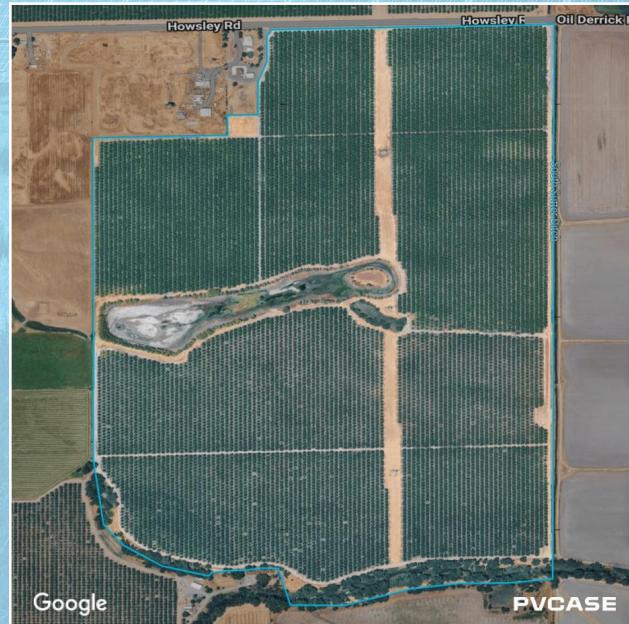


2025

Buildable Area Report

10 G Farms Llc - 226.47



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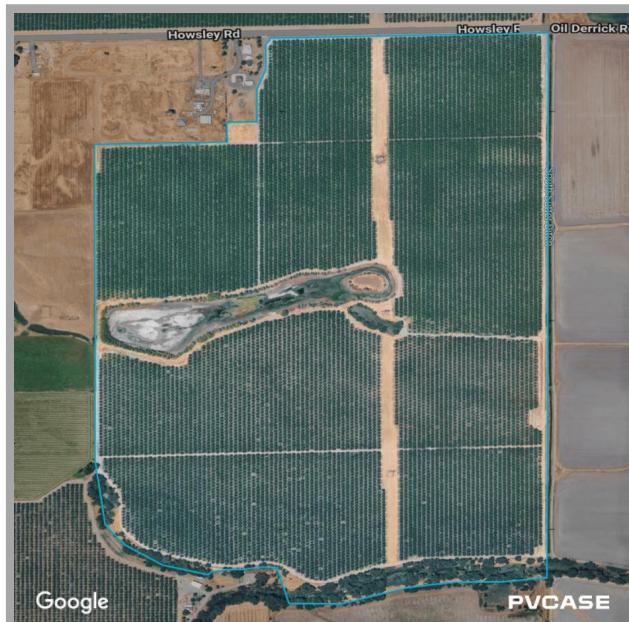
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1 Parcel

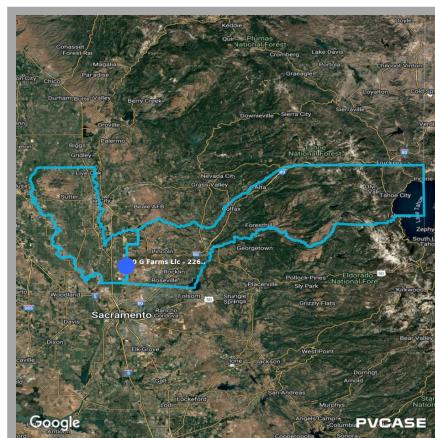
10 G Farms Llc - 226.47

Generated from ReportAll USA. CountyId: 6101, ParcelId: 035090039000

View interactively at andersonopt.com *account needed



(a) Parcel



(b) County

1.1 Parcel Details

Parcel data from ReportAll USA V2.

