

## Sutter County Initial Study

1. **Project title:** Project #U21-0088 (Henson)
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:** Steve Geiger, Senior Planner  
(530) 822-7400 ext. 241
4. **Project sponsor's name and address:**  
Applicant:  
Leonard and Mary Henson  
2689 Colusa Highway  
Yuba City, CA 95993  
  
Property Owner  
Jerome Burk  
2092 Tierra Buena Road  
Yuba City, CA 95993  
  
Engineer/Surveyor:  
George Musallam  
NVES  
1547 Starr Drive, Suite J  
Yuba City, CA 95993
5. **Project Location & APN:** 2092 Tierra Buena Road, Yuba City, CA 95993; APN: 17-064-007
6. **General Plan Designation:** LDR (Low Density Residential)
7. **Zoning Classification:** R-1-A (Single-Family Residential, Agricultural Combining) District
8. **Description of project:** A tentative parcel map to divide a 17.42± acres into two parcels sized 1.50± and 15.92± acres each.  
  
The proposed 1.50± acre residential parcel is currently vacant and will be developed with a single-family residence, a new well, and sewage disposal system. The proposed 15.92± acre parcel is currently developed with a residence, shop building, and individual well and sewage disposal system. An existing driveway from Tierra Buena Road provides access to the existing residence and a new driveway will serve the proposed residence on the 1.50± acre parcel. Each proposed parcel will front Tierra Buena Road, which is a County maintained road.
9. **Surrounding land uses and setting:** Surrounding properties to the west and south are developed primarily with residences. Properties to the north and east are mostly agricultural with scattered residences. The city limits of Yuba City are located approximately 150 feet west of the subject property.  
  
North: Walnut orchard, residences; South: Residences; East: Agricultural; West: Residences.
10. **Other public agencies whose approval is required:** 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? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?** The County initiated Assembly Bill 52 (AB 52) consultation through distribution of letters to the seven (7) Native American tribes provided by the Native American Heritage Commission (NAHC). While none of the Native American tribes requested consultation with the County, comments were received from the United Auburn Indian Community of the Auburn Rancheria (UAIC) requesting that two mitigation measures be included with the project to address the evaluation and treatment of inadvertent/unanticipated discoveries of potential tribal cultural resources (TCRs), archaeological, or cultural resources during ground disturbing activities. These measures are discussed under the Tribal Cultural Resources section of this initial study.

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

**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:**

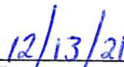
CEQA allows a project proponent to make revisions to a project, and/or to agree and comply with, mitigation measures that reduce the project impacts such that the project will not have a significant effect on the environment. CEQA Guidelines Section 15064.

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.

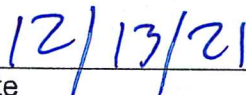
  
\_\_\_\_\_  
Signature of Applicant/Representative

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Steve Geiger  
Senior Planner

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Neal Hay  
Environmental Control Officer

  
\_\_\_\_\_  
Date

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**I. AESTHETICS.**

Except as provided in Public Resources Code Section 21099, would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

**Responses:**

a) **No 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. This project will create a 1.50± acre residential parcel that will be developed with a future residence. Construction of a residence on this proposed parcel will not have a substantial adverse effect on a scenic vista. 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. As a result, this project will not substantially alter any scenic vista and no impact is anticipated.

b) **No impact.** This 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. As there are no scenic highways located in Sutter County, no impact is anticipated.

c) **No impact.** The proposed project is located within the Yuba City Sphere of Influence (SOI), approximately 150 feet east of the city limits and is therefore located within an urbanized area. . The project will not conflict with the applicable R-1-A zoning or any other regulations governing scenic quality. This project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings and no impact is anticipated.

d) **No 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 moderate to low

levels of ambient lighting predominately from agricultural and rural residential uses. The project will result in the creation of a 1.50+ acre residential parcel that will be developed with a future residence. This residence will have residential outdoor lighting that is typical of residences located on properties to the west and south. No impact is anticipated.

