

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

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

PROJECT TITLE: Project #U21-0085 (Jelavich)
CONTACT PERSON: Casey Murray, Associate Planner, (530) 822-7400
PROJECT LOCATION: 6660 West Butte Road, Live Oak, CA 95953; on the west side of West Butte Road, approximately one mile north of Pass Road

PROJECT DESCRIPTION: A tentative parcel map to divide 544.5± acres into four parcels to separate agricultural land from a portion dedicated to a waterfowl habitat easement. No changes to the character or use of the property is proposed or anticipated. This project will result in Parcel 1 being 203.5± acres, Parcel 2 being 111.9± acres, Parcel 3 being 54.5± acres, and Parcel 4 being 170.6± acres.

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

PUBLIC REVIEW PERIOD: A 20-day public review period for the Initial Study and proposed Negative Declaration will commence on March 12, 2022 and end on March 31, 2022 for interested and concerned individuals and public agencies to submit written comments on the documents. Any written comments on the Initial Study and proposed Negative Declaration must be received within the public review period. Copies of the Initial Study and proposed Negative Declaration are available for review or purchase at the County address provided above or may be accessed electronically at <https://www.suttercounty.org/government/county-departments/development-services/planning-services/project-notice-and-environmental-documents> .

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

APPEAL DEMOCRAT: Publish one time as a legal ad on Wednesday, March 16, 2022.

**COUNTY OF SUTTER
NEGATIVE DECLARATION**

PROJECT TITLE: Project #U21-0085 (Jelavich)

PROJECT SPONSOR: Hawn Ranch
Attn: Pete Jelavich
P.O. Box 1476
Yuba City CA 95992

PROJECT LOCATION: 6660 West Butte Road, Live Oak, CA 95953; on the west side of West Butte Road, approximately one mile north of Pass Road

ASSESSOR'S PARCEL NOS.: APN: 08-130-012, 08-170-020, 08-190-028, and 08-190-029

PROJECT DESCRIPTION: A tentative parcel map to divide 544.5± acres into four parcels to separate agricultural land from a portion dedicated to a waterfowl habitat easement. No changes to the character or use of the property is proposed or anticipated. This project will result in Parcel 1 being 203.5± acres, Parcel 2 being 111.9± acres, Parcel 3 being 54.5± acres, and Parcel 4 being 170.6± acres.

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

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

An Initial Study has been conducted which found that the project as proposed will not have a significant impact on the environment.



Neal Hay, Director of Development Services
Environmental Control Officer

3/9/2022

Date

Sutter County Initial Study

- 1. Project title:** Project #U21-0085 (Jelavich)
- 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:** Casey Murray, Associate Planner
530-822-7400
- 4. Project sponsor's name and address:** Applicant/Owner:
Hawn Ranch
Attn: Pete Jelavich
P.O. Box 1476
Yuba City, CA 95992
- Engineer/Surveyor:
MHM, Inc.
Attn: Roger Hanlin, P.L.S.
1204 E Street
Marysville, CA 95901
- 5. Project Location & APN:** 6660 West Butte Road, Live Oak, CA 95953; on the west side of West Butte Road, approximately one mile north of Pass Road; APN: 08-130-012, 08-170-020, 08-190-028, and 08-190-029
- 6. General Plan Designation:** AG-40 (Agriculture, 40-acre minimum) and OS (Open Space)
- 7. Zoning Classification:** AG (Agriculture) District

8. Description of project: The proposed project is a tentative parcel map to divide 544.5± acres into four parcels to separate agricultural land from a portion dedicated to a waterfowl habitat easement. No changes to the character or use of the property is proposed or anticipated. This project will result in Parcel 1 being 203.5± acres, Parcel 2 being 111.9± acres, Parcel 3 being 54.5± acres, and Parcel 4 being 170.6± acres.

The property is comprised of approximately 374± acres of walnut orchard and 170± acres of land dedicated to waterfowl habitat. There is one residence at the extreme north end of the property used for the farming operation served by one domestic well and one septic tank/leach field sewage disposal system. There are four additional wells on the property used for agricultural purposes. This project is not associated with any larger project. No construction is proposed or will result with this project. The property is to remain used as it now exists. Public access is provided along the entire easterly boundary by West Butte Road. The property lies along the west side of the Sutter Buttes and drains in a westerly direction into the Butte Sink area.