Field	Value
Owner	10G FARMS LLC
CompanyName	10 G Farms LLC
Owner Type	Company
Primary Owner	10 G Farms LLC
Site Address - Line 1	HOWSLEY Rd
Site Address - City	PLEASANT GROVE
Site Address - State	CA
Site Address - Zip	95668
Site Address - Name	10 G FARMS LLC
Mail Address - Line 1	9151 FOOTHILLS BLV
Mail Address - City	ROSEVILLE
Mail Address - State	CA
Mail Address - Zip	95747
Acreage (calc)	226.47
Census Zip	95668
County ID	6101
County Name	Sutter
Elevation	51.01706036725
Last Updated	2025-Q3
Market Value (bldg)	0.00
Market Value (land)	4783800.00
Market Value (total)	5788500.00
Municipal ID	1935323
Municipal Name	South Sutter
APN/PIN	035090039000
ReportallUSA ID	2058
ReportallUSA RID	AAAX1YCrvZYa8sDd
School Dist ID	642140
Size	226.47

2 Buildable Area Analysis

Buildable Area Analysis (v14.0.1) run on September 29, 2025



Category	Area (acre)	Area (%)
Lot Size	226.5	100.0
Airport Runways	-	-
Bedrock Depth	-	-
Buildable	120.2	53.1
Buildings	0.1	-
Conservation Easements	-	-
Critical Habitats	-	-
Flood 100-Year	83.3	36.8
High Slope	10.2	4.5
Oil and Natural Gas Wells	-	-
Public Lands	-	-
Railways	-	-
Roads	3.3	1.4
Transmission Lines	4.7	2.1
Tree Cover	-	-
Wetlands	1.5	0.7
Wind Turbine - Determined Hazard	-	-
Buildable Too Small	0.3	0.1

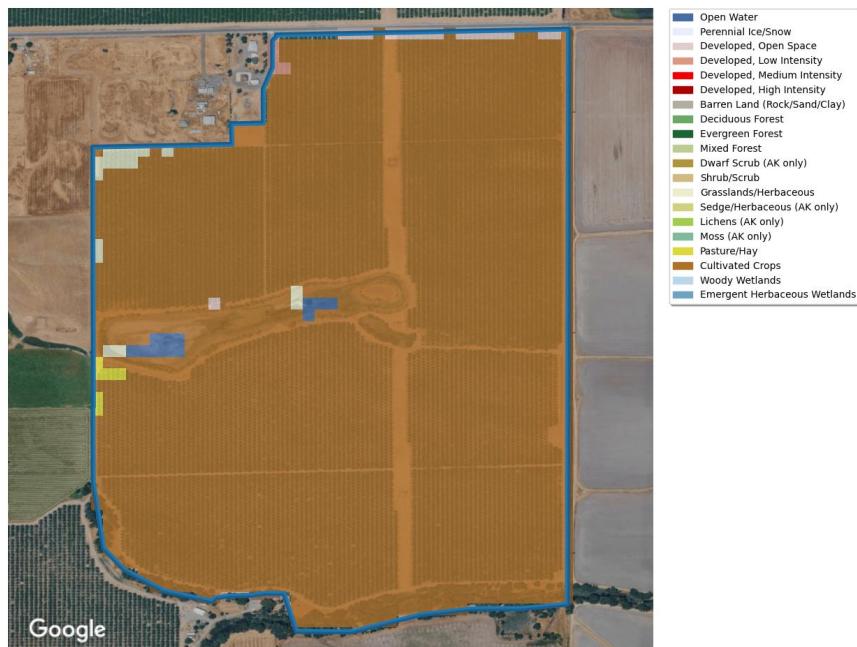
2.1 Slope Contour

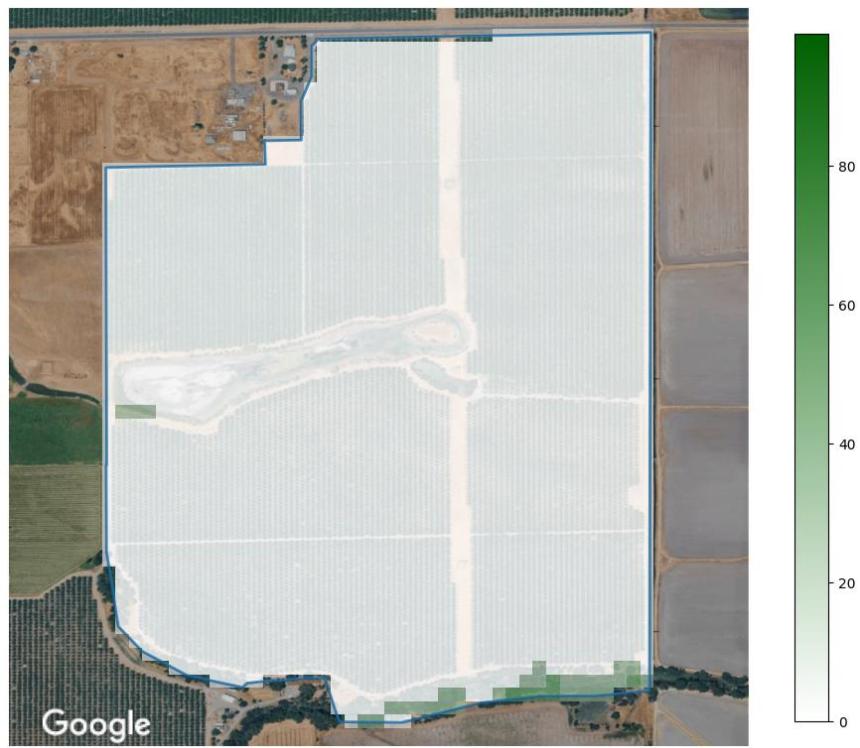
These images are generated using data from [USGS](#)