(County of Sutter, General Plan Technical Background Report. 2008)  
 (County of Sutter, Zoning Code. 2021)

**II. AGRICULTURE AND FORESTRY RESOURCES.**

In determining whether 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 the project:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" 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"/> |
| 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?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

## Responses:

a) **Less than significant impact.** The subject property is zoned R-1-A (Single-Family Residential, Agricultural Combining) District and has been committed to Low Density Residential (2 to 8 dwelling units/gross acre) by the General Plan since 1996. The conversion of the project area to Low Density Residential use was previously analyzed in the 2015 General Plan EIR (adopted in 1996) and this residential designation remained in place with the adoption of the current 2030 General Plan. As shown on the 2018 Sutter County Important Farmland map, the subject parcel contains "Farmland of Statewide Importance." While the project will result in creation of a 1.50± acre residential parcel that will be developed with a future residence, the proposed 15.92± acre parcel will retain a residence and remain available for the existing orchard or other agricultural use. The amount of Farmland of Statewide Importance (Farmland) to be converted to a non-agricultural use is considered minor, resulting in a less than significant impact.

b) **No impact.** This project will not conflict with existing zoning for agricultural uses or a Williamson Act contract. The project site is located within the R-1-A (Single-Family Residential, Agricultural Combining) District and is not encumbered by a Williamson Act contract. No impact is anticipated.

c) **No impact.** This 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)), because the project site and surrounding area does not contain forest land. The project site is not zoned for forest land or timberland nor is it adjacent to land that is zoned for forest land or timberland. This project is located in the Sacramento Valley, a non-forested region. No impact is anticipated.

d) **No Impact.** This project will not result in the loss of forest land or conversion of forest land to a non-forest use because of its location within Sutter County. This area of Sutter County is located on the valley floor of California's Central Valley, and, as such, does not contain forest land. No impact is anticipated.

e) **Less than significant impact.** The subject property is zoned R-1-A (Single-Family Residential, Agricultural Combining) District and has been committed to Low Density Residential (2 to 8 dwelling units/gross acre) by the General Plan since 1996. The conversion of the project area to Low Density Residential use was previously analyzed in the 2015 General Plan EIR (adopted in 1996) and this residential designation remained in place with the adoption of the current 2030 General Plan. While the project will result in creation of a 1.50± acre residential parcel that will be developed with a future residence, the proposed 15.92± acre parcel will retain a residence and remain available for the existing orchard or other agricultural use. 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. Existing agricultural uses onsite and in the vicinity will continue. The conversion of the 1.50± acre portion of the property to a residential parcel is considered minor and therefore, a less than significant impact is anticipated.

(California Dept. of Conservation, Farmland Mapping and Monitoring Program. 2018)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**III. AIR QUALITY.**

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

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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.

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. Since this project will result in the creation of only one, 1.50± acre parcel to be developed with a residence, it will not trigger this threshold of significance and as such, a less than significant impact is anticipated upon air quality.

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

**IV. BIOLOGICAL RESOURCES.**

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 (CNDDDB) is a positive-sighting database managed by CDFW. According to the CNDDDB, the subject property area may contain veiny monardella and Hartweg's golden sunburst.

Although the subject parcel is not agriculturally zoned, it has historically been used agriculturally as these uses are allowed to occur. The subject parcel has been extensively disturbed due to the existing orchard agricultural use. The project proposes a 1.50± acre residential parcel along the

southeast corner of the property that has been previously planted in orchard. The remaining 15.92± acre parcel will retain a residence and remain available for the existing orchard or other agricultural use. Given the subject parcel's existing agricultural use, it is unlikely that veiny monardella and Hartweg's golden sunburst are present on the site. A less than significant impact is anticipated.

b) **No 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. There are no streams, rivers or other riparian habitat in the immediate vicinity of the subject property and therefore, no impact is anticipated.

c) **No 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, as there are no wetlands located on site. No impact is anticipated.

d) **No 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. There are no streams, rivers or other riparian habitat in the immediate vicinity of the subject property, or other habitat that would provide migratory wildlife corridors. No 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. According to the application, there are no oak trees located on the property, so no impact is 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 a plan has not been adopted that affects this project site. As a result, no impacts are anticipated.

