

April 30, 2003

To: Sutter County Planning Commission

Re: Agenda Item #9: Commission consideration of extension of Tentative Subdivision Map #99-01 to divide 250 acres into 13 parcels ranging in size from 5 to 46.8 acres; FPARC (Food Processing, Agricultural, Recreational Combining) District; located on the north side of State Highway 20 at South Ridge Boulevard, Sutter; A. P. #13-140-019, 13-270-103, & -104; applicant/property owner - Feather River Homes (John Beutler) (Location: District 3 - Commissioner Barringer)

Current Proposal

A. Project Description

The project is an extension of an approved tentative map to divide 250 acres into 13 parcels sized from 5 to 46.8 acres. Improvements include public paved roads, an onsite drainage system, street lighting, fire hydrant system, and fair share agreement for offsite road improvements and a Zone of Benefit for financing and maintaining onsite improvements.

B. Environmental Consideration

A Negative Declaration was approved along with the Tentative Parcel Map on April 5, 2000.

Background

A. Property Description:

The property contains 250 acres and is bound by Morehead Road on the west, South Butte Road on the north, Wyncoop Road on the east, and State Highway 20 and the old railroad right-of-way on the south. It is relatively flat with two intermittent streams running through it generally on a north-south course and has been used variously for hay and rice production the last decade or so. Improvements on the property consist of an existing hay barn, a septic system that was used for a previous mobile home, a water well, and a natural gas well.

B. Surrounding Land Use, Zoning Classification and General Plan Designation:

	Use	Zoning	General Plan
Subject Property	Agricultural	FPARC	FPARC (Open Space)
North	Agricultural, Mining, and Golf Course	FPARC & AG	FPARC & Ag-20
East	Agricultural	AG	Ag-20 & Ag-80
South	Agricultural	AG & M-1	Ag-20, Industrial, & FPARC (Open Space)
West	Agricultural	AG	Ag-20

C. Previous Commission Action/Policies

Your Commission approved this same subdivision in 1988. That approval expired due to a final map not being recorded.

Your Commission approved the current subdivision by a unanimous vote at your April 5, 2000 meeting.

Staff Comments

The County’s Subdivision Ordinance states that approved tentative maps are valid for an initial three year period and subject to extensions not exceeding five (5) years. The applicant has requested your Commission grant a three year extension of time.

There has been no material change in the project or surrounding area. As a result, staff believes the project today is consistent with the map’s original approval and therefore we recommend approval of the applicant’s request.

Recommended Finding

Based upon information contained in the staff report and/or testimony received at the hearing, the Commission finds that the proposed extension of Tentative Subdivision Map No. 99-01 is consistent with the map’s original approval.

Recommended Action

- A. Adopt the recommended finding.

B. Approve the extension of the approved Tentative Map until April 5, 2006.

Sincerely,
LISA WILSON
INTERIM PLANNING DIVISION CHIEF

Douglas G. Libby, AICP
Associate Planner

Attachments: Exhibit A - Study Sketch
Exhibit B - Tentative Subdivision Map
Exhibit C - Applicant's Letter

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