2.2 Land Cover and Tree Cover Density

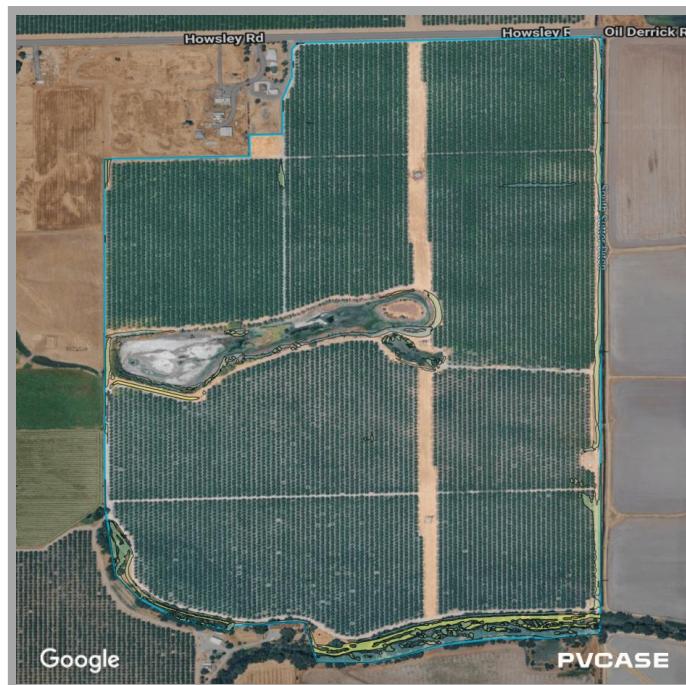
These images are generated using data from [NLCD Tree](#), [NLCD Land Cover](#)





2.3 Slope

This analysis uses data from [USGS](#)



Setting	Value
Slope By Aspect	True
Include lowest slope in output drawing	False
Max Slope - North (%)	4
Max Slope - South (%)	12
Max Slope - East (%)	8
Max Slope - West (%)	5

Layer	Area (acre)	Area (%)	Analysis	Setback (m)
High Slope	10.2	4.5	Exclusion	0.0

2.4 100-Year Flood Zone

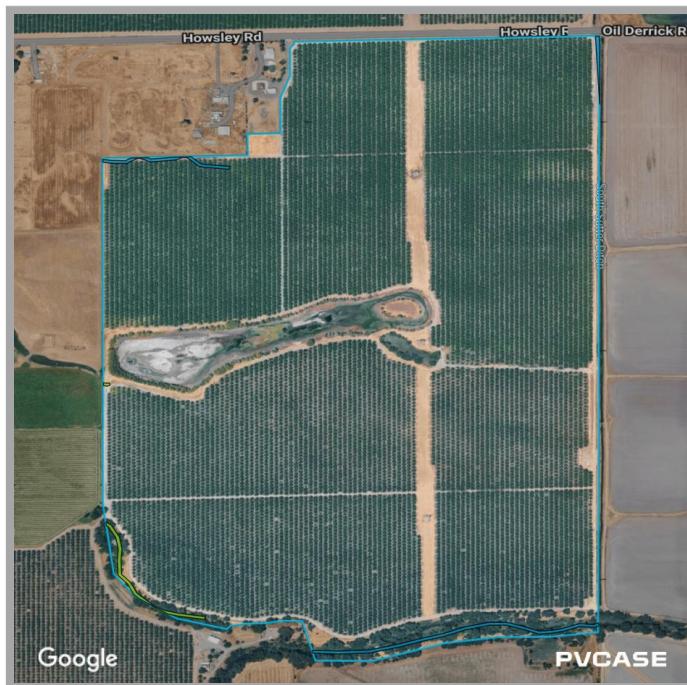
This analysis uses data from [NFHL](#)



