Planning Commission meeting
3. Approval of minutes from February 8, 2017
4. Tentative Parcel Map (TM-16-02) Nor Cal Pump and Well
   • Development Service Director Reports
   • Report of Actions of the Planning Commission
Proposal to divide 38.85 acres into 33 lots for future commercial & light industrial use

- Requires a tentative parcel map and Mitigated Negative Declaration, thus the need for a public hearing
- Requires compliance with Combining District $X_2$ development criteria
Project Location

- Project is located south of Winship Road, east of Garden Highway, west of Sutter County Airport (Assessor’s Parcel Number 58-500-005 and 006)
- Planned for Business, Technology, and Light Industry and Manufacturing Processing, and Warehousing
- Zoned M-1 X_2 (Light Industrial - Combining District)
- Located in Sutter County Airport Overflight Zone 3
- 38 acre walnut orchard
  - 33 lots (ranging from .50 acres to 2.71 acres)
  - Access from Garden Highway and Winship Road
Location Map
Land Use
Airport Overflight Zone
Improvements

- Construct a solid wall adjacent to residential units
- Provide up to 3 access-easements for parcels fronting Garden Highway
- Provide landscaping plans for detention pond
- Comply with all conditions of approval
Pursuant to California Environmental Quality Act (CEQA) Staff prepared a Mitigated Negative Declaration and Mitigation Monitoring Plan for the project

- Mitigation of impacts to less than significant
  - Air Quality
  - Cultural Resources
  - Tribal Resources
Recommendation

- Recommend that the Planning Commission:
  - Conduct a public hearing.
  - Adopt a Mitigated Negative Declaration and Mitigation Monitoring Plan
  - Approve the Tentative Parcel Map subject to compliance with the Conditions of Approval (Attachment 8) as contained in the report to the Planning Commission dated March 8, 2017.