(County of Sutter, General Plan Technical Background Report. 2008)  
 (California Department of Fish and Wildlife, California Natural Diversity Database)  
 (U.S. Fish and Wildlife Service, National Wetlands Inventory, 2020)

**V. CULTURAL RESOURCES.**

Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) **Less than significant impact.** The proposed project will not cause a substantial adverse change in the significance of a historical resource or archaeological resource pursuant to §15064.5. Also, this project will not disturb any human remains, including those interred outside of dedicated cemeteries. In Section 4.6 of the General Plan Technical Background Report, Figure 4.6-1 does not list the property as being a historic site. There are no unique features or historical resources located on the project site and the property is not located near a cemetery. The project site is not located within the vicinity of the Bear River, Sacramento River, or Feather River. There is no evidence on the project site indicating that historical or archaeological resources exist. The property has been extensively disturbed to varying depths due to agricultural uses. Aside from an existing residence and a shop building, the project site consists of land planted with a walnut orchard and this use is not anticipated to change. This project will create a 1.50+ acre residential parcel along the southeast corner of the property that will be developed with a future residence. A less than significant impact to cultural resources is anticipated.

California Health and Safety Code §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 (NAHC) within 24 hours.

Public Resources Code §5097.98 states that whenever the NAHC 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 descendants 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 Technical Background Report. 2008)

**VI. ENERGY.**

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 create a 1.50± acre residential parcel along the southeast corner of the property that will be developed with a future single-family residence, consistent with existing General Plan density, that will be required to comply with California's energy codes (Title 24) at the time a building permit for a new dwelling is applied for. A less than significant impact is anticipated.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VII. GEOLOGY AND SOILS.</b>				
Would the project:				
a) Directly or indirectly cause 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 Zoning 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"/>
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 direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<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 and is not in an area where any documented faults exist. Therefore, the potential for earthquakes, liquefaction, or landslides is unlikely and a less than significant impact is anticipated.

b) **Less than significant impact.** This project will not result in substantial soil erosion or the loss of topsoil. According to the USDA Soil Conservation Service, Soil Survey of Sutter County, California, on-site soil consists of Conejo-Tisdale complex, 0 to 2 percent slopes. This soil is unlikely to cause erosion because the General Plan Technical Background Report indicates that soils with a 0 to 9 percent slope have slight erodibility. This project will create a 1.50± acre residential parcel along the southeast corner of the property that will be developed with a future residence. All future construction onsite will separately be required to obtain the appropriate permitting through the Development Services Department. As a result, a less than significant impact is anticipated.

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 in b) above, soil at the site has a 0 to 2 percent slope. The General Plan Technical Background Report indicates that soils with a 0 to 9 percent slope have slight erodibility. In addition, the project is not located in the Sutter Buttes, the only area identified by the Technical Background Report as having landslide potential. A less than significant impact is anticipated.

d) **Less than significant impact.** This project is not located on expansive soil creating substantial direct or indirect risks to life or property. The County soil survey indicates the soils present have a low to moderate shrink-swell potential. Future construction of a single-family residence on the proposed 1.50± acre residential parcel will be required to comply with the 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 Building Inspection Division of Development Services will implement these standards as part of the building permit process. 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 site are located outside the city limits of Yuba City and rely on the use of onsite septic tanks and leach field systems for the disposal of wastewater. Soil testing was completed on the project site by the Development Services Environmental Health Division and it was determined there is sufficient land on the parcel sizes proposed to accommodate a new septic system. Additionally, the Environmental Health Division has required that a note be placed on the parcel map to be recorded map stating the Minimum Usable Sewage Disposal Area (MUSDA) layout for the proposed 1.50± acre residential parcel (Parcel 1) is on file with the Sutter County Environmental Health Division. The MUSDA shall remain unimproved and reserved exclusively for on-site wastewater disposal and any modification to the MUSDA must be approved by the Sutter County 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 will create a 1.50± acre residential parcel that will be developed with a future single-family residence. A less than significant impact is anticipated.

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

(USDA Natural Resources Conservation Service, Soil Survey of Sutter County, California. 1988)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VIII. GREENHOUSE GAS EMISSIONS.</b>				
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 was 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 (CO<sub>2</sub>e) emissions are from CEQA projects that exceed 3,000 metric tons CO<sub>2</sub>e per year. Both cumulatively and individually, projects that generate less than 3,000 metric tons CO<sub>2</sub>e 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 CO<sub>2</sub>e is applicable to Sutter County. Sutter County has concluded that projects generating less than 3,000 metric tons of CO<sub>2</sub>e 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.

