

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

LEAD AGENCY: Sutter County Development Services Department
Planning Division
1130 Civic Center Boulevard, Suite A
Yuba City, CA 95993

PROJECT TITLE: Project No. U-21-013 (Jerome)

CONTACT PERSON: Doug Libby, AICP, Principal Planner (530) 822-7400, ext. 242; dglibby@co.sutter.ca.us

PROJECT LOCATION: 4089 Pleasant Grove Road, Pleasant Grove Road, CA 95668; Assessor's Parcel Number 33-270-075

PROJECT DESCRIPTION: Approval of a tentative parcel map to divide 7.2± acres into two parcels sized 3.4 and 3.8 acres each and a conveyance of a residential development right from a non-contiguous property.

FINDINGS/DETERMINATION: An Initial Study of the effect of this project has been made, and it has been determined that there will be no significant adverse effects on the quality of the environment with mitigation incorporated; therefore, a Mitigated Negative Declaration is proposed.

PUBLIC REVIEW PERIOD: A 30-day public review period for the Mitigated Negative Declaration will commence on November 20, 2021 and end at 5pm on December 9, 2021, for interested and concerned individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received within the public review period. Copies or an electronic version of the Mitigated Negative Declaration are available for review or purchase at the County address provided above and available online at:

<https://www.suttercounty.org/government/county-departments/development-services/planning-services/project-notices-and-environmental-documents>

PUBLIC MEETING: This project has not been scheduled for a public hearing at this time.

APPEAL DEMOCRAT: Publish one time as a legal ad on Saturday, November 20, 2021

**Sutter County
Initial Study**

- 1. Project title:** Project #U21-013 - Jerome
- 2. Lead agency name and address:** Sutter County Development Services Department,
Planning Division
1130 Civic Center Boulevard,
Yuba City CA 95993
- 3. Contact person and phone number:** Doug Libby, AICP
Principal Planner
530-822-7400
- 4. Project sponsor's name and address:** Justin and Kristen Jerome
4036 Pleasant Grove Road
Pleasant Grove CA 95668
- 5. Project Location and APN:** 4089 Pleasant Grove Road, Pleasant Grove CA 95668;
Assessor's Parcel 33-270-075
- 6. General Plan Designation:** Agriculture 80-acre minimums (AG-80)
- 7. Zoning Classification:** Agriculture (AG)
- 8. Description of project:** A tentative parcel map to divide 7.2± acres into two parcels sized 3.4 and 3.8 acres each. Proposed Parcel 1 (3.4 acres) is vacant and would provide for a new homesite. Proposed Parcel 2 (3.8 acres) is developed with a dwelling, detached accessory building, inground swimming pool and a ground-mount solar array. This property is being divided pursuant to the County's Homesite Parcel Policies specified at General Plan Policy AG 1.8 and Policy AG 1.10 that provides for the voluntary transfer of development rights to guide development to more suitable areas. The voluntary transfer of development rights will occur from an existing 541-acre farming parcel described as Assessor's Parcels 35-060-003, 35-060-006 and 35-070-002. This existing farming parcel has an existing development rights agreement recorded on it that is required to be rescinded and replaced with a new agreement accounting for the conveyance of one residential development right to the proposed project site. The new agreement to be recorded on the 541-acre agricultural parcel will restrict future home development consistent with residential density standards specified by the 2030 General Plan and analyzed in the General Plan environmental impact report.
- 9. Surrounding land uses and setting:** Surrounding property is primarily farmed with rice but includes oat and rye crops. Land to the south, east and north of the proposed project is developed with existing single-family homes and a commercial rice dryer. Finally, a private agricultural air strip borders the project site along its west property boundary.

10. Other public agencies whose approval is required (e.g., permits, financing approval, Participation Agreement): None.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? Consultation not requested.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural/Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Mandatory Findings of Significance | <input type="checkbox"/> Energy | <input type="checkbox"/> Wildfire |

DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Applicant Mitigation Agreement:

CEQA allows a project proponent to make revisions to a project, and/or to agree and comply with, mitigation measures that reduce the project impacts such that the project will not have a significant effect on the environment. CEQA Guidelines Section 15064.

As the applicant/representative for this proposed project, I hereby agree to implement the proposed mitigation measures and mitigation monitoring program identified within this document.



Signature of Applicant/Representative

11/16/21

Date



Signature of preparer

11/16/21

Date



Doug Libby, Designee
Neal Hay, Director of Development Services
Environmental Control Officer

11/16/21

Date

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. AESTHETICS

Would the project:

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Responses:

a) **Less than significant impact.** This project will not have a substantial adverse effect on a scenic vista. The General Plan does not inventory any scenic vista on the subject property and there are no scenic vistas proximate to the project site. The General Plan Technical Background Report identifies geographic features such as the Sutter Buttes, Feather River, Sacramento River, Bear River, and the valley’s orchards as scenic resources within the County, which contribute to the County’s character. This project is not located within the Sutter Buttes Overlay Zone and is not located in the immediate vicinity of the Bear River, Feather River, or Sacramento River. The proposed project will not alter existing agricultural uses and a less than significant impact is anticipated.

b) **No impact.** The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway because there are no State scenic highway designations in Sutter County. Therefore, no impact is anticipated.

c) **Less than significant impact.** The proposed project is located in a non-urbanized area and will not substantially degrade the existing visual character or quality of public views of the site and its surroundings. The surrounding area is rural and features mostly field crops. The project site and surrounding parcels are zoned AG (Agriculture). The proposed land division will allow for one new dwelling to be established with development rights for allowing the home being conveyed from a non-contiguous 541-acre agricultural property owned by the applicant's family. There will be no changes to existing agricultural uses in the area and this project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings and a less than significant impact is anticipated.

d) **Less than significant impact.** This project will not create a new source of substantial light or glare which will adversely affect day or nighttime views in the area. The area of the project has low levels of ambient lighting predominately from existing agricultural uses and single-family residences located onsite the current property as well as to the north, south and east. Approval of this project will provide for one additional dwelling that will be constructed on proposed Parcel 1. Staff believes the introduction of an additional dwelling to this area will not result in a significant light or glare impact and a less than significant impact is anticipated.