9. Surrounding land uses and setting: The 544.5± acre project site is located on the west side of West Butte Road, approximately one mile north of Pass Road. The surrounding area is rural in nature. The project site and parcels to the north, west, and south are zoned AG (Agriculture) and parcels to the east are zoned AG-SB (Agriculture-Sutter Buttes Overlay). Surrounding uses consist of orchard farming, fallow farmland, rice farming, and natural habitat. Butte Creek is located approximately 1.25 miles west of the project site and the Sacramento River is located approximately 1.75 miles southwest of the project site.

North: orchard farming and fallow farmland; South: rice farming and natural habitat; East: orchard farming and fallow farmland; West: rice farming, fallow farmland, and natural habitat.

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 seven Native American tribes provided by the Native American Heritage Commission (NAHC). Enterprise Rancheria stated they had no comments regarding this project. Mooretown Rancheria responded and stated that they are not aware of any known cultural resources at this site. United Auburn Indian Community did not wish to consult since there will be no land use changes or ground disturbance as a result of this project. No requests for consultation were received from any Native American tribes during the review period.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

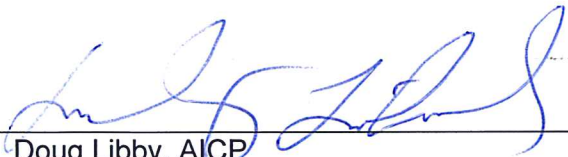
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <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 by 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.



Doug Libby, AICP
Principal Planner

3/7/22

Date



Neal Hay, Director of Development Services
Environmental Control Officer

3/9/2022

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

Responses:

a) **Less than significant impact.** This project will not have a substantial adverse effect on a scenic vista. The General Plan does not inventory any scenic vista on the subject property and there are no scenic vistas proximate to the project site. The General Plan Technical Background Report identifies geographic features such as the Sutter Buttes, Feather River, Sacramento River, and Bear River as scenic resources within the County, which contribute to the County's character. This project is located west of the Sutter Buttes Overlay Zone and is not located in the immediate vicinity of the Bear River, Feather River, or Sacramento River. The Sacramento River is located approximately 1.75 miles southwest of the project site. This project is proposed to separate existing agricultural land from the portion dedicated to a waterfowl habitat easement. No changes to the character or use of the property is proposed or anticipated. As a result, this project will not substantially alter any scenic vista and a less than significant 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) **Less than significant impact.** The proposed project is located in a nonurbanized area and will not substantially degrade the existing visual character or quality of public views of the site and its surroundings. The surrounding area is rural and features mostly orchard farming, fallow farmland, rice farming, and natural habitat. This project is proposed to separate existing agricultural land from the portion dedicated to a waterfowl habitat easement. No changes to the character or use of the property is proposed or anticipated. This project will not substantially

degrade the existing visual character or quality of public views of the site and its surroundings and a less than significant impact is anticipated.

d) **Less than significant impact.** This project will not create a new source of substantial light or glare which will adversely affect day or nighttime views in the area. The area of the project has low levels of ambient lighting predominately from agricultural uses and vehicle headlights on County roads. This project is proposed to separate existing agricultural land from the portion dedicated to a waterfowl habitat easement. No changes to the character or use of the property is proposed or anticipated. No new exterior lighting is proposed with this project. As a result, a less than significant impact is anticipated.

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

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

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

	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"/>

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

Responses:

a) **No impact.** This project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to a non-agricultural use. As shown on the 2018 Sutter County Important Farmland map, the project site is designated as "Prime Farmland", "Unique Farmland," and "Other Land." This project is proposed to separate existing agricultural land from the portion dedicated to a waterfowl habitat easement. No changes to the character or use of the property is proposed or anticipated; therefore, no impacts are anticipated.

b) **No impact.** This project will not conflict with existing zoning for agricultural uses or a Williamson Act contract. The project site and all adjacent properties are located within the AG (Agriculture) District and are not encumbered by a Williamson Act contract. This project is proposed to separate existing agricultural land from the portion dedicated to a waterfowl habitat easement. No changes to the character or use of the property is proposed or anticipated; therefore, a less than significant 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. 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) **No impact.** This project will not involve other changes to the existing environment which could result in the conversion of farmland to a non-agricultural use or conversion of forest land to a non-forest use. This project does not include land being converted from farmland to a non-agricultural use or forest land to non-forest use. The project site is developed with an existing home, accessory building, walnut orchards and wildlife habitat. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. Existing agricultural uses in the vicinity will continue as they do today. No additional impacts are 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

Responses:

a-d) **No impact.** This project will not conflict with any air quality plan or result in a net increase of any criteria pollutant, nor expose sensitive receptors to substantial pollutant concentrations or objectionable odors.