The proposed project will result in the creation of a 1.50+ acre residential parcel that will be developed with a single-family residence, the density of which was previously analyzed by the 2015 General Plan EIR that was adopted in 1996. 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 is well below this threshold, 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.)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IX. HAZARDS AND HAZARDOUS MATERIALS.</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 or excessive noise 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. The Development Services Environmental Health Division is the Certified Unified Program Agency (CUPA) for Sutter County with responsibility for the administration of the “Unified Hazardous Waste and Hazardous Materials Management Regulatory Program” (Unified Program). All uses involving the storage and handling of hazardous materials are monitored by CUPA. CUPA has reviewed this project and stated that they had no comments. The property is

currently developed with a single-family residence, a shop building, and a walnut orchard that is anticipated to remain. This project will create a 1.50± acre residential parcel that will be developed with a residence. This project does not involve the routine transport, use, or disposal of hazardous materials. As a result, a less than significant impact is anticipated.

c) **Less than significant 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. Tierra Buena Elementary School is located less than one-quarter mile south of the project site. The project will create a 1.50± acre residential parcel that will be developed with a residence. A less than significant impact is anticipated.

d) **No impact.** This project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5. As a result, the project will not create a hazard to the public or the environment; therefore, no impact is anticipated.

e) **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; therefore, this project will not result in a safety hazard or excessive noise for people residing or working in the project area. The nearest public airport is the Sutter County Airport, which is located approximately 3.5 miles southeast of the project site. Due to the project's distance from public airports, a less than significant impact is anticipated.

f) **Less than significant impact.** This project will not impact the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan because the project site has adequate frontage on Tierra Buena Road, which is of sufficient size to not impede any necessary emergency responses. This proposed project does not pose a unique or unusual use or activity that would impair the effective and efficient implementation of an adopted emergency response or evacuation plan. A less than significant impact is anticipated.

g) **Less than significant impact.** This project will not expose people or structures, either directly or indirectly, 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 wild fires since much of the areas inside the levees are left in a natural state, thereby allowing combustible fuels to accumulate over long periods of time. Since this property is not located in the Sutter Buttes or "river bottom" areas, a significant risk of loss, injury, or death associated with wildland fires as a result of the proposed project is not anticipated and is considered less than significant.

(County of Sutter, General Plan Technical Background Report. 2008)  
 (California Department of Toxic Substances Control, Hazardous Waste and Substances Site List - Site Cleanup (Cortese List). 2019)

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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:				
i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 off-site;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 or otherwise substantially degrade surface or ground water quality. This project will create a 1.50± acre residential parcel that will be developed with a residence. The Development Services Environmental Health Division reviewed this project and determined the proposed parcel has a sufficient area to support an additional septic and replacement area. Environmental Health has requested that a condition be added to the project in the form of a note on the recorded parcel map stating the Minimum Usable Sewage Disposal Area (MUSDA) layout for the proposed 1.50± acre residential parcel (Parcel 1) is on file with the Sutter County Environmental Health Division. The MUSDA shall remain unimproved and reserved exclusively for on-site wastewater and any modification to the MUSDA must be approved by the Sutter County Environmental Health Division. This project is not expected to violate water quality standards or waste discharge requirements. Compliance with applicable requirements and water quality standards for the development of a new septic system and onsite well will minimize the project's impact to water quality. A less than significant impact is anticipated.

b) **Less than significant impact.** This project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede

sustainable groundwater management of the basin. This project will create a 1.50± acre residential parcel that will be developed with a residence. Water is currently supplied to the existing residence by an on-site well and a new on-site well is proposed to serve the new residence. Construction of this future well will be required to obtain permits from the Environmental Health Division. This project is not anticipated to substantially increase the amount of water used onsite beyond what is currently used. As a result, a less than significant impact is anticipated.

c) **Less than significant impact with mitigation incorporated.** This 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 project site is not located within a flood zone designated by the Federal Emergency Management Agency (FEMA). The proposed project will not substantially alter the drainage in the area because there are no streams or rivers in the area that would be altered by the project. However, it is anticipated that grading and paving of the proposed 1.50± acre residential parcel, associated with future development, will occur and may result in some degree of alteration.

New development on the proposed 1.50± acre residential parcel is required to address its drainage impacts by retaining runoff on-site so that post-development flows do not exceed pre-development levels. The project engineer has provided preliminary drainage calculations for the project to the Development Services Engineering Division for review. These calculations demonstrate the site is capable of accommodating drainage created by the project including peak 10 and 100 year storm capacity without impacting neighboring properties. This is a requirement of Section 9 (Storm Drainage), of the Sutter County Improvement Standards. The preliminary drainage plan has been determined to be prepared consistent with County standards.