(County of Sutter, General Plan 2030 Background Report. 2008)

(County of Sutter, Zoning Code. 2021)

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURAL RESOURCES

In determining whether agricultural impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would this project:

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Responses:

a) **No impact.** This proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to a non-agricultural use. As shown on the State 2018 Sutter County Important Farmland map, the project site is designated as "Other Land" and this is due to the existing small parcels in this immediate area that are already developed with single-family homes. The proposed project will result in a voluntary transfer of development rights from a non-contiguous parcel in Sutter County and the effect of transferring this residential development right will assist to limit new development on an existing 541-acre parcel. No impacts are anticipated.

b) **Less than significant impact.** This project will not conflict with existing zoning for agricultural uses or a Williamson Act contract. The project site and all adjacent properties are located within the AG (Agriculture) District. The project site is not encumbered by a Williamson Act contract. A voluntary transfer of development rights is proposed, to accommodate the proposed dwelling, consistent with General Plan Policy AG 1.10. A single residential development right will be transferred from a non-contiguous 541-acre agricultural property that is farmed to the proposed project site so a new homesite parcel and home can be established.

c) **No impact.** The proposed project does not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). The proposed project and surrounding area do not contain forest land because this area lies on the valley floor, a non-forested region. No impact is anticipated.

d) **No impact.** The proposed project will not result in the loss of forest land or conversion of forest land to non-forest use. Sutter County is located on the valley floor of California's Central Valley, and as such, does not contain forest land. Therefore, the project will not result in the loss of forest land and no impact is anticipated.

e) **Less than significant impact.** This project will not involve other changes to the existing environment which could result in the conversion of farmland to a non-agricultural use or conversion of forest land to a non-forest use. This project does not include land being converted from farmland to a non-agricultural use or forest land to non-forest use. Existing agricultural uses in the vicinity will continue as they do today. Therefore, a less than significant impact is anticipated. This proposed homesite parcel is proposed pursuant to the 2030 General Plan Homesite Parcel Policy provisions (Policy AG 1.8) and the voluntary transfer of development rights to guide development to more suitable areas (Policy AG 1.10). With the conformance of the proposed project with these General Plan policies, a less than significant impact is anticipated.

(California Dept. of Conservation, Farmland Mapping and Monitoring Program. 2016)
 (U.S. Department of Agriculture, Soil Conservation Service Soil Survey – Sutter County, 1988.
 (California Dept. of Conservation, Farmland Mapping and Monitoring Program. 2016)

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with, or obstruct implementation of, the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Responses:

a-d) **Less than significant impact.** This project will not conflict with any air quality plan or result in a net increase of any criteria pollutant, nor expose sensitive receptors to substantial pollutant concentrations or objectionable odors.

The proposed project is located within the Northern Sacramento Valley Air Basin (NSVAB) and the jurisdiction of the Feather River Air Quality Management District (FRAQMD). Air quality standards are set at both the federal and state levels. FRAQMD is responsible for the planning and maintenance/attainment of these standards at the local level. FRAQMD sets operational rules and limitations for businesses that emit significant amounts of criteria pollutants. This project was circulated to FRAQMD for review and they had no comments. The proposed project is for estate planning purposes and no changes to existing agricultural uses will result.

According to the FRAQMD 2010 Indirect Source Review Guidelines, Significant Impact Thresholds are triggered by the construction of 130 new single-family residences, 225,000 square feet of new light industrial space, or 130,000 gross square feet of new office space. This project will not trigger these thresholds of significance and as such, a less than significant impact upon air quality is anticipated.

(Feather River Air Quality Management District, Indirect Source Review Guidelines. 2010)
 (County of Sutter, General Plan 2030. 2011)

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES

Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of a native wildlife nursery site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Responses:

a) **Less than significant impact.** This project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS). The California Natural Diversity Database (CNDDB) is a positive-sighting database managed by CDFW. According to the CNDDB, the Auburn Ravine, located approximately 1,984 feet, is a tributary that may provide habitat for Steelhead. The proposed project site is located a sufficient distance away from this tributary and there will be no impact due the construction of a new home at the north side of the proposed project site which is approximately 2,587 feet away.

This project will not result in a change to the proximate farming activities in the immediate vicinity. This project was circulated to CDFW for review and they did not provide any comments. Since the proposed project site is a minimum of 1,984 feet away from the Auburn Ravine, no impacts have been identified and a less than significant impact is anticipated.

b) **Less than significant impact.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS. This project is not anticipated to significantly interfere with riparian habitat or sensitive natural community since this project site is located a minimum of approximately 1,984 feet away from the Auburn Ravine drainage and this project will result in the establishment of a single additional dwelling unit to the area. Agricultural uses in the area will continue to occur as they historically have. As a result, a less than significant impact is anticipated.

c) **Less than significant impact.** This project will not have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means because there are no known wetlands located within the project site. As noted above, wetlands are known to exist approximately 1,984 feet away in the Auburn Ravine drainage. This project will result in a single additional homesite parcel being established consistent with General Plan Policies AG 1.8 and AG 1.10. A less than significant impact is anticipated.

d) **Less than significant impact.** This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of a native wildlife nursery site. This project is not anticipated to significantly interfere with wildlife movement since this project will establish a single additional homesite parcel in an area already developed with clustered single-family dwellings. No changes to existing agricultural uses are anticipated to result because of the proposed project. A less than significant impact is anticipated.

e) **No impact.** This project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because Sutter County has not adopted such an ordinance. There are no oak trees located on the project site, so no impacts are anticipated.

f) **No impact.** The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan because the project site is located outside the boundary of the Natomas Basin Habitat Conservation Plan in the Natomas Basin. As a result, no impacts are anticipated.

(County of Sutter, General Plan 2030 Background Report. 2008)

(California Department of Fish and Wildlife, California Natural Diversity Database)

V. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a)-c) The proposed project will not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, or an archaeological resource pursuant to §15064.5. Also, it will not directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature; or disturb any human remains, including those interred outside of formal cemeteries. General Plan Background Section Figure 7.4.1 does not list the property as being a Historic Site. It appears there are no unique features or historical resources located on the parcel and the property is not located near a cemetery, therefore a less than significant impact to cultural resources as a result of the proposed tentative parcel map to divide 7.2± acres into two parcels sized 3.4 and 3.8 acres are anticipated.

California Health and Safety Code Section 7050.5 states that when human remains are discovered, no further site disturbance can occur until the County Coroner has made the necessary findings as to the origin of the remains and their disposition pursuant to Public Resources Code Section 5097.98. If the remains are recognized to be those of a Native American, the coroner shall contact the Native American Heritage Commission within 24 hours.

Public Resources Code Section 5097.98 states that whenever the Native American Heritage Commission receives notification of a discovery of Native American human remains from a county coroner, it shall immediately notify the most likely descendent from the deceased Native American. The descendents may inspect the site and recommend to the property owner a means for treating or disposing the human remains. If the Commission cannot identify a descendent, or the descendent identified fails to make a recommendation, or the landowner rejects the recommendation of the descendent, the landowner shall rebury the human remains on the property in a location not subject to further disturbance.