Layer	Area (acre)	Area (%)	Analysis	Setback (m)
Flood 100-Year	83.3	36.8	Exclusion	0

2.5 Wetlands

This analysis uses data from [U.S. Fish and Wildlife \(February 2025\)](#)



Layer	Area (acre)	Area (%)	Analysis	Setback (m)
Wetlands	1.5	0.7	Exclusion	0

2.6 Buildings

This analysis uses data from [HILFD](#), [Microsoft \(ODbL\)](#)



Layer	Area (acre)	Area (%)	Analysis	Setback (m)
Buildings	0.1	0.0	Exclusion	7.6

2.7 Roads

This analysis uses data from [HILFD](#), [Microsoft \(ODbL\)](#)



Layer	Area (acre)	Area (%)	Analysis	Setback (m)
Roads	3.3	1.4	Exclusion	7.6

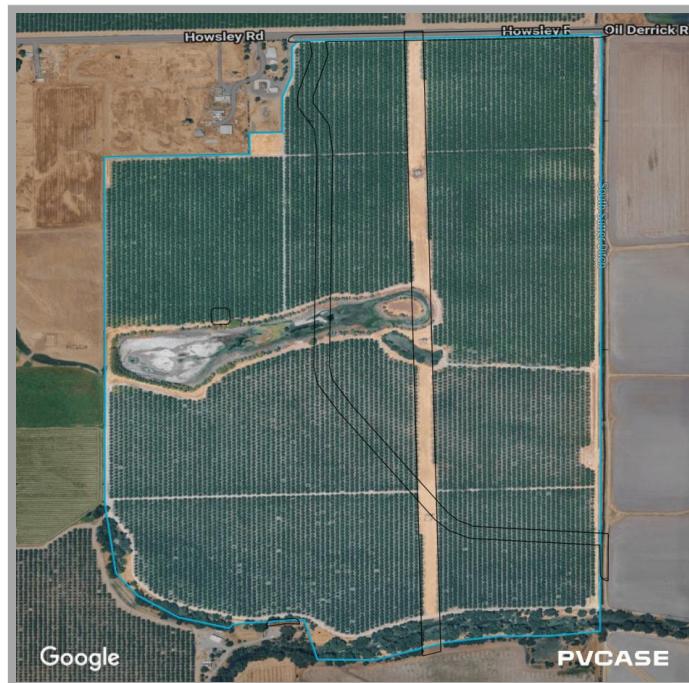
2.8 Transmission Lines

This analysis uses data from [HILFD](#), [Microsoft \(ODbL\)](#)



Layer	Area (acre)	Area (%)	Analysis	Setback (m)
Transmission Lines	4.7	2.1	Exclusion	7.6

2.9 Setback Areas



2.10 Analyses with No Results

These are the layers that returned no results for the parcel based on available data sources, data coverage, and Buildable Area Analysis settings.

2.10.1 Trees

This analysis uses data from [NLCD Tree](#), [NLCD Land Cover](#)

Setting	Value
Max tree cover (%)	50

Layer	Area (acre)	Area (%)	Analysis	Setback (m)
Tree Cover	0.0	0.0	Exclusion	0

2.10.2 Bedrock Depth

This analysis uses data from [USDA NRCS-Soils](#)

Setting	Value
Min Bedrock Depth	2.4384

Layer	Area (acre)	Area (%)	Analysis	Setback (m)
Bedrock Depth	0.0	0.0	Overlay Only	0

2.10.3 Railways

This analysis uses data from [HILFD](#), [Microsoft \(ODbL\)](#)

Layer	Area (acre)	Area (%)	Analysis	Setback (m)
Railways	0.0	0.0	Exclusion	7.6

2.10.4 Oil and Natural Gas

This analysis uses data from [HILFD](#)

