

February 27, 2002

To: Sutter County Planning Commission

Re: Agenda Item #5: Commission consideration of extension of Tentative Subdivision Map #94-04 (Sutter West) to subdivide 21.35 acres into 45 single-family lots: R-1-PD (One Family Residence, Combining Planned Development) District; located on the southeast corner of Perry Avenue and Griffith Lane in the community of Sutter; A.P. #13-223-009, -010, -011 & -012; property owner - Gordon Raub (Location: District 3 - Commissioner Barringer)

### **Current Proposal**

The property owner has requested the extension of a tentative map for the Sutter West Subdivision, which was approved for the division of five parcels containing 21.35 acres into 45 single-family lots located on the southeast corner of Perry Avenue and Griffith Lane in the community of Sutter.

### **Background**

Your Commission approved the subject property for subdivision into 45 lots on February 7, 1995 at a residential density of 2.1 dwelling units per acre. The area where the subdivision is located is designated by the General Plan as Estates Residential, with a normally permitted density of not more than 3.0 dwelling units per acre. General Plan Policy 9.A-1, however, restricts density of Estates Residential lands in the community of Sutter to not more than 2.5 dwelling units per acre until public sewer becomes available.

The three-year initial life of the tentative map was extended one year by an act of the State Legislature, which extended the map until February 7, 1999. On January 6, 1999 your Commission granted an extension of time for filing the final map for a period of 36 months, which expires on February 7, 2002. Because the applicant requested an extension prior to the expiration of the map, the Sutter County Subdivision Ordinance (§1400-305) automatically extends the life of the map for sixty (60) days or until the application is approved, conditionally approved, or denied, whichever occurs first. Based upon Government Code section 66452.6(e),

which allows a maximum extension life of five years in addition to the initial life of the map, your Commission has the authority to grant an additional extension for up to a period of two years as requested by the applicant.

Staff recommends approval of the map extension in that the residential use and density conforms to the Sutter County General Plan and the Zoning Code, and the applicant's request for extension complies with the Subdivision Map Act.

**Recommended Action**

Approve the extension of the Sutter West tentative map (SM #94-04) to February 7, 2004.

Sincerely,

THOMAS A. LAST  
PLANNING DIVISION CHIEF

William J. Caplinger  
Assistant Planner

Attachments: Exhibit A - Study Sketch  
Exhibit B – Subdivision Map

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