

**COUNTY OF SUTTER**  
**MITIGATED NEGATIVE DECLARATION**

**PROJECT TITLE:** Project #U-19-035 (Sills)

**PROJECT SPONSORS:** Applicant/Owner:  
Valerie Sills  
4901 Waterstone Drive, Roseville, CA 95747

Engineer/Surveyor:  
George L. Musallam, NVES  
1547 Starr Drive Suite J, Yuba City, CA 95993

**PROJECT LOCATION:** 8139 Pleasant Grove Road, Elverta, CA 95626; on the southwest corner of Riego Road and Pleasant Grove Road

**ASSESSOR'S PARCEL NO:** 35-280-021

**PROJECT DESCRIPTION:** A General Plan amendment from AG-80 (Agriculture, 80-acre minimum) to I/C (Industrial/Commercial), a rezone from AG (Agriculture) to CM-PD (Commercial Industrial-Planned Development), a tentative parcel map to divide 15.44± acres into a 5.32± acre parcel (Parcel 1) and a 10.12± acre parcel (Parcel 2), design review to establish a 123,709 square foot self-storage complex, 50 parking stalls for recreational vehicle (RV) storage, and 1,363 square foot office on proposed Parcel 2, and use permit to allow for reduced agricultural buffering between adjacent agricultural uses and proposed development.

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An Initial Study has been conducted by the Environmental Control Officer of the County of Sutter. The Environmental Control Officer finds that this project will not have a significant effect on the environment. The Initial Study is available for public review at the Sutter County Development Services Department, 1130 Civic Center Boulevard, Suite A, Yuba City, California. (Phone: 530-822-7400)

**STATEMENT OF REASONS TO SUPPORT FINDING  
OF MITIGATED NEGATIVE DECLARATION**

Staff has conducted an Initial Study for this project, which revealed that the proposed project could have significant impact on the environment; however, the recommended mitigation measures would reduce the possible impacts to a less than significant level.

  
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Neal Hay  
Director of Development Services  
Environmental Control Officer

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Date

1/26/2022