(County of Sutter, General Plan 2030 Background Report. 2008)

VI. ENERGY

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a-b) **Less than significant impact.** The proposed project will not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation or conflict with or obstruct a state or local plan for renewable energy or energy efficiency. This project will establish an additional homesite parcel pursuant with County General Plan Policies AG 1.8 and 1.10. Future construction at the site is required to comply with the energy requirements of the State Building Codes, including California’s energy code, Title 24, and will not result in a wasteful, inefficient, or unnecessary consumption of energy resources because the energy efficiency standards of the State of California are some of the most stringent codes in the nation. As a result, a less than significant impact is anticipated.

VII. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a) **Less than significant impact.** This project will not directly or indirectly cause potential substantial adverse effects from rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides because the subject property is not located in an Alquist-Priolo Earthquake Fault Zone. Figure 5.1-1 in the General Plan Technical Background Report does not identify any active earthquake faults in Sutter County as defined by the California Mining and Geology Board. The faults identified in Sutter County include the Quaternary Faults, located in the northern section of the County within the Sutter Buttes, and the Pre-Quaternary Fault, located in the southeastern corner of the County, just east of where Highway 70 enters the County (Figure 5.1-1 of the General Plan Technical Background Report). Both faults are listed as non-active faults but have the potential for seismic activity. The project site is relatively level with no significant slope. Therefore, the potential for earthquakes, liquefaction, or landslides is unlikely and a less than significant impact is anticipated.

b) **Less than significant.** This project will not result in substantial soil erosion or the loss of topsoil. According to the USDA Soil Conservation Service Soil Survey of the County, on-site soils consists primarily of Cometa loam, 0 to 2 percent slopes, and Capay silty clay, 0 to 2 percent slopes. These soils are unlikely to cause erosion because runoff is very slow with only a slight hazard of water erosion. The General Plan Technical Background Report indicates that soils with a 0 to 9 percent slope have slight erodibility. Establishing a new dwelling of proposed Parcel 1 is anticipated. Due to the soils present on such level ground, substantial soil erosion or loss of topsoil is not anticipated, and a less than significant impact will result.

c) **Less than significant impact.** This project is not located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. As stated above in b), soils at the site have a 0 to 2 percent slope with only a slight hazard of water erosion. The General Plan Technical Background Report indicates that soils with a 0 to 2 percent slope have slight erodibility. In addition, the project is not located in the Sutter Buttes, the only area identified by the General Plan Technical Background Report as having landslide potential. A less than significant impact is anticipated.

d) **Less than significant impact.** The County Soils Survey classifies the property's soil as being Cometa loam, 0 to 2 percent slopes, and Capay silty clay, 0 to 2 percent slopes. These classifications are listed as having a moderate to high shrink-swell potential. All future construction is required to comply with the current adopted California Building Code, specifically Chapter 18 for soils conditions and foundation systems, to address potential expansive soils that may require special foundation design, a geotechnical survey, and engineering for foundation design. The Sutter County Building Division will implement these standards as part of the permitting process and a less than significant impact is anticipated.

e) **Less than significant impact.** This project does not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. Properties in the area of the project rely on the use of onsite septic tanks and leach field systems for the disposal of wastewater, as there is no sewer system available in the area. No construction is proposed by this project and no buildings reside on the property. This project has been reviewed by the Environmental Health Division of Development Services and a 10,000 sq. ft. minimum usable sewage disposal area has been identified on the tentative parcel map for proposed Parcel 1, (3.4 acres) where a new dwelling will be established if this project is approved. An additional septic tank and leach field system is already established on proposed Parcel 2 and serves an existing dwelling that is onsite. A suitable 10,000 sq. ft. replacement leach field area has been identified should it be needed, and it is shown on the tentative parcel map. The future septic system to serve proposed Parcel 1 will be installed under permit by the Environmental Health Division. A less than significant impact is anticipated.

f) **Less than significant impact.** The proposed project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. There are no known unique paleontological resources or unique geologic features located in the vicinity of the project. This project is for estate planning purposes with no changes to existing agricultural uses. A less than significant impact is anticipated.

(County of Sutter, General Plan 2030 Technical Background Report. 2008)
(USDA Soil Conservation Service, Sutter County Soil Survey. 1988)

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Responses:

a) **Less than significant impact.** This project will not generate additional greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Sutter County is required to reduce greenhouse gas emissions to 1990 levels by the year 2020 consistent with State reduction goals in Assembly Bill (AB) 32. The Climate Action Plan (CAP) was prepared and adopted as part of the General Plan to ensure compliance with AB 32. Sutter County’s CAP includes a greenhouse gas (GHG) inventory, an emission reduction target, and reduction measures to reach the target. The CAP also includes screening tables used to assign points for GHG mitigation measures. Projects that achieve 100 points or more do not need to quantify GHG emissions and are assumed to have a less than significant impact.

Sutter County’s screening tables apply to all project sizes. Small projects with little or no proposed development and minor levels of GHG emissions typically cannot achieve the 100-point threshold and therefore must quantify GHG emission impacts using other methods, an approach that consumes time and resources with no substantive contribution to achieving the CAP reduction target.

Since the adoption of the CAP, further analysis to determine if a project can be too small to provide the level of GHG emissions reductions expected from the screening tables or alternative emissions analysis methods has been performed. In that study, emissions were estimated for each project within the Governor’s Office of Planning and Research (OPR) database. The analysis found that 90 percent of carbon dioxide equivalent (CO₂e) emissions are from CEQA projects that exceed 3,000 metric tons CO₂e per year. Both cumulatively and individually, projects that generate less than 3,000 metric tons CO₂e per year have a negligible contribution to overall emissions.

Since the analysis is based on a statewide database, the resulting value of 3,000 metric tons CO₂e is applicable to Sutter County. Sutter County has concluded that projects generating less than 3,000 metric tons of CO₂e per year are not required to be evaluated using Sutter County’s screening tables. Such projects require no further GHG emissions analysis and are assumed to have a less than significant impact.