The tentative parcel map has identified the location of a proposed drainage ditch for the proposed 1.50± acre residential parcel (Parcel 1) located near the proposed north property line. This drainage ditch will serve as a detention basin that will hold drainage water and release it at a rate that does not exceed existing drainage off the site. The applicant will be required to conduct a final drainage study to address specific detention and drainage needs prior to map recordation and construct the private onsite drainage ditches/basins as determined by the final drainage study. Additionally, a grading permit will be required prior to any grading for storm water retention ditches/basins. To ensure that a less than significant impact occurs, the following Mitigation Measures are included:

**Mitigation Measure No. 1 (Hydrology and Water Quality): DRAINAGE STUDY, GRADING AND CONSTRUCTION.** Prior to recordation of a map, issuance of a building, grading or encroachment permit, the applicant shall obtain approval from the Director of a drainage study that reflects final design conditions for the proposed project per County Standards. The Drainage Study shall be completed and stamped by a Professional Engineer and determined by the County to be comprehensive, accurate, and adequate. (SCIS Section 9)

All impacts to the site must be mitigated in the project area or lands acquired for mitigation by the project. Any Grading or Site Improvements shall be done per an approved plan and in accordance with Sutter County Development Standards. Plans shall be reviewed and approved for construction by the Director of Development Services prior to the start of construction.

**Mitigation Measure No. 2 (Hydrology and Water Quality): PRIVATE DRAINAGE IMPROVEMENTS.** Prior to recordation of the map, the applicant shall construct private onsite drainage ditches/basins that provide storm water retention/detention per a County approved Drainage Study for this project. Owner shall limit maximum discharge rates, where applicable, to pre-project "existing" conditions for peak 10 and 100 year storms per an approved onsite drainage study for the project. The drainage ditches/basins shall not be connected to the roadside swales. The applicant must obtain a grading permit from the County prior to any grading for storm water retention/detention ditches or basins. The applicant shall provide an as-built drawing of the drainage improvements that is stamped and signed by a licensed engineer verifying that what was constructed complies with the approved plan for the site.

**PRIVATE DRAINAGE FACILITIES MAINTENANCE AGREEMENT.** The property owner shall enter into an agreement with Sutter County committing the property owner and all successors in interest to maintain the private drainage facilities (including on-site peak flow attenuation basins) in perpetuity in a manner to preserve storage capacity, drainage patterns, ultimate discharge points and quantities, and water quality treatment controls for stormwater discharges as identified in the drainage study and approved by Sutter County.

With these mitigation measures incorporated into the project, 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. This project will create a 1.50± acre residential parcel that will be developed with a residence. The project site is not located within a flood zone designated by the Federal Emergency Management Agency (FEMA). 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.** This 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. No impact is anticipated.

(California Department of Water Resources (DWR), California's Groundwater – Bulletin 118 (Update 2003). 2003)  
 (County of Sutter, General Plan Technical Background Report. 2008)  
 (Federal Emergency Management Agency, Flood Insurance Rate Map. 1988)

**XI. LAND USE AND PLANNING.**

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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?

**Responses:**

a) **No impact.** This project will not physically divide an established community. While the subject property is located within the Yuba City Sphere of Influence and approximately 150 feet east of the city limits, the project will result in the creation of only one additional 1.50± acre residential parcel along the southeast portion of the existing 17.42± acre parcel. Construction of a residence on this proposed parcel will not physically divide an established community in an area already zoned for such development. Additionally, this project will not result in a physical barrier that will divide a community, so no impacts are anticipated.

b) **No impact.** This project will not conflict with an applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Creation of the proposed 1.50± acre residential parcel is consistent with the existing Low Density Residential (LDR) General Plan designation of the subject property and site zoning. No impacts are anticipated.

(County of Sutter, General Plan 2030. 2011)

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

(County of Sutter, Zoning Code. 2019)

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XII. MINERAL RESOURCES.**

Would the project:

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"/>
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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"/>
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**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. This project will result in the creation of one 1.50± acre residential parcel to be developed with a residence. The General Plan and State of California Division of Mines and Geology Special Publication 132 do not list the site as having any substantial 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.

