

January 30, 2002

To: Sutter County Planning Commission

Re: Agenda Item #5: Commission consideration on conformity of proposed land acquisition and construction of fire station with Sutter County General Plan and initiate rezoning of subject property from the R-1 (One-Family Residence) District to the P (Public) District; located at 2340 California Street, Sutter; A. P. #14-184-004 & -005; applicant - Sutter County Community Services Department/property owner - Sutter Volunteer Fire Department (Location: District 3 – Commissioner Barringer)

Current Proposal

A. Project Description

The Sutter County Community Services Department, Fire Services Division, is proposing to acquire through purchase the subject property located at 2340 California Street in the rural community of Sutter. Fire Services proposes to demolish the existing fire station on that property and construct a new fire station in the same location. The Planning Commission is required to make a finding that the proposed land acquisition and construction is in conformance with the Sutter County General Plan.

Also included in the proposal is a request that the Commission initiate a rezoning of the subject property from R-1 (One-Family Residence) to P (Public). See attached Exhibit C for the letter describing the proposal from the Fire Services Division.

B. Environmental Consideration

The review of the proposed land acquisition and construction for conformity with the General Plan and the initiation of the rezoning does not meet the definition of a "project" as defined in Section 15378 of the CEQA Guidelines.

Background

A. Property Description

The subject property is 150' x 270' (40,500 square feet) in size and has road frontage on both California and Maple Streets. The subject parcel is located north of Washington Street and south of Barrow Street. The property is currently developed with a fire station.

B. Previous Planning Commission Actions and/or Policies

The Planning Commission, when required by State law, has historically made determinations as to a proposal's consistency with the County General Plan.

Staff Comments

A. Planning (P):

California Government Code, Section 65402, requires your Commission to determine if a proposal to purchase property for public purposes is in conformance with the General Plan and report your Commission's finding to the Board of Supervisors who will take final action on the proposal. Section 1500-210 of the Sutter County Zoning Code allows the Planning Commission to initiate a rezoning.

According to the Sutter Area Plan of the County General Plan, the subject property is designated Low Density Residential. The Sutter County General Plan Background Report lists the subject property as having an existing fire station (Station #6). The request to purchase the subject property and continue the existing use by constructing a new fire station is consistent with the policies of the Sutter County General Plan.

The property is currently zoned R-1 (One-Family Residence) District. This proposal also involves a request that the Commission initiate a rezoning of the subject property from R-1 to P (Public). Fire stations are listed as a permitted use within the P zone district. The Public zone district is consistent with all General Plan land use designations, including Low Density Residential. The Public zone district is a more appropriate zoning for the subject parcel.

Recommended Findings

Based on the information contained in the agenda report and /or testimony received at the public hearing, the Commission finds:

- A. In accordance with the California Environmental Quality Act (CEQA) and Guidelines, the review of the proposed land acquisition and construction for conformity with the General Plan and the initiation of the rezoning does not meet the definition of a "project" as defined in Section 15378 of the CEQA Guidelines.

- B. The proposal to purchase the subject property and construct a new fire station is consistent with the applicable policies of the Sutter County General Plan.

Recommended Action

- A. Make the findings as recommended by staff and report to the Board of Supervisors that the proposed land acquisition and construction of a new fire station is consistent with the applicable policies of the Sutter County General Plan.
- B. Direct staff to initiate the process of rezoning the subject parcel from R-1 (One-Family Residence) District to P (Public) District.

Sincerely,

THOMAS A. LAST
PLANNING DIVISION CHIEF

Steve Geiger
Associate Planner

Attachments: Exhibit A - Study Sketch
Exhibit B - Location Map
Exhibit C - Letter from Sutter County Fire Services

D: planning commission\02-06-02\reports\fire station (sutter county)