The proposed project is located within the Northern Sacramento Valley Air Basin (NSVAB) and the jurisdiction of the Feather River Air Quality Management District (FRAQMD). Air quality standards are set at both the federal and state levels. FRAQMD is responsible for the planning and maintenance/attainment of these standards at the local level. FRAQMD sets operational rules and limitations for businesses that emit significant amounts of criteria pollutants. This project was circulated to FRAQMD for review and they had no comments. This project is proposed to separate existing agricultural land from the portion dedicated to a waterfowl habitat easement. No changes to the character or use of the property are proposed or anticipated.

According to the FRAQMD 2010 Indirect Source Review Guidelines, Significant Impact Thresholds are triggered by the construction of 130 new single-family residences, 225,000 square feet of new light industrial space, or 130,000 gross square feet of new office space. This project will not trigger this threshold of significance because the purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. No new impacts are anticipated.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, occurrences of several plant and animal species have been located in the vicinity of the project site.

The project site is developed with an existing home, accessory building, walnut orchards and wildlife habitat. The purpose of this project is to divide the property consistent with the existing

2030 General Plan and Zoning requirements to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. This project was circulated to CDFW for review and they did not provide any comments. Since no changes to existing uses will occur, a less than significant impact is anticipated.

b) **Less than significant impact.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS. This project is not anticipated to significantly interfere with riparian habitat or sensitive natural community since this project is proposed to separate existing agricultural land from the portion dedicated to a waterfowl habitat easement. No changes to the character or use of the property are proposed or anticipated. As a result, a less than significant impact is anticipated.

c) **Less than significant impact.** This project will not have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. According to the National Wetlands Inventory of the U.S. Fish and Wildlife Service, freshwater emergent wetlands are located in the southern most portion of the project site. The area that includes the wetlands is dedicated to a waterfowl habitat easement. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. As a result, a less than significant impact is anticipated.

d) **Less than significant impact.** This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of a native wildlife nursery site. This project is not anticipated to significantly interfere with wildlife movement since this project is proposed to separate existing agricultural land from the portion dedicated to a waterfowl habitat easement. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. As a result, a less than significant impact is anticipated.

e) **Less than significant impact.** This project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Sutter County has not adopted a tree preservation ordinance; however, General Plan Policy ER 3.7 is in place to preserve native oak trees when possible through the review of discretionary development projects and activities. While the applicant has indicated that oak trees are located on the project site, The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. Therefore, a less than significant 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, not 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, 2021)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES.				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a-c) **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 shows at least two historical sites are located in the vicinity of the project site. However, this project is proposed to separate existing agricultural land from the portion dedicated to a waterfowl habitat easement. No changes to the character or use of the property are proposed or anticipated. The property is not located near a cemetery. 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.

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

Responses:

a-b) **No 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. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. As a result, no new impacts are anticipated.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS.				
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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of 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 located along the west side of the base of the Sutter Buttes and the site slopes gradually to the west. This project will not exacerbate existing seismic hazards in the region. This project is proposed to separate existing agricultural land from the portion dedicated to a waterfowl habitat easement. No changes to the character or use of the property are proposed or anticipated. No construction is proposed or will result with this project. Therefore, the potential for earthquakes, liquefaction, or landslides is unlikely and a less than significant impact is anticipated.

b) **No impact.** This project will not result in substantial soil erosion or the loss of topsoil because the purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements with no specific development proposed. The purpose of the proposed project is to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. According to the USDA Soil Conservation Service Soil Survey of the County, on-site soils consist primarily of Olashes sandy loam, frequently flooded, 0 to 2 percent slopes. This soil is not classified as a prime agricultural soil. The General Plan Technical Background Report indicates that soils with a 0 to 9 percent slope have slight erodibility. A less than significant impact is anticipated.

c) **No impact.** This project is not located on a geological unit or soil that is unstable, or that would become unstable because of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. As stated above in b), soils at the site have a 0 to 2 percent slope with only a slight hazard of water erosion. The General Plan Technical Background Report indicates that soils with a 0 to 9 percent slope have slight erodibility. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. No new impacts are 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 soil types on the project site, as stated above in b), have a low to high shrink-swell potential. Any future construction on proposed Parcels 1, 2 and 3 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 will implement these standards as part of any future building permit process. Proposed Parcel 4 is encumbered with a California Waterfowl Habitat easement that will not have development occur. A less than significant impact is anticipated.

e) **Less than significant impact.** This project does not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. Properties in the area of the project rely on the use of onsite septic tanks and leach field systems for the disposal of wastewater, as there is no sewer system available in the area.