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

**XIII. NOISE.**

Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 groundborne vibration or groundborne 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 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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 this Low Density Residential designated property were previously analyzed in the 2015 General Plan EIR that as adopted in 1996 and this designation did not change in the 2030 General Plan. Subdividing the property as proposed implements the General Plan as envisioned.

Development of the project and construction of an additional residence 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. 3 (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) **No impact.** This project is not located within the vicinity of a private airstrip, or public use airport and will not result in excessive noise levels for people residing or working in the project area. The nearest private airstrip is located approximately 4.5 miles west of the project site and the nearest public airport is the Sutter County Airport, located approximately 3.5 miles southeast of the project site. This project will not result in construction of any new residences or other construction that would potentially be impacted by noise from this airstrip or airport. No impact is anticipated.

(County of Sutter, General Plan 2030. 2011)

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

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

**Responses:**

a) **No impact.** This project will not induce substantial unplanned population growth in an area, directly or indirectly. This project will create one 1.50± acre residential parcel that will be developed with a residence. The subject property is zoned R-1-A (Single-Family Residential, Agricultural Combining District) and intended for single-family residential development. No impact is anticipated.

b) **No impact.** This project will not displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere. The proposed project will not expand beyond the property boundaries and will not displace any housing or people. No impact is anticipated.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XV. PUBLIC SERVICES.**

Would the project:

a) 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.** The subject property is located within the Yuba City Sphere of Influence, is located within County Service Area (CSA) G, and is provided fire protection by the Yuba City Fire Department. The County has adopted development impact fees to offset potential impacts to fire protection. For new construction within County Service Area (CSA) G, \$1,444.44 will be collected for Fire Protection for construction of a new single-family residence on proposed Parcel 1. The nearest Yuba City fire station is located on Butte House Road, approximately 750 feet west of the subject property. Response time will not be affected by the proposed project. A proposed new driveway to access the proposed 1.50± acre residential parcel that will be developed with a new home will provide an adequate transportation route to reach the project site in the event of a fire. No comments were provided by the Yuba City Fire Department regarding this project. A less than significant impact is anticipated.

ii) **Less than significant impact.** This project will not have a significant impact on police protection. Law enforcement for unincorporated portions of Sutter County is provided by the Sutter County Sheriff's Department and traffic investigation services by the California Highway Patrol. The County has adopted development impact fees to offset potential impacts to police protection. For new construction within County Service Area (CSA) G, \$977.47 will be collected for Sheriff services for construction of a new single-family residence on proposed Parcel 1. The Sheriff's Department has reviewed this project and had no comments. This project is not anticipated to affect response time for law enforcement services. Existing State Highways or County roads will provide adequate transportation routes to reach the project site in the event of an emergency. A less than significant impact is anticipated.

iii) **Less than significant impact.** This project will not have a significant impact on schools. This project will create a 1.50± acre residential parcel that will be developed with a residence. This project is located within the Yuba City Unified School District. The applicant will be required to pay school fees adopted by the school district to offset potential impacts for construction of a new single-family residence on proposed Parcel 1. No comments were provided by the school district regarding this project. A less than significant impact is anticipated.

iv) **Less than significant impact.** This project will not have a significant impact upon parks because it will not generate a need for additional park land or create an additional impact upon existing parks in the region. As part of issuing a building permit for construction of a residence on proposed Parcel 1, 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. In addition, since the subject property is located within County Service Area (CSA) G, it will be required to pay the Yuba City parks and recreation development impact fee. This fee will be \$3,887.75 for construction of a new single-family residence on proposed Parcel 1. This project will not have a significant impact on parks countywide. 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 construction of a new single-family residence on proposed Parcel 1. This project will create a 1.50± acre residential parcel that will be developed with a residence. A less than significant impact is anticipated.

(County of Sutter, Zoning Code. 2019)

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVI. RECREATION.</b>				
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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-b) **Less than significant impact.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated nor will the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. A residence is developed on the existing 17.42± acre parcel and this project proposes to create a 1.50± acre residential parcel that will have the ability to establish an additional home. As part of issuing a building permit for construction of a residence on proposed Parcel 1, 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. In addition, since the subject property is located within County Service Area (CSA) G, it will be required to pay the Yuba City parks and recreation development impact fee. This fee will be \$3,887.75 for construction of a new single-family residence on proposed Parcel 1. There are no existing neighborhood or regional parks in the project vicinity and this project does not propose recreational facilities or require the expansion of existing recreational facilities; therefore, a less than significant impact is anticipated.