Since the CAP analysis is based on a statewide database, the resulting value of 3,000 metric tons CO₂e is applicable to Sutter County. In June 2016, Sutter County adopted new Greenhouse Gas (GHG) Pre-Screening Measures. The proposed project will result in the construction of one new residence. Based on the GHG Pre-Screening Measures, construction

of up to 132 single family dwelling units are “pre-screened out”, which means it falls below the 3,000 metric tons threshold. As the proposed project will result in only one new single-family home, no further GHG emissions analysis is necessary, and a less than significant impact is anticipated.

b) **Less than significant impact.** This project will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project is within the boundaries of the Feather River Air Quality Management District (FRAQMD), which has not individually adopted any plans or regulations for reducing greenhouse gas emissions. However, FRAQMD adopted a document on August 7, 2015, through the Northern Sacramento Valley Planning Area and in collaboration with Butte County AQMD, Colusa County Air Pollution Control District (APCD), Glenn County APCD, Shasta County AQMD, and Tehama County APCD, titled the 2015 Triennial Air Quality Attainment Plan. This document provides thresholds given by some of the AQMDs and APCDs, and the thresholds given by FRAQMD from 2010, which are described and analyzed in the Air Quality impact section, still apply to Sutter County. In addition, the County has adopted a Climate Action Plan (CAP) that details methods to reduce greenhouse gas emissions. This project will not conflict with the CAP because it was determined to be exempt from its requirements as discussed in Section a) above so a less than significant impact is anticipated.

(County of Sutter, General Plan Technical Background Report. 2008)

(County of Sutter, General Plan 2030 Climate Action Plan. 2011)

(County of Sutter, Greenhouse Gas Pre-Screening Measures for Sutter County. June 28, 2016.)

(Sacramento Valley Air Quality Engineering and Enforcement Professionals (SVAQEEP), Northern Sacramento Valley Planning Area 2015 Triennial Air Quality Attainment Plan. 2015)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. HAZARDS/HAZARDOUS MATERIALS				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a-b) **Less than significant impact.** This project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. This project will result in establishing two small agricultural parcels sized 3.4 and 3.8 acres each. Proposed Parcel 2 is already developed with a home and accessory structures while proposed Parcel 1 will provide for a new home to be established. The proposed project does not propose a significant hazard through the transport, use, or disposal of hazardous waste. The construction of a new home on proposed Parcel 1 has the potential to result in uses that may generate hazardous waste; however, typical homesite development does not typically result in the storage of greater than 55 gallons of liquids, 500 pounds of solids, or 200 cubic feet of gases which are considered hazardous material and would require submittal of a Hazardous Materials Business Plan to the Environmental Health Division in compliance with the Certified Unified Program Agency (CUPA). A project condition will be added to require compliance with these thresholds. As such, no uses involving hazardous materials are proposed with the proposed project and a less than significant impact is anticipated.

c) **No impact.** This project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The nearest existing school is the Pleasant Grove K-8 school located at 3075 Howsley Road which is almost 3-miles southwesterly from the project site. The addition of one new home on proposed Parcel 1 will not result in any hazard through the transport, use, or disposal of hazardous waste. Due to the nature of this project, no impacts are anticipated.

d) **No impact.** The proposed project will not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and, as a

result, will not create a significant hazard to the public or the environment. The project site is not included on a list of hazardous materials sites. No impact is anticipated.

e-f) **Less than significant impact.** The proposed project will not result in a safety hazard for people residing or working in the project area of an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport or a private airstrip. The nearest public airport is the Sacramento International Airport, which is located approximately 19.5 miles southwesterly from the project site. The nearest private airstrip adjoins the project site along the west property line. This private agricultural airstrip is oriented in a north-south direction and the project site is not located in the direct flight path of this private airstrip. Due to the limited use of this airstrip and its orientation so as the project site is not in the direct flight path of planes using the airstrip, combined with the project's distance from the Sacramento International Airport, a less than significant impact is anticipated.

g) **Less than significant impact.** This project will not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. The General Plan indicates the Sutter Buttes and the "river bottoms", or those areas along the Sacramento, Feather, and Bear Rivers within the levee system, are susceptible to wildland fires since much of the area inside the levees are left in a natural state, thereby allowing combustible fuels to accumulate over long periods of time. Since this project site is not located near one of these identified areas in an area that is predominantly farmed with rice, wildfire risk is viewed to be minimal. Potable water and individual home fire sprinklers will be provided for the new residence anticipated on Parcel 1 by a private well installed under permit by the Environmental Health Division of the County Development Services Department. As a result, a significant risk of loss, injury, or death involving wildland fires as a result of the proposed project is not anticipated resulting in a less than significant impact.

(County of Sutter, General Plan 2030 Technical Background Report. 2008)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in a substantial erosion or siltation on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or-offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

a) **Less than significant impact.** This project will not violate any water quality standards or waste discharge requirements, because the proposed project will result in the construction of one additional single-family residence that will convey wastewater to an individual, on-site septic system that will be installed under permit by the Environmental Health Division of Development Services. All wastewater generated is required to meet local and State requirements for wastewater disposal in effect prior to development occurring. A less than significant impact is anticipated.

b) **Less than significant impact.** The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge because the project proposes the construction of one additional residence that will be served by an individual well permitted by the Development Services Department.

c) **Less than significant impact.** The project will not substantially impact the existing drainage pattern of the site or area, cause siltation on- or off-site, alter the existing drainage pattern of the site or area, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. The property is level with a 0-2 percent slope. Development of a new home and accessory structures on proposed Parcel 1 will not substantially alter the drainage in the area because the property owner will be required to limit their post development runoff to pre-development flows as part of the County's normal development standards that are implemented at the time of building permit review. Although there are no streams onsite or in the immediate area, there is a seasonal drainage ditch located

along the north property boundary that is maintained by the applicants. Implementation of the County's minimum building setbacks for the AG District for a designated side yard (minimum of 10-feet) will ensure this seasonal drainage ditch is not impacted. Construction of a future home will occur in a more central location on the property as depicted on the Tentative Parcel Map. Preliminary drainage calculations have been submitted to the Engineering Division demonstrating the construction of anticipated impervious areas can be retained onsite and that runoff resulting from development of a new home will only occur at pre-development levels. Project conditions have been added requiring the applicant to comply with the County's existing drainage standards, enter into a Private Drainage Facility Maintenance Agreement with the County for any needed drainage facilities needed for storm water retention/detention. Additionally, a condition has been added to require the applicant to file a Storm Water Pollution Prevention Plan (SWPPP), as required, as part of site development to implement best management practices. With the implementation of these standard measures, a less than significant impact is anticipated.

d) **Less than significant impact.** This project will not risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones. Although a portion of proposed Parcel 1 is in a FEMA designated floodplain (FIRM 0603940255E), a review of a topographic map of the area indicates the approximate elevation is at 48 feet above sea level where the FEMA base flood elevation would be 45.5 feet above sea level. Staff believes there may be an opportunity for the applicant to submit a Letter Of Map Amendment (LOMA) to have this property redesignated out of a floodplain in an effort for the property owner to not be required to maintain flood insurance as part of a mortgage loan. Should it be determined the property is still in a floodplain, elevation of a new home is anticipated to be minimal.

