

May 28, 2003

To: Sutter County Planning Commission

Re: Agenda Item #6, a): Public hearing on Tentative Subdivision Map #03-01 to allow the subdivision of a 120.8-acre property into six parcels of 20 acres each; and

Agenda Item #6, b): Public hearing on Variance #03-01 to allow the creation of six 20-acre parcels, five of which would be without frontage on a County Road; AG (General Agricultural) District; located on the north side of South Butte Road, approximately 100 feet west of the intersection of South Butte Road and Wyncoop Road near the rural community of Sutter; A. P. #13-200-063; applicant /property owner - Richard Wilson (Location: District 3 - Commissioner Barringer)

The proposed project was continued from your Commission's meeting of April 2, 2003. At that time, the applicant expressed a desire to see what action that the Board of Supervisors may take with the Applegarth rezoning and subdivision proposal on Lee Road.

This project is the subdivision of a 120.8-acre property into six parcels of 20 acres each and a variance to allow the creation of five of those parcels without frontage on a County maintained road. The subdivision would allow development of new residences on each parcel with individual septic systems and private wells serving all residences.

Access to the new parcels is proposed from a private, gravel road that runs northerly from South Butte Road in the vicinity of Wyncoop Road, approximately 1,500 feet to where it then has a "T" intersection to serve other lots in the subdivision.

For your information, staff has attached the agenda report from your Commission's meeting of April 2, 2003.

Sincerely,
LISA PURVIS WILSON
INTERIM PLANNING DIVISION CHIEF

Dale Follas
Associate Planner

Attachment: Planning Commission Staff Report of April 2, 2003

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