There is an existing residence at the north end of the property (Proposed Parcel 1) used for the farming operation and it is served by a domestic well and onsite septic system. The proposed parcels are sufficiently large as to not trigger the requirement for additional soil testing at this time. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements with no specific development proposed. The purpose of the proposed project is to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. Should any future use require the need for a septic system, additional soil testing will be required, and the system will need to be designed by an authorized professional and installed under permit from the Environmental Health Division. As a result, 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 this project. This project is proposed to separate existing agricultural land from the portion dedicated to a waterfowl habitat easement. No changes to the character or use of the property are proposed or anticipated. A less than significant impact is anticipated.

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

(USDA Soil Conservation Service, Sutter County Soil Survey. 1988)

VIII. GREENHOUSE GAS EMISSIONS.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. The Sutter County Climate Action Plan (CAP) was prepared and adopted in 2010 as part of the General Plan to ensure compliance with AB 32, also known as the Global Warming Solutions Act. Sutter County’s CAP includes a GHG inventory, an emission reduction target, and reduction measures to reach the target. The CAP also includes screening tables used to assign points for GHG mitigation measures. Projects that achieve 100 points or more do not need to quantify GHG emissions and are assumed to have a less than significant impact.

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

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

Sutter County has concluded that projects generating less than 3,000 metric tons of CO₂e per year are not required to be evaluated using Sutter County’s screening tables (Greenhouse Gas Pre-Screening Measures for Sutter County, 2016). Such projects require no further GHG emissions analysis and are assumed to have a less than significant impact.

The project site is currently developed with a dwelling, accessory structure, walnut orchards and natural habitat. These uses are pre-screened out because they have been determined not to exceed 3,000 metric tons of CO₂e per year. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements with no additional

development proposed. The purpose of the proposed project is to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. The proposed project will not result in new uses that would result in more than 3,000 metric tons of CO₂e per year. As a result, a less than significant impact is anticipated.

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

(County of Sutter, General Plan Technical Background Report. 2008)
 (County of Sutter, General Plan 2030 Climate Action Plan. 2011)
 (County of Sutter, Greenhouse Gas Pre-Screening Measures for Sutter County. June 28, 2016.)
 (Sacramento Valley Air Quality Engineering and Enforcement Professionals (SVAQEPP), Northern Sacramento Valley Planning Area 2015 Triennial Air Quality Attainment Plan. 2015)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS.				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of 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	<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
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?				
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 because none are proposed. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements with no additional development proposed. The purpose of the proposed project is to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. This project does not involve the use, transport, or disposal of hazardous materials. The proposed project does not propose or facilitate any activity involving significant use, transport, or disposal of hazardous materials as part of the self-storage use. As a result, no impacts are anticipated.

c) **No impact.** This project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school because the nearest schools are Sutter High School and Brittan Elementary. Both schools are located a minimum of 7.9 miles easterly of the project site within the Rural Planned Community of Sutter. No impacts are 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) **No 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 either the Colusa County or Sutter County airports which are a considerable distance away from this very rural project site (greater than 5-miles from each). Due to the project's distance from these facilities, no impacts are 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 each proposed lot has adequate frontage on West Butte Road, which is of sufficient size to not impede 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. No new driveways are proposed as part of this project. 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 wildfires 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. This project site is not located in either of those designated areas. The property is developed with a home, accessory structure, walnut orchards and wildlife habitat. 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). 2021)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY.				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk	<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
release of pollutants due to project inundation?				
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) **No impact.** This project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. The property is developed with an existing home, accessory building, walnut orchards and wildlife habitat. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements with no additional development proposed. The purpose of the proposed project is to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed as part of this project and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. No additional impacts beyond what exists today on the property are anticipated.

b) **No 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. The General Plan Technical Background Report indicates the property is provided with groundwater by the North American Subbasin. The project site is not located in an area that is served by a public water provider. Water is provided by an existing on-site domestic well located on proposed Parcel 1. The property is developed with an existing home, accessory building, walnut orchards and wildlife habitat. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements with no additional development proposed. The purpose of the proposed project is to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed as part of this project and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result.

c) **Less than significant impact.** This project will not 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 result in substantial erosion or siltation on or off site or substantially increase the rate or amount of surface runoff in a manner resulting in flooding on or off-site. This project will also not contribute runoff water which will exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff or impede or redirect flood flows.

