



## PLANNING COMMISSION STAFF REPORT

PLANNING COMMISSION HEARING APRIL 21, 2004  
Agenda Item #5

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**Request:** The rezoning of 120.8 acres from AG (General Agricultural) District to AR (Agricultural Preserve) District and APR (Agricultural Preserve Residential) District and the subdivision of the property into six, two-acre Agricultural Preserve Residential District parcels and one approximately 109-acre Agricultural Preserve District.

**Location:** North side of South Butte Road approximately 100 feet westerly of the intersection of South Butte Road and Wyncoop Road and approximately one mile easterly of the community of Sutter

**APN:** 10-200-063

**File:** Project #04-007 (Rezoning) and SM #03-01

**Planner:** Dale Follas

<b>Applicant</b>	<b>Property Owner</b>
Richard Wilson 2532 Franklin Road Yuba City, CA 95993	Richard Wilson 2532 Franklin Road Yuba City, CA 95993

### **Staff Recommendation**

Continue the hearing until the May 19, 2004 Commission meeting in order to correct application and noticing discrepancy.

### **Staff Comments**

This is the first application of the AR/APR District that the County has processed. During the preparation of the staff report for the April 7 Planning Commission meeting, it was noted that the subject application did not include an amendment to the General Plan. In that that the notice was already published before the omission was discovered, staff is recommending that the project be continued to the Commission's next meeting in order to correct the noticing oversight.

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