The development of one new homesite parcel where one new dwelling could be established is not anticipated to risk the release of pollutants due to inundation. There is no anticipated impact to this project site resulting from tsunamis and seiches because the land is not located adjacent to or near any water bodies of sufficient size to create such situations. A less than significant impact is anticipated.

e) **No impact.** The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. There are no currently adopted water quality control plans or sustainable groundwater management plans for the subject area. The proposed project will result in the construction of one new single-family residence. No impact is anticipated.

(County of Sutter, General Plan 2030 Technical Background Report. 2008)
(Federal Emergency Management Agency, Flood Insurance Rate Map. 2008)

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XI. LAND USE AND PLANNING

Would the project:

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Responses:

a) **No impact.** The proposed project will not physically divide an established community because the site is located outside the Yuba City Sphere of Influence, within an area identified by the 2030 General Plan for agricultural uses where individual homesite parcels are allowed to be established pursuant to General Plan Policies AG 1.8 and AG 1.10. No impacts are anticipated.

b) **Less than significant impact.** This project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental impact because the 2030 General Plan provides for homesite parcel development pursuant to Policy AG 1.8. Additionally, Policy AG 1.10 provides for the voluntary transfer of development rights to guide development to more suitable areas. The applicants propose to convey a residential development right of one dwelling unit from a non-contiguous 541-acre agricultural parcel (Assessor's Parcels 35-060-003, 35-060-006 and 35-070-002) to the proposed project site to allow for a homesite parcel to be established. The proposed project is in an area where there are already multiple small homesite parcels in place that are clustered together. The large agricultural parcel where the development right is coming from is in an extremely rural area with few homes. Providing an opportunity to cluster a new homesite where there are already multiple existing homes in place will better protect the long-term viability of more rural agricultural areas. Additionally, the property owner is required to enter into a development rights agreement with Sutter County restricting future home development on Assessor's Parcels 35-060-003, 35-060-006 and 35-070-002 in compliance with General Plan Policy AG 1.8 and General Plan density consistent with that analyzed in the 2030 General Plan EIR. Approval of the proposed project and implementation of the development rights agreement will not allow for a greater number of homes than was previously analyzed in the 2030 General Plan EIR. As a result, a less than significant impact is anticipated.

(County of Sutter, General Plan 2030. 2011)

(County of Sutter. 2016. Zoning Code or as amended thereafter)

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XII. MINERAL RESOURCES

Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Responses:

a-b) **No impact.** This project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state or the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. The 2030 General Plan and State of California Division of Mines and Geology Special Publication 132 do not list the site as having any mineral deposits of a significant or substantial nature, nor is the site located in the vicinity of any existing surface mines. No impact is anticipated.

(County of Sutter, General Plan 2030 Technical Background Report. 2008)
 (California Department of Conservation, Division of Mines and Geology, Special Report 132: Mineral Land Classification: Portland Cement Concrete-Grade Aggregate in the Yuba City-Marysville Production-Consumption Region. 1988)

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIII. NOISE

Would the project result in:

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|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive ground borne vibration or ground borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) For a project located within the vicinity of a private | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Responses:

a) **Less than significant impact with mitigation incorporated.** This project will not result in exposure of persons to, or generation of, noise levels in excess of standards established in the 2030 General Plan or County noise ordinance, or applicable standards of other agencies. Potential noise impacts associated with developing residential density in agricultural areas was previously analyzed in the 2030 General Plan EIR. Additionally, homesite development is provided for in the General Plan pursuant to General Plan Policies AG 1.8 and the transfer of development rights is provided for in Policy AG 1.10.

Development of the project and construction of an additional home on proposed Parcel 1 will generate noise resulting from the equipment and methods necessary to construct the proposed project. During construction of the project, noise generated could temporarily increase above the adopted 70 decibels (dB) during the day and 65 dB at night. However, these instances will be infrequent and only during the construction stage, and the daily average noise levels will still not exceed the accepted non-transportation standards. In addition, the operation of the project will involve some noise generated by people and vehicular traffic but is anticipated to be less than the noise associated with construction as the project site contains only residential uses.

Construction activities, including excavation, grading, building construction, and paving, associated with the construction of residences is considered an intermittent noise impact throughout the construction period of the project. Noise levels will fluctuate depending upon construction activity, equipment type, and duration of use, and the distance between noise source and receiver.

General Plan Policy N 1.6 requires discretionary projects to limit noise-generating construction activities within 1,000 feet of noise-sensitive uses, such as residences, to specific daytime hours during weekdays and on Saturdays, and prohibits construction on Sundays and holidays unless permission for the latter has been applied for and granted by the County. The proposed project will result in temporary construction noise associated with proposed and required improvements which may impact neighboring residences located within 1,000 feet of the project site. To ensure compliance with General Plan Policy N 1.6, the following mitigation measure is proposed:

Mitigation Measure No. 1 (Noise): All project related noise-generating construction activities shall be limited to daytime hours between 7:00 a.m. and 6:00 p.m. on weekdays, 8:00 a.m. and 5:00 p.m. on Saturdays, and prohibited on Sundays and holidays unless permission for the latter has been applied for and granted by the County.

The incorporation of the above mitigation measure into the project is anticipated to reduce potential impacts of noise resulting from project development to a less than significant level.

b) **Less than significant impact.** This project will not result in exposure of persons to or generation of, excessive ground borne vibration or ground borne noise levels. The project will result in the construction and establishment of one additional single-family residence. On-site construction may potentially result in a temporary increase in vibration or noise levels; however, once construction is complete, vibration and noise levels are anticipated to return to a level that will not exceed any standards. A less than significant impact is anticipated.

c) **Less than significant impact.** This project is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport and would not result in excessive noise levels for people residing or working in the project area. The nearest public airport is the Sacramento International Airport, which is located approximately 19.5 miles southwest of the project site. The nearest private airstrip adjoins the project site along the west property line. This private agricultural airstrip is oriented in a north-south direction and the project site is not located in the direct flight path of this private airstrip. Due to the limited use of this airstrip and its orientation so as the project site is not in the direct flight path of planes using the airstrip, combined with the project's distance from the Sacramento International Airport, a less than significant impact is anticipated.

