



PLANNING COMMISSION STAFF REPORT

PLANNING COMMISSION HEARING SEPTEMBER 15, 2004
Agenda Item #8)

Project # 04-027

Request: Zoning Code text amendments to Division 18 - Ranchette District (RAN).

Location: Countywide

Planner: Lisa Wilson, Senior Planner

Zoning Code Designation: RAN (Ranchette) District

General Plan Designation: RAN (Ranchette)

Applicant/Owner: Sutter County

Staff Recommendation

Staff recommends the Planning Commission forward a recommendation of approval to the Board of Supervisors.

Project Description

The proposed amendments provide additional development standards (maximum acreage, lot to depth ratio, frontage requirements); provides a table depicting the required parcel size choices; and provides a new evaluation criteria with a minimum score requirement to be considered as part of the request for a General Plan Amendment, Rezone and Parcel Map to the ranchette designation.

Previous Actions

On October 28, 2003, the Board of Supervisors adopted an interim urgency ordinance suspending the acceptance and processing of ranchette applications, pending additional study and discussion of the policy implications of ranchette projects.

The moratorium was necessary to allow staff time to prepare the issues and provide options to the Board for consideration. Staff and the Board of Supervisors held several

Study Sessions relating to potential changes to the Ranchette zoning, evaluation criteria and development standards and initiated a code amendment on July 13, 2004.

Discussion

Attached is a copy of the Zoning Code - Division 18 that has been highlighted to indicate the proposed text changes. The changes consist of modifications to several areas as outlined below.

- New language in the “Purpose” Section 1500-1810, to reference the importance of meeting the requirements and the evaluation criteria in the approval process.
- Section 1500-1814 has additional development standards to require a lot depth to width ratio and to clearly indicate the maximum parcel size at time of application shall be less than 20 acres, with a maximum lot size of 10 acres.
- Revises 1500-1818(c) to require a finding for approval of a passing score of 70% or better on the evaluation criteria, a County road frontage requirement and provides a range of parcel sizes in a new “Table 1”.
- Provides “Table 1” listing all acceptable parcel sizes for an application. This Table is used to implement change #3 above.
- Adopts a new “Evaluation Criteria for Ranchette Applications” which requires at least 70 points (70%) to pass. The scoring criteria is used to implement change #3 above.

Environmental Analysis

An Initial Study was prepared for this project in accordance with the California Environmental Quality Act and the Guidelines. The study determined that the project, as proposed, would not have a significant impact on the environment. Therefore, if the Planning Commission wishes to approve the project, staff recommends the Commission adopt the attached Negative Declaration.

Recommended Findings

Based upon information contained in this staff report and/or testimony received at the public hearing, staff recommends the following findings:

CEQA

1. In accordance with the California Environmental Quality Act and the Guidelines, an Initial Study was prepared to analyze the potential impacts of the proposed project for the subject property. The study determined that the project, as proposed, would not create a significant impact on the environment. No written comments have been provided which present evidence that the project will have

a significant impact on the environment. Therefore, the proposed Negative Declaration attached to this staff report is appropriate.

2. The Planning Commission has independently reviewed, analyzed, and considered the Initial Study and Negative Declaration prior to making its recommendation on the project and finds that the Negative Declaration reflects the independent judgment of the County of Sutter and has been prepared in accordance with CEQA.

General Plan

The proposed text amendments have been reviewed and are consistent with the General Plan.

Recommendation

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

1. "I move that the Planning Commission recommend the Board of Supervisors adopt the Negative Declaration."
2. "I move that the Planning Commission forward a recommendation of approval to the Board of Supervisors to adopt the proposed Zoning Code text amendments to Division 18 - Ranchettes, based on the recommended findings contained in this staff report."

Attachments

- A. Division 18 - Ranchettes
- B. Negative Declaration and Initial Study

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