The project site is located within Flood Zone “A” according to Flood Insurance Rate Map (FIRM) No. 0603940840F and 0603940025B, dated April 4, 1988, issued by the Federal Emergency Management Agency (FEMA). Flood depths vary across the project site but can be as deep as 10 feet.

The property is developed with an existing home, accessory building, walnut orchards and wildlife habitat. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements with no additional development proposed. The purpose of the proposed project is to separate agricultural land from that portion that is dedicated

to waterfowl habitat through a conservation easement. No new development is proposed as part of this project and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result.

d) **Less than significant impact.** This project will not risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones. Although the project site is within a FEMA designated flood zone, the purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements with no additional development proposed. The purpose of the proposed project is to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed as part of this project and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result.

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. 2015)

XI. LAND USE AND PLANNING.

Would the project:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Responses:

a) **No impact.** This project will not physically divide an established community because the project is located outside the Live Oak and Yuba City spheres of influence and the County’s recognized rural communities. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements with no additional development proposed. The purpose of the proposed project is to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed as part of this project and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. This project will not result in a physical barrier that will divide a community, so no impact is anticipated.

b) **Less than significant 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 because this project involves the necessary entitlements to allow for this project. As discussed previously, the purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements with no additional development proposed. The purpose of the proposed project is to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed as part of this project and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. A less than significant impact is anticipated.

(County of Sutter, General Plan 2030. 2011)

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

(County of Sutter, Zoning Code. 2021)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

a-b) **No impact.** This project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state or the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. The 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)

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII. NOISE.

Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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-b) **No impact.** This project will not result in a substantial temporary or permanent increase in ambient noise levels in the project vicinity in excess of standards established in the local general plan or noise ordinances, or applicable standards of other agencies. This project will also not result in excessive ground borne vibration or ground borne noise levels. The Sutter County General Plan Noise Element provides a basis for local policies to control and abate environmental noise and to protect the citizens of Sutter County from excessive noise exposure. The Sutter County Noise Ordinance (Article 21.5 of the Zoning Code) establishes standards and procedures to protect the health and safety of County residents from the harmful effects of exposure to excessive, unnecessary, or offensive noise.

The property is developed with an existing home, accessory building, walnut orchards and wildlife habitat. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements with no additional development proposed. The purpose of the proposed project is to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed as part of this project and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result.

c) **No impact.** This project is not located within the vicinity of a private airstrip, public airport, or public use airport; therefore, it will not result in excessive noise levels for people residing or working in the project area. The nearest public airport is the Colusa County and Sutter County airports which are both located more than 10-miles away from the project site. The closest private airstrip is also located over 5-miles southeasterly. Due to the project's distance from these facilities, no impacts are 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
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XIV. POPULATION AND HOUSING.

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. The property is developed with an existing home, accessory building, walnut orchards and wildlife habitat. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements with no additional development proposed in order to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result.

b) **No impact.** This project will not displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements in order to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. No impacts are 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

i) **No impact.** This project will have a less than significant impact upon fire protection that is provided by the Meridian Fire District. The nearest fire station is in the Rural Planned Community of Sutter which is approximately 4.5 miles away. As a result, a less than significant impact is anticipated. The project site is developed with an existing home, accessory building, walnut orchards and wildlife habitat. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. No additional impacts to fire services are anticipated.

ii) **No 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 Sheriff's Department has reviewed this project and had no comments. The project site is developed with an existing home, accessory building, walnut orchards and wildlife habitat. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. No additional impacts to law enforcement services are anticipated.

iii) **No impact.** This project will not have a significant impact on schools because this project will not generate additional demand for school services. The project site is developed with an existing home, accessory building, walnut orchards and wildlife habitat. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. No additional impacts are anticipated.

iv) **No 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. This project will not have a significant impact on parks countywide. This project will not result in any new residences which require park services; therefore, no additional impacts are anticipated.

v) **No impact.** The proposed project is not anticipated to have an impact on other public facilities. The project site is developed with an existing home, accessory building, walnut orchards and wildlife habitat. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. No additional impacts are anticipated.

(County of Sutter, Zoning Code. 2021)

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

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

Responses:

a-b) **No 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. The project site is developed with an existing home, accessory building, walnut orchards and wildlife habitat. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. No additional impacts are 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
XVII. TRANSPORTATION.				
Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines §	<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
15064.3, subdivision (b)?				
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) **No 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 rural area. The project area is not served by mass transit or bicycle paths. There are no designated pedestrian or bicycle routes in the project area. Given the rural location, personal vehicles are the form of transportation in this area.

