



## PLANNING COMMISSION STAFF REPORT

Planning Commission Hearing of December 17, 2003  
Agenda Item #8

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**Request:** A parcel map to subdivide a 159 acre parcel into two equally sized parcels of 79.49 acres each.

**Location:** North side of Riego Road adjacent to the Sutter County/Placer County boundary line.

**APN:** APN 35-260-009

**File:** TPM #03-14

**Planner:** Dale Follas

<b>Applicant</b>	<b>Property Owner</b>
Kuldip Johal 1216 Zinfandel Roseville, CA 95747	Kuldip Johal 1216 Zinfandel Roseville, CA 95747

### **Staff Recommendation**

Continue hearing on parcel map to the Commission's meeting of January 21, 2004.

### **Project Description**

The project is a parcel map to subdivide a 159 acre parcel into two equally sized parcels with access to the site from Riego Road. The applicant has indicated that no development is proposed at this time; however, if a future property owner desires to construct a residence on either parcel, that use would be permitted on individual septic systems and private wells. The subject property has not been tested for the suitability of septic systems.

### **Setting**

The project is located on a relatively flat site on the north side of Riego (Baseline) Road, immediately adjacent to the Sutter County/Placer County boundary line.

The site is covered in grass lands and was previously used for agriculture.

	<b>Land Use</b>	<b>Zoning Designation</b>	<b>General Plan Designation</b>
Site	Agricultural	AG	Ag 80
North	Agricultural	AG	Ag 80
South	Rural Residential (Placer County)	F-B-X 80 Ac. Min	"Agricultural" (Placer County)
East	Agricultural (Placer County)	RH-B-X 10 Ac. Min	"Rural Residential" (Placer County)
West	Agricultural	AG	Ag 80

### Previous Actions

There have been no previous County permits on the subject property.

### Analysis

The subject property contains 159 acres and the General Plan requires a minimum of 80 acres per parcel. The applicant is in the process of obtaining additional acreage to meet the minimum requirements for the subdivision. As such, the request cannot be further processed at this time.

### Recommended Action

Should the Planning Commission agree with staff's recommendation, the following motions would be appropriate:

"I move to continue this matter to the Planning Commission meeting of January 21, 2004."

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