

Description of Project U25-0012(Smith): The proposed project is a Tentative Parcel Map to subdivide a 5.18± acre parcel into a 1.0± acre parcel ("Parcel 1") and a 4.18± acre remainder parcel ("Parcel 2") (see attachments 1 and 2). The proposed parcels will both have frontage on Marshall Street, which is a County maintained gravel surfaced road. The existing parcel is developed with a residence with an attached garage, agricultural well, and barn, which are proposed to remain on the proposed Parcel 2. The existing residence is served by an individual on-site septic system and is connected to the community water system provided by the Sutter Community Services District (CSD). Access is provided by an existing driveway off Marshall Street. The proposed Parcel 1 will be created out of the northeast portion of the existing parcel and is anticipated to be developed in the future with a single-family residence. The parcel is proposed to be served by an individual on-site septic system designed and installed under permit by the County Development Services Environmental Health Division in compliance with State law and local ordinance. Soil testing was completed and used to establish the location of the minimum usable sewage disposal area (MUSDA) and size in accordance with the Sutter County Code of Ordinances Sutter County Development Services Department Project #U25-0012 (Smith)Initial Study 2700-130. The MUSDA sizes are shown on the proposed tentative map. The proposed Parcel 1 is proposed to be connected to the community water system provided by the Sutter CSD. A separate service line connection will be required at the time of development. The parcels have a proposed density of 0.38 dwellings units (du) per acre where 0.3-2 du/acre are allowed per the General Plan. The property drains in a southwesterly direction. On-site detention is proposed to accommodate drainage. A drainage swale is proposed at the northeast corner of Parcel 1. The drainage swale will be located 50 feet from the MUSDA.9. Surrounding land uses and setting: The project site is located at 8388 Marshall Street, within the unincorporated community of Sutter in Sutter County. The parcel is approximately 4.95 acres in size and currently developed with a single-family residence with attached garage, agricultural well, and barn. The property is designated Estate Residential (ER) by the Sutter County General Plan and zoned R-1-A (Single-Family Residential – Agriculture Combining District). The subject property is situated in a rural residential setting within the Sutter Rural Planned Community and lies southeast of the Sutter Buttes. Surrounding properties to the north, east, and west are similarly designated ER and zoned R-1-A and are developed with single-family residences and accessory structures. The parcel to the south is zoned AG (Agriculture) and consists of uncultivated agricultural land. No commercial or active agricultural operations are present adjacent to the project site. The project area reflects a pattern of low-density, rural residential development, and the proposed subdivision density is consistent with the surrounding neighborhood character. No change in General Plan designation or zoning is proposed as part of this project, and the existing rural residential nature of the community will be preserved.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are currently no known areas of controversy regarding this specific project.

Provide a list of the responsible or trustee agencies for the project.

None