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

**XVII. TRANSPORTATION.**

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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.** This 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 mixed residential and agricultural area within the Yuba City Sphere of Influence. The project site is not served by mass transit, as the nearest Yuba-Sutter Transit bus route is located over one-half mile southeast of the subject property at Butte House Road and Harter Road. Given the location of the subject parcel, personal vehicles will be the most likely form of transportation.

The project site fronts Tierra Buena Road which is a County maintained road. An existing driveway from Tierra Buena Road provides access to the existing residence and a new driveway will be added to provide access from Tierra Buena Road to the proposed 1.50± acre residential parcel that will allow an additional home to be established. Tierra Buena Road is classified as an Urban Collector by the Sutter County General Plan Technical Background Report. Based on traffic counts compiled in September 2021 by the Engineering Division of the Development Services Department, the average daily traffic count (ADT) along Tierra Buena Road in the area of the project is 2,985, resulting in a Level of Service (LOS) A. According to Table 3.2-6 of the Technical Background Report, an ADT range of 15,330 – 17,520 is necessary for an urban three-lane roadway to be classified as LOS C.

The proposed project is anticipated to generate approximately 10 additional daily trips to Tierra Buena Road, based on the rate of 9.57 average daily trips for a new residence from the Institute of Transportation Engineers, Trip Generation Manual. This additional amount of traffic is minimal, as a minimum of 15,330 daily vehicle trips is required for the road to be classified as Level of Service (LOS) C. This project will not generate an increase in existing traffic levels resulting in a change to the LOS for Tierra Buena Road. A less than significant impact is anticipated.

b) **Less than significant impact.** This 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 some guidance in that proposed projects resulting in fewer than 110 daily vehicle trips are assumed to have a less than significant vehicle miles traveled 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 10 additional daily vehicle trips. A less than significant VMT impact is therefore anticipated.

c) **Less than significant impact.** This 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). The project site is accessed by Tierra Buena Road, which runs in a straight north-south direction along the frontage of the property. The project will result in the creation of one 1.50± acre residential parcel that will be developed with a residence. Construction of a driveway "tie-in" to Tierra Buena Road for the proposed new parcel will be required to obtain an encroachment permit and comply with the County's adopted improvement standards. No impacts

have been identified by the Development Services Engineering Division or Fire Services indicating an increased hazard will result. A less than significant impact is anticipated.

d) **Less than significant impact.** This project will not result in inadequate emergency access. The project site has adequate frontage along Tierra Buena Road which is a County maintained road. An individual driveway to serve the proposed 1.50± acre residential parcel will be reviewed by both the Fire and Engineering Divisions of Development Services prior to issuance of a building permit to ensure safe access to each site is established. The nearest Yuba City fire station is located on Butte House Road, less than 0.25 mile west of the subject property. A less than significant impact is anticipated.

(Institute of Transportation Engineers, Trip Generation Manual, 7<sup>th</sup> Edition)  
 (County of Sutter, General Plan 2030 Technical Background Report. 2008)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**VIII. TRIBAL CULTURAL RESOURCES.**

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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:

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  Potentially Significant Impact  Less Than Significant with Mitigation Incorporated  Less Than Significant Impact  No Impact

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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.  Potentially Significant Impact  Less Than Significant with Mitigation Incorporated  Less Than Significant Impact  No Impact

**Responses:**

i-ii) **Less than significant impact with mitigation incorporated.** In September 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 the seven (7) Native American tribes provided by the Native American Heritage Commission (NAHC). No requests for consultation were received from Native American tribes during the review period.

While none of the Native American tribes requested consultation with the County, comments were received from the United Auburn Indian Community of the Auburn Rancheria (UAIC) requesting

that two mitigation measures be included with the project to address the evaluation and treatment of inadvertent/unanticipated discoveries of potential tribal cultural resources (TCRs), archaeological, or cultural resources during ground disturbing activities.

**Mitigation Measure No. 4 (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, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with the 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.

When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under CEQA and UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. 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, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs will not take place unless approved in writing by UAIC or by the California Native American Tribe that is traditionally and culturally affiliated with the project area.

