agricultural) and AG FP (General Agricultural, Special Flood Plain Combining) Districts; located north of Lee Road, south of Garwood Road, along Garden Highway, Nicolaus, A. P. #33-010-047, -048, -023, -024, -025 & -026; applicant - Tom Applegarth/property owner - Roy E. Lanza, et al (Location: District 5 - Commissioner Shannon).

Addendum to Staff Report

At the April 2nd meeting, the Planning Commission considered these applications. After public comment and discussion by the Commission, a motion was made and seconded to recommend approval of the project to the Board of Supervisors, subject to Conditions #1 - #21 in the staff report and with the following condition added by the Commission (Condition #22).

22. A deferred improvement agreement, secured by a bond or other security approved by the Director of Public Works, shall be entered into with Sutter County. This agreement shall run with the land and shall be binding on all successors in interest. The agreement shall provide for street paving along Lee Road.

The vote on the project was 3-3 (one member absent), constituting a denial. A second motion was then made to continue the project to the May 7th agenda to allow the absent member to vote on the project. This motion was approved on a 4-2 vote.

The original staff report is attached for the Commission's reference. The draft minutes from the April 2nd meeting are included within the agenda packet.

Sincerely,
LISA WILSON
INTERIM PLANNING DIVISION CHIEF

Steve Geiger
Associate Planner

Attachment: Staff Report dated March 26, 2003

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