(County of Sutter, General Plan 2030 Technical Background Report. 2008)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING				
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a-b) **Less than significant impact.** This project will not induce substantial population growth in an area, either directly or indirectly, or displace a substantial number of people or existing housing. This project will result in one new homesite to be developed with a single-family dwelling. Using the U.S. Census estimate for Sutter County of 2.93 persons per household, this amount of population growth is anticipated to result in a less than significant impact.

(County of Sutter, General Plan 2030 Technical Background Report. 2008)

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

i) **Less than significant impact.** This project is provided fire protection by Sutter County and the nearest fire station is located at 3100 Howsley Road in South Sutter County, which is located approximately 3 miles away. Potential impacts to fire services will be mitigated through the collection of the County’s development impact fee for “Fire Protection” per dwelling unit which is \$1,259.69 per dwelling unit. No comments were provided by Fire Services indicating this project would result in a significant impact. As a result, a less than significant impact is anticipated.

ii) **Less than significant impact.** This project is provided law enforcement services by the Sutter County Sheriff Department with traffic control provided by the California Highway Patrol. Potential impacts to the Sutter County Sheriff Department will be mitigated through the collection of the County’s current development impact fee in the “Sheriff” and “Criminal Justice” impact fee categories which is \$2,108.41 per dwelling unit. No comments were provided by the Sheriff Department indicating this project would result in a significant impact. As a result, a less than significant impact is anticipated.

iii) **Less than significant impact.** The proposed project will have a less than significant impact upon schools because new development will pay the current adopted school fees to the East Nicolaus Joint Union High School District and the Marcum-Illinois Union School Districts at the time of development to offset potential impacts. No comments were provided by the school districts indicating this project would result in a significant impact. A less than significant impact is anticipated.

iv) **Less than significant impact.** This project is not anticipated to impact park services because there are no parks located in the project’s vicinity and the proposed project will

generate a minimal increase in demand for additional park land and create limited additional impacts upon existing parks in the region. As part of issuing a building permit for each dwelling, the County will collect the adopted "Park Acquisition" fee. A total fee amount to be collected is not being provided in this section because the fee is based in-part on the number of bedrooms per dwelling unit and it is too speculative to provide an estimate at this time. A less than significant impact is anticipated.

v) **Less than significant impact.** There are a limited number of other public facilities in the area that may be impacted by this project; however, potential impacts to general government, animal control, library and health and social services will be mitigated through the collection of the County's adopted development impact fees for each category listed. Using the adopted impact fees for the general government, animal control, library and health and social services categories, this project would result in the collection of \$3,916.06 in impact fees for the construction of one additional home. A less than significant impact is anticipated.

(County of Sutter, General Plan 2030 Technical Background Report. 2008)
 (County of Sutter. 2016. Zoning Code or as amended thereafter)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a) **Less than significant impact.** This project will not significantly increase the use of existing neighborhood and regional parks and recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated because this project is a tentative parcel map to establish an additional homesite parcel pursuant to General Plan Policies AG 1.8 and 1.10. The development of one additional home may result in a minor increase in the use of recreational facilities offered by the County and urban areas. As part of issuing a building permit for each dwelling, the County will collect the adopted "Park Acquisition" fee that can be used for recreation facilities in the future. As a result, a less than significant impact is anticipated.

b) **Less than significant impact.** This project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. This project is a tentative parcel map to establish one new homesite parcel pursuant to General Plan Policies AG 1.8 and AG 1.10. As part of issuing a building

permit for each dwelling, the County will collect the adopted "Park Acquisition" fee that can be used for recreation facilities in the future. As a result, a less than significant impact is anticipated.

(County of Sutter, General Plan 2030 Technical Background Report. 2008)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION				
Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a) **Less than significant impact.** The proposed project will not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. This property is located in a rural portion of Sutter County. Given its rural location, personal vehicles will be the form of transportation used.

This project is a tentative parcel map to establish one new homesite parcel where one additional home can be established. Access to the project site is provided by Pleasant Grove Road which is classified as a Rural Major Collector Road. An estimate of average daily traffic (ADT) for Pleasant Grove Road is 1,819 vehicles and this equates to a Level of Service A for this roadway which is defined as Free-flow traffic operations having free-flow speeds. Vehicles are almost completely unimpeded in their ability to maneuver within the traffic stream. The effects of incidents or point breakdowns are easily absorbed at this level.

The proposed project is anticipated to generate up to 12 additional daily trips per day to Pleasant Grove Road. This minor additional amount of traffic will not reduce the current Level of Service.

The Engineering Division of the Development Services Department has reviewed the project and determined that no additional dedication of right-of-way and/or public service easement is required for this section of Pleasant Grove Road and no road widening of Pleasant Grove Road is needed to serve this project.

Based on this information, a less than significant impact will result from the proposed project.

b) **Less than significant impact.** The proposed project will not conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b). This section of CEQA states that vehicle miles traveled is the most appropriate measure of transportation impacts. "Vehicle miles traveled" (VMT) refers to the amount and distance of automobile travel attributable to a project. This section also states vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact.

The County has not adopted a threshold of significance for vehicle miles traveled. Senate Bill 743 provides guidance in that proposed projects resulting in fewer than 110 daily vehicle trips are assumed to have a less than significant VMT impact. Based on the Trip Generation Manual prepared by the Institute of Transportation Engineers, a single-family residence generates an average of 9.57 vehicle trips per day. The proposed project will therefore generate approximately 9.57 additional daily vehicle trips which is below the State's 110 daily vehicle trip threshold and a less than significant VMT impact is anticipated.

c) **Less than significant impact.** The proposed project will not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Pleasant Grove Road and the nearest cross street (Striplin Road) are straight roadways in this area. Construction of a new driveway "tie ins" to Pleasant Grove Road to accommodate a new home on proposed Parcel 1 will be required to obtain an encroachment permit and comply with the County's improvement standards. A less than significant impact is anticipated.

d) **Less than significant impact.** This project will not result in inadequate emergency access. The proposed project has adequate frontage on Pleasant Grove Road to accommodate a new individual driveway to serve proposed Parcel 1. The design of the proposed driveway connection will be reviewed by both the Fire Department and Engineering Division of Development Services prior to issuance of a building permit to ensure safe access is established. A less than significant impact is anticipated.

(Institute of Traffic Engineers, Trip Generation Manual, 7th Edition)
(County of Sutter, General Plan 2030 Technical Background Report. 2008)

XVIII TRIBAL CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Responses:

i-ii) **Less than significant impact with mitigation incorporated.** In September of 2014, the California Legislature passed Assembly Bill (AB) 52, which added provisions to the Public Resources Code regarding the evaluation of impacts on tribal cultural resources under CEQA, and consultation requirements with California Native American tribes. The County initiated AB 52 consultation through distribution of letters to seven (7) Native American tribes for review of the project. Although there have been no comments provided demonstrating that cultural resources are present on the project site, staff proposes two standard mitigation measures should cultural resources be encountered as part of subsequent site development.