**Mitigation Measure No. 5 (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.

With the addition of these mitigation measures, potential impacts to tribal cultural impacts are less than significant.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Responses:**

a) **Less than significant impact.** This project will not 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 because the site development will be served by onsite septic systems, individual wells and private drainage facilities. This project will create one 1.50± acre residential parcel that will be developed with a residence. A less than significant impact is anticipated.

b) **Less than significant impact.** This project will have sufficient water supplies available to serve the project and reasonably foreseeable future development. The proposed project will result in the creation of one 1.50± acre residential parcel that will be developed with a residence. This residence is proposed to be served by an individual well, which will be required to obtain permits from the Environmental Health Division. This project is not anticipated to substantially increase the amount of water used onsite beyond what is currently used. As a result, a less than significant impact is anticipated.

c) **No impact.** This project will not result in a determination by a 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 commitments. This project will create one 1.50± acre residential parcel that will be developed with a residence. This residence will be served by an individual sewage disposal system. Therefore, a demand will not be placed on a local sanitary sewer system and no impact is anticipated.

d-e) **Less than significant impact.** This project will have a less than significant impact on solid waste. Any solid waste from this project will be disposed of through the local waste disposal company 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.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XX. WILDFIRE.</b>				
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 slope, 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. This proposed project will create one 1.50+ acre residential parcel that will be developed with a residence. 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.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to substantially 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 #U21-0088 (Henson)**

Mitigation Measure	Timing	Monitoring Agency
<p><b>Mitigation Measure No. 1 (Hydrology and Water Quality): DRAINAGE STUDY, GRADING AND CONSTRUCTION.</b> Prior to recordation of a map, issuance of a building, grading or encroachment permit, the applicant shall obtain approval from the Director of a drainage study that reflects final design conditions for the proposed project per County Standards. The Drainage Study shall be completed and stamped by a Professional Engineer and determined by the County to be comprehensive, accurate, and adequate. (SCIS Section 9)</p> <p>All impacts to the site must be mitigated in the project area or lands acquired for mitigation by the project. Any Grading or Site Improvements shall be done per an approved plan and in accordance with Sutter County Development Standards. Plans shall be reviewed and approved for construction by the Director of Development Services prior to the start of construction.</p>	<p>Prior to recordation of map, issuance of building, grading, or encroachment permit</p>	<p>Engineering Division, Development Services</p>
<p><b>Mitigation Measure No. 2 (Hydrology and Water Quality): PRIVATE DRAINAGE IMPROVEMENTS.</b> Prior to recordation of the map, the applicant shall construct private onsite drainage ditches/basins that provide storm water retention/detention per a County approved Drainage Study for this project. Owner shall limit maximum discharge rates, where applicable, to pre-project "existing" conditions for peak 10 and 100 year storms per an approved onsite drainage study for the project. The drainage ditches/basins shall not be connected to the roadside swales. The applicant must obtain a grading permit from the County prior to any grading for storm water retention/detention ditches or basins. The applicant shall provide an as-built drawing of the drainage improvements</p>	<p>Prior to recordation of map</p>	<p>Engineering Division, Development Services</p>

Mitigation Measure	Timing	Monitoring Agency
<p>that is stamped and signed by a licensed engineer verifying that what was constructed complies with the approved plan for the site.</p> <p>PRIVATE DRAINAGE FACILITIES MAINTENANCE AGREEMENT. The property owner shall enter into an agreement with Sutter County committing the property owner and all successors in interest to maintain the private drainage facilities (including on-site peak flow attenuation basins) in perpetuity in a manner to preserve storage capacity, drainage patterns, ultimate discharge points and quantities, and water quality treatment controls for stormwater discharges as identified in the drainage study and approved by Sutter County.</p>		
<p><b>Mitigation Measure No. 3 (Noise):</b> 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 construction</p>	<p>Development Services</p>
<p><b>Mitigation Measure No. 4 (Tribal Cultural Resources):</b> If any suspected tribal cultural resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with the 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>During ground disturbing construction activities</p>	<p>Construction Personnel/Development Services</p>

Mitigation Measure	Timing	Monitoring Agency
<p>When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under CEQA and UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. 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, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs will not take place unless approved in writing by UAIC or by the California Native American Tribe that is traditionally and culturally affiliated with the project area.</p>		
<p><b>Mitigation Measure No. 5 (Tribal Cultural Resources):</b> 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.</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>	<p>During ground disturbing construction activities</p>	<p>Development Services</p>

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