



PLANNING COMMISSION STAFF REPORT

PLANNING COMMISSION HEARING JANUARY 21, 2004
 Agenda Item #7

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 35-260-008

File: PM #03-14

Planner: Dale Follas

Applicant	Property Owner
Kuldip Johal 1216 Zinfandel Drive Roseville, CA 95747	Kuldip Johal 1216 Zinfandel Drive Roseville, CA 95747

Staff Recommendation

Deny Tentative Parcel Map #03-14.

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 an open agricultural field use for field and row crops.

	Land Use	Zoning Designation	General Plan Designation
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.

Environmental Analysis

Section 15270(a) of the California Environmental Quality Act and the Guidelines state that CEQA does not apply to projects which an agency rejects or disapproves.

Analysis

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 and Locust 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.

In approving a parcel map, the Government Code requires that the County make specific findings that the proposed action conforms to the County's General Plan. The General Plan designates the subject property as Agricultural with an 80-acre parcel size.

With only 158.97 acres in the property, the proposed tentative map would create two parcels of 79.49 acres each. In order to be consistent with the General Plan both parcels would have to be a minimum of 80 acres. The proposed parcel map does not meet the minimum size requirements; therefore, staff has recommended that the tentative map be denied.

Staff has discussed the proposed parcel split with the applicant's representative. The subject property was at one time a part of a larger parcel of over 160 acres. Upon its sale many years ago, a portion of that property that was within the public right of way was not sold with the property. The applicant is now in the process of obtaining that other property. If he can obtain it, then he can file an application for a lot line adjustment that will accomplish the proposed reconfiguration of the property into two parcels of 80-plus acres apiece.

Findings

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

1. California Environmental Quality Act and the Guidelines state that CEQA does not apply to projects which an agency rejects or disapproves.
2. The proposed parcel map has been reviewed and is found not to be consistent with the goals or policies of the Sutter County General Plan.

Recommended Action

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

"I move to deny the proposed tentative parcel map based on the recommended findings."

Attachments

- A. Study Sketch
- B. Parcel Map

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