Mitigation Measure No. 2 (Tribal Cultural Resources): If any suspected tribal cultural resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC section 21074). The Tribal Representative shall make recommendations for further evaluation and treatment as necessary.

Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of TCR's to be appropriate or respectful and request that materials not be permanently curated, unless approved by the Tribe.

Mitigation Measure No. 3 (Tribal Cultural Resources): The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil.

Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB 52, has been satisfied.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIX UTILITIES AND SERVICE SYSTEMS				
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing comments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impare the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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reduction statutes and regulations related to solid waste?

Responses:

a) **Less than significant impact.** This project will not result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Wastewater resulting from the additional home to be established on proposed Parcel 1 will be conveyed to an individual on-site septic system installed under permit by the Development Services Environmental Health Division consistent with State law and local ordinance. Onsite soil testing has been performed at the site and appropriate minimum usable sewage disposal areas for the parcels proposed have been identified and are reflected on the tentative parcel map.

The proposed project will not result in the need to relocate or construct new stormwater drainage, electric power, natural gas or telecommunications facilities because stormwater drainage is required to be handled onsite with no need for offsite facilities. Other utilities are available to the site already including electricity and telecommunications. Natural gas is not available at this location and the property will be served by propane in a tank installed under permit with the Sutter County Development Services Department. A less than significant impact is anticipated.

b) **Less than significant impact.** This project is anticipated to have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. The project area is not located in an area served by public water services but rather private, on-site well systems. Needed water to serve the future home proposed to be established on proposed Parcel 1 will be served by developing a new onsite well installed under permit by the Development Services Environmental Health Division consistent with State law and local ordinance. There is no prohibition on the development of new water wells and there is no information available demonstrating that sufficient water supplies would not be available to serve the additional home to be established. As a result, a less than significant impact is anticipated.

c) **Less than significant impact.** The proposed project will not result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand because there is not a wastewater treatment provider in-place that serves the project area. Wastewater resulting from the additional home to be established on proposed Parcel 1 will be conveyed to an individual on-site septic system installed under permit by the Development Services Environmental Health Division consistent with State law and local ordinance. Onsite soil testing has been performed at the site and appropriate minimum usable sewage disposal areas for the parcels proposed have been determined and are reflected on the tentative parcel map. A less than significant impact is anticipated.

d,e) **Less than significant impact.** The proposed project will not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals and the project will comply with

federal, state and local management and reduction statutes and regulations related to solid waste. Solid waste disposal resulting from the additional home to be established from the proposed project will be disposed of through the local waste disposal company (Recology) in a sanitary landfill in Yuba County, which has sufficient capacity to serve the project. Project disposal of solid waste into that facility will comply with all federal, state and local statutes and regulations related to solid waste. As a result, a less than significant impact is anticipated.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XX WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slop, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a-d) **Less than significant impact.** The subject property is not located in or near a State responsibility area or lands classified as very high fire hazard severity zones. The proposed project is a tentative parcel map to establish a new homesite parcel sized 3.4 acres in size (Proposed Parcel 1). The project will not substantially impair an adopted emergency response plan or emergency evacuation plan. The project will not exacerbate wildfire risks due to slope, prevailing winds, and other factors, and will not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The project will not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. The project will not expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. A less than significant impact is anticipated.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a) **Less than significant impact.** No environmental effects were identified in the initial study which indicate the project will have the ability to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

b) **Less than significant impact.** No environmental effects were identified in the initial study which indicates the project would have impacts that are individually limited, but cumulatively considerable.

c) **Less than significant impact.** No environmental effects which will cause substantial adverse effects on human beings either directly or indirectly were identified in the initial study.

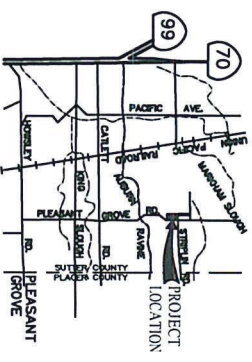
MITIGATION MONITORING PROGRAM – Project #U-21-013 (Jerome)

Mitigation Measure	Timing	Monitoring Agency
<p>Mitigation Measure No. 1 (Noise): All project related noise-generating construction activities shall be limited to daytime hours between 7:00 a.m. and 6:00 p.m. on weekdays, 8:00 a.m. and 5:00 p.m. on Saturdays, and prohibited on Sundays and holidays unless permission for the latter has been applied for and granted by the County.</p>	<p>During site development.</p>	<p>Planning Division of Development Services</p>
<p>Mitigation Measure No. 2 (Tribal Cultural Resources): If any suspected tribal cultural resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC section 21074). The Tribal Representative shall make recommendations for further evaluation and treatment as necessary.</p> <p>Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of TCR's to be appropriate or respectful and request that materials not be permanently curated, unless approved by the Tribe.</p>	<p>During site development.</p>	<p>Planning Division of Development Services in coordination with Native American Tribes</p>
<p>Mitigation Measure No. 3 (Tribal Cultural Resources): The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including,</p>	<p>During site development.</p>	<p>Planning Division of Development Services in coordination with Native American</p>

Mitigation Measure	Timing	Monitoring Agency
<p>but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil.</p> <p>Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB 52, has been satisfied.</p>		Tribes

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- U. S. Department of Housing and Urban Development. *The Noise Guidebook*



VICINITY MAP
N.T.S.

LINE	BEARING	DISTANCE
1	N00°07'55" W	124.89'
2	S89°42'32" W	24.27'
3	N00°52'27" W	180.25'
4	N85°51'13" W	37.82'

SCALE: 1"=250'



NORTH LINE OF THE S.E. QUARTER OF SECTION 23

40' WIDE ROAD & UTILITY RIGHT OF WAY RESERVATION PER BK. 1300, PAGE 108, SUTTER COUNTY OFFICIAL RECORDS.

N.E. CORNER OF THE SOUTH HALF OF THE S.E. QUARTER OF SECTION 23.