The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. 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 (VMT) is the most appropriate measure of transportation impacts. VMT refers to the amount and distance of automobile travel attributable to a project. This section also states VMT exceeding an applicable threshold of significance may indicate a significant impact. The County has not adopted a threshold of significance for VMT.

Senate Bill (SB) 743 governs the application of new CEQA guidelines for addressing transportation impacts based on VMT. Because Sutter County has not yet adopted guidelines or policies for dealing with VMT, guidance from the Governor's Office of Planning and Research (OPR) Technical Advisory was employed to evaluate VMT impacts. Screening criteria can be used to quickly identify whether sufficient evidence exists to presume a project will have a less than significant VMT impact without conducting a detailed study. Projects meeting at least one of the criteria below can be presumed to have a less than significant VMT impact, absent substantial evidence that the project will lead to a significant impact.

- **Small Projects:** Defined as a project that generates 110 or fewer average daily vehicle trips.
- **Affordable Housing:** Defined as a project consisting of deed-restricted affordable housing.
- **Local Serving Retail:** Defined as retail uses of 50,000 square feet or less can be presumed to have a less than significant impact.
- **Projects in Low VMT-Generating Area:** Defined as a residential or office project that is in a VMT efficient area based on an available VMT Estimation Tool. The project must be

consistent in size and land use type (i.e., density, mix of uses, transit accessibility, etc.) as the surrounding built environment.

- **Proximity to High Quality Transit.** The directive notes that employment and residential development located within ½ mile of a high-quality transit corridor can be presumed to have a less than significant impact.

The OPR **Small Project** criteria is applicable to this project. This project is not projected to generate any additional VMT beyond what exists today because the purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. As the existing site results in approximately 12 ADT and this is less than the 110 ADT threshold for automobiles, the project's VMT impact can be presumed to be less than significant based on these criteria.

c) **Less than significant impact.** This project will not 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 West Butte Road, which runs generally in a north-south direction along the property's eastern frontage. The project site is developed with an existing home, accessory building, walnut orchards and wildlife habitat. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. 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 West Butte Road, which is a County maintained road. The project site is developed with an existing home, accessory building, walnut orchards and wildlife habitat. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed and no additional impacts beyond those analyzed in the 2030 General Plan EIR will 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
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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

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.

Responses:

i-ii) **Less than significant impact.** In September of 2014, the California Legislature passed Assembly Bill (AB) 52, which added provisions to the Public Resources Code regarding the evaluation of impacts on tribal cultural resources under CEQA, and consultation requirements with California Native American tribes. The County initiated AB 52 consultation through distribution of letters to seven Native American tribes provided by the Native American Heritage Commission (NAHC). No request for consultation or any other comments were received from Native American tribes. The property has been extensively disturbed to varying depths due to agricultural uses and development of the home, driveway and accessory building on the property. There is no evidence on the project site indicating that tribal cultural resources exist. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. A less than significant impact to tribal cultural resources as a result of this project is anticipated.

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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

Responses:

a) **No 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. The project site is developed with an existing home, accessory building, walnut orchards and wildlife habitat. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. No new impacts are anticipated.

b) **No impact.** This project will have sufficient water supplies available to serve the project and reasonably foreseeable future development. The project site is developed with an existing home, accessory building, walnut orchards and wildlife habitat. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. No new impacts are 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 is not located in an area that is served by a wastewater treatment provider. Individual sewage disposal systems are currently the only method of providing sewage disposal for the project area. Therefore, a demand will not be placed on a local sanitary sewer system and no impact is anticipated.

d-e) **No impact.** This project will have a less than significant impact on solid waste. 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 this project. The project site is developed with an existing home, accessory building, walnut orchards and wildlife habitat. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements to separate agricultural land from that portion that is dedicated to waterfowl habitat through a conservation easement. No new development is proposed and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. No new impacts are 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
XX. WILDFIRE.				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

a-d) **No impact.** The subject property is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones; therefore, no impacts are 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 this 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. Mitigation measures have been proposed in the biological resources section to mitigate impacts on biological resources. A mitigation measure is proposed in the cultural resources section to protect possible disturbance of human remains should they be encountered.

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.