Layer	Area (acre)	Area (%)	Analysis	Setback (m)
Oil and Natural Gas Wells	0.0	0.0	Exclusion	7.6

2.10.5 Conservation Easements

This analysis uses data from [National Conservation Easement Database](#)

Layer	Area (acre)	Area (%)	Analysis	Setback (m)
Conservation Easements	0.0	0.0	Exclusion	0

2.10.6 Critical Habitats

This analysis uses data from [U.S. Fish and Wildlife](#)

Layer	Area (acre)	Area (%)	Analysis	Setback (m)
Critical Habitats	0.0	0.0	Exclusion	0

2.10.7 Public Lands

This analysis uses data from [Protected Area Database](#)

Layer	Area (acre)	Area (%)	Analysis	Setback (m)
Public Lands	0.0	0.0	Exclusion	0

2.10.8 Airport Runways

This analysis uses data from [HILFD](#), [Microsoft \(ODbL\)](#)

Layer	Area (acre)	Area (%)	Analysis	Setback (m)
Airport Runways	0.0	0.0	Exclusion	7.6

2.10.9 Wind Turbine - Determined Hazard

This analysis uses data from [USFWS and FAA](#)

Layer	Area (acre)	Area (%)	Analysis	Setback (m)
Wind Turbine - Determined Hazard	0.0	0.0	Exclusion	7.6

3 Environmental Permit Analysis

Environmental permit analysis run on September 29, 2025

This information should be used as a guide to evaluate the permitting requirements of this parcel. It is not comprehensive, and other permits may be required.

Permit Analysis checks for trigger features or species that may be present on the parcel. The table displays feature and species results by relevant environmental permitting framework.

3.1 Species

3.1.1 Federal species

Framework	Trigger	Timeline	Results
Endangered Species Act (ESA)	There is a species from this dataset that could potentially occur at this location.	6 months	Endangered and Threatened Species – ranges
Regulator: USFWS		IPaC planning tool	ENDANGERED
Permit: USFWS consultation & permit information			Vernal pool tadpole shrimp Conservancy fairy shrimp
			THREATENED
			Valley elderberry longhorn beetle
			Giant garter snake
			Vernal pool fairy shrimp
			PROPOSED THREATENED
			Western spadefoot
			Northwestern Pond Turtle
			Monarch butterfly
			NOT LISTED SPECIES (IPAC)
			Tahoe yellow cress
			Western spadefoot
			Little brown bat

3.2 Water

3.2.1 Federal water

Framework	Trigger	Timeline	Results
Clean Water Act section 404 Regulator: USACE Permit: <u>Nationwide application</u>	There is a feature from this dataset at this location.	3 - 6 weeks	National Hydrography Dataset – waterbodies Potential waterbodies: 1 Reservoir
Clean Water Act section 404 Regulator: USACE Permit: <u>Nationwide application</u>	There is a feature from this dataset at this location.	3 - 6 weeks	National Hydrography Dataset – flowlines Potential streams: 2 Intermittent
Clean Water Act section 404 Regulator: USACE Permit: <u>Nationwide application</u>	There is a feature from this dataset at this location.	3 - 6 weeks	National Wetlands Inventory Potential wetlands: 3 Riverine 2 Freshwater Emergent Wetland

3.2.2 California water

Framework	Trigger	Timeline	Results
<p><u>Procedures for Discharges of Dredged or Fill Material</u></p> <p>Regulator: <u>Regional water boards</u></p> <p>Permit: <u>program procedures</u></p>	There is a feature from this dataset at this location.	Unknown	California Wetlands Wetlands detected

3.3 Other

3.3.1 Federal other

Framework	Trigger	Timeline	Results
FAA Glare Recommendation Regulator: local airport sponsor Process: <u>contact local airport sponsor</u> and <u>perform glare analysis</u>	The location is within 2 miles of an FAA-recognized airport runway. Air traffic control may be present and potentially affected by glare.	Unknown	FAA-recognized Airport Runways with 2 mile buffer No results found

4 Site Layout

Site layout generated by PVcase Prospect



Parameter	Value
Site DC Capacity (MW)	22.43
Frame Type	SingleAxisTracker
Number of Modules	40,775