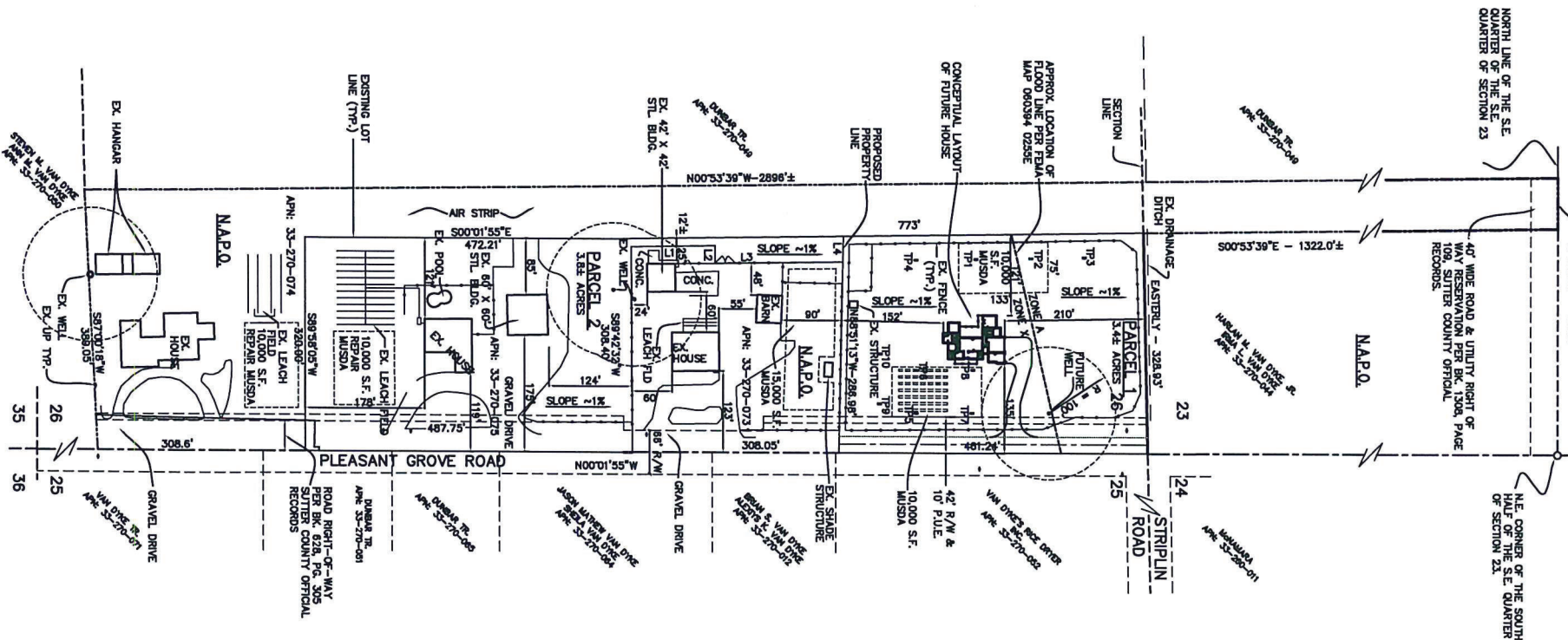
ROBERT VAN DINE
APN: 33-280-016

EASTERLY - 76.00'

HANNAH R. VAN DINE JR.
APN: 33-270-048

HANNAH R. VAN DINE JR.
APN: 33-270-042

HANNAH R. VAN DINE JR.
APN: 33-270-011



OWNER:

AARON MICHAEL JEROME AND
CONNIE LEE JEROME
TRUST
4089 PLEASANT GROVE ROAD
PLEASANT GROVE, CA 95668

APPLICANT:

JUSTIN & KRISTEL JEROME
4036 PLEASANT GROVE ROAD
PLEASANT GROVE, CA 95668

ENGINEER:

LAUGHLIN AND SPENCE
JEFF SPENCE
1008 LIVE OAK BLVD.
YUBA CITY, CA 95991
530-671-1008

EXISTING USE:

RESIDENTIAL

PROPOSED ZONING:

AC-90

LAND AREA:

7.24 ACRES

ASSESSOR'S PARCEL NO.:

33-270-075

WATER:

INDIVIDUAL DOMESTIC WELL

SEWER:

INDIVIDUAL SEPTIC SYSTEM

UTILITIES:

POLE, AT&T

TOTAL LOTS:

1 EXISTING, 2 PROPOSED

PROPOSED IMPROVEMENTS:

NONE

COMMUNICATIONS:

OWNER/APPLICANT ENGINEER

EASEMENTS, R/W:

AS SHOWN

SLOPE:

LESS THAN 1%

FLOOD ZONE:

ZONE 4 AND ZONE X PER MAP 080394 0232E AS SHOWN

- GENERAL NOTES:**
1. ALL IMPROVEMENTS SHOWN ARE EXISTING
 2. ALL DIMENSIONS ARE APPROXIMATE
 3. PER 2020 GENERAL PLAN, POLICY AG 1.10, DEVELOPMENT RIGHTS FROM A 5402 ACRE PARCEL (APN 33-080-003, 33-080-006, 33-070-002) WITH THE SAME OWNER ARE BEING LIMITED FOR FUTURE HOMESITE DEVELOPMENT TO NO MORE THAN FOUR RESIDENTIAL UNITS PER ACRE.
 4. ENCROACHMENT PERMIT FOR DRIVEWAY WILL BE REQUIRED AT TIME OF CONSTRUCTION FOR FUTURE HOUSE.
 5. GAS AND ELECTRICAL CONNECTIONS WILL BE REQUIRED AT TIME OF CONSTRUCTION FOR FUTURE HOUSE.
 6. FUTURE HOUSE CONSTRUCTION SHALL COMMENCE AT TIME OF FUTURE WELL TO BE INSTALLED AT TIME OF FUTURE HOUSE CONSTRUCTION.
 7. FUTURE HOUSE CONSTRUCTION SHALL COMMENCE AT TIME OF FUTURE HOUSE CONSTRUCTION.
 8. SITE DRAINS TO THE EXISTING NORTHERN DRAINAGE DITCH SHOWN ON THE PLAN. THE FUTURE HOUSE SHALL BE CONSTRUCTED AT THE UNDERSIDE OF PARCEL AT TIME OF CONSTRUCTION OF FUTURE HOUSE PER OWNER.

TENTATIVE PARCEL MAP
FOR

AARON & CONNIE JEROME

BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23 & THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 4 EAST, MOUNT Diablo BASE AND MERIDIAN, SUTTER COUNTY, CALIFORNIA

PREPARED BY:
LAUGHLIN AND SPENCE
1008 LIVE OAK BLVD.
YUBA CITY, CA 95991
TEL # 530714
FAX # 530714
11/19/20
SHEET 1 OF 1