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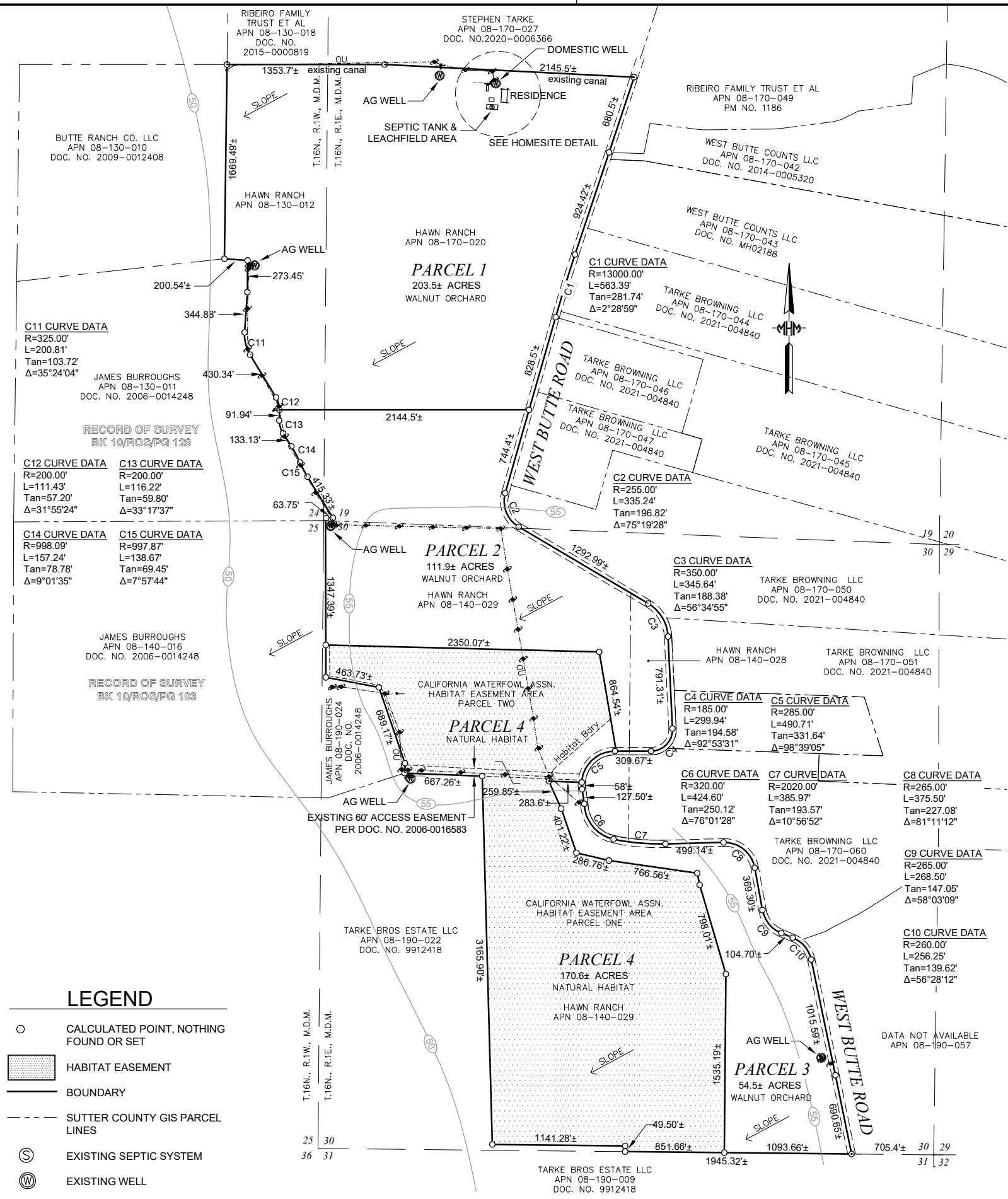
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OWNER:

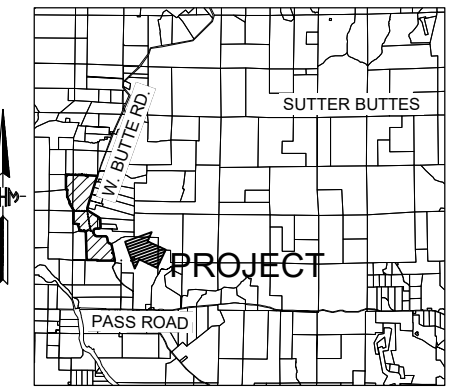
APN 08-130-012, 08-170-020, 08-190-028, 08-190-029
 HAWN RANCH
 P.O. BOX 1476
 YUBA CITY, CA 95992
 PHONE: (530) 682-9402
 ATTN: PETE JELAVICH
 EMAIL: pnuts1@sbcglobal.net

APPLICANT:

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 P.O. BOX 1476
 YUBA CITY, CA 95992
 PHONE: (530) 682-9402
 EMAIL: pnuts1@sbcglobal.net

ENGINEER/SURVEYOR:

MHM, INC.
 1204 "E" STREET
 P.O. BOX "B"
 MARYSVILLE, CA. 95901
 PHONE (530) 742-6485
 ATTN: ROGER HANLIN, PLS
 EMAIL: rhanlin@mhm-inc.com



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

- | | |
|---|--|
| 1. EXISTING GENERAL PLAN USE DESIGNATION:
PROPOSED GENERAL PLAN USE DESIGNATION: | AG-40/OS 08-190-029, 08-190-028 AG-40, 08-170-020 AG-40, 08-130-012 AG-40
TO REMAIN AS EXISTS |
| 2. EXISTING ZONING:
PROPOSED ZONING: | AG
TO REMAIN AS EXISTS |
| 3. EXISTING LAND USE:
PROPOSED LAND USE: | AGRICULTURE & HABITAT EASEMENT
WALNUT ORCHARDS & HABITAT TO REMAIN AS EXISTS |
| 4. FLOOD ZONE: | IN FLOODPLAIN -SPECIAL FLOOD HAZARD AREA (SFHA) |
| 5. SPECIAL RESTRICTIONS: | WILLIAMSON ACT - DEVELOPMENT RIGHTS |
| 6. ENERGY PROVIDERS: | PACIFIC GAS & ELECTRIC COMPANY Ⓞ OU (OVERHEAD UTILITY) |
| 7. EXISTING DRAINAGE:
PROPOSED DRAINAGE: | SURFACE DRAINAGE TO BUTTE CREEK
TO REMAIN AS EXISTS |
| 8. EXISTING WATER SUPPLY:
PROPOSED WATER SUPPLY: | INDIVIDUAL WELL SITES SHOWN Ⓢ (Seasonal HGW 6'± to 24'± well log data)
NO CHANGES ANTICIPATED |
| 9. EXISTING WASTEWATER SERVICE:
PROPOSED WASTEWATER SERVICE: | SITE SPECIFIC SEPTIC SYSTEM SHOWN Ⓣ
NO CHANGES ANTICIPATED |
| 10. COMMUNICATION: | OWNER, APPLICANT & ENGINEER/SURVEYOR TO
RECEIVE ALL COMMUNICATION. |
| 11. ASSESSOR'S PARCEL NUMBERS: | 08-190-029, 08-190-028, 08-170-020 AG-40 & 08-130-012 |
| 12. PROPERTY'S ADDRESS | WEST BUTTE ROAD LIVE OAK, CA 95953 |
| 13. OWNER'S STATEMENT | MULTIPLE FINAL MAPS ARE NOT APPLICABLE

NO EXCEPTIONS TO THE SUBDIVISION ORDINANCE
ARE ANTICIPATED OR REQUESTED |

NOTE: Parcel Map # assigned by Sutter County

**TENTATIVE PARCEL MAP
NO. U21-0085**

FOR
HAWN RANCH

BEING A PORTION OF SECTIONS 24 AND 25, T.16N., R.1W., M.D.M. AND SECTIONS 19
AND 30 T.16N., R.1W., M.D.M. IN THE UNINCORPORATED TERRITORY OF SUTTER
COUNTY, CALIFORNIA

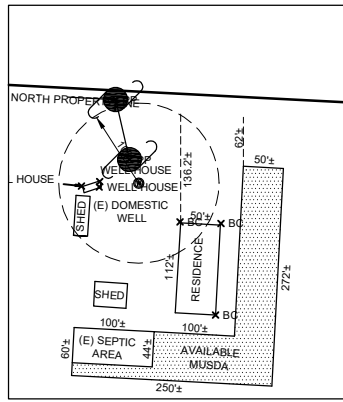
COUNTY OF SUTTER
CALIFORNIA

SEPTEMBER 2021
SCALE 1"= 650'

PREPARED BY: M.H.M. INC., 1204 "E" STREET, MARYSVILLE, CA. 95901
21-621 HAWN RANCH SHEET 1 OF 1

LEGEND

- CALCULATED POINT, NOTHING FOUND OR SET
- ▨ HABITAT EASEMENT
- BOUNDARY
- - - SUTTER COUNTY GIS PARCEL LINES
- Ⓣ EXISTING SEPTIC SYSTEM
- Ⓢ EXISTING WELL



HOMESITE DETAIL
SCALE AS SHOWN