

COUNTY OF SUTTER
MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: Project #U21-0081 (Urbon)

PROJECT SPONSORS: Applicant:
Darlene Urbon
2017 Eager Road, Live Oak, CA 95953

Landowner:
Joseph and Darlene Urbon
2017 Eager Road, Live Oak, CA 95953

Representative:
Jeff Spence
Laughlin and Spence Engineering
1008 Live Oak Blvd., Yuba City, CA 95991

PROJECT LOCATION: 2017 Eager Road, Live Oak, CA 95953

ASSESSOR'S PARCEL NO: 10-220-087

PROJECT DESCRIPTION: A use permit to allow for commercial agricultural equipment repair in the AG (Agriculture) District within an existing 3,750 square foot agricultural shop building on a 1.78-acre parcel served by an existing 20-foot-wide gravel driveway that connects with Eager Road, which is a County maintained road. A total of four (4) parking spaces are proposed on the south side of the existing building for customer vehicles.

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**

Staff has conducted an Initial Study for this project, which revealed that the proposed project will not have a significant impact on the environment.



Neal Hay
Director of Development Services
Environmental Control Officer

APRIL 15, 2022

Date

Sutter County Initial Study

1. **Project title:** Project #U21-0081 (Urbon)
2. **Lead agency name and address:** Sutter County Development Services Department
Planning Division
1130 Civic Center Boulevard
Yuba City, CA 95993
3. **Contact person and phone number:** Steve Geiger, Senior Planner
(530) 822-7400 ext. 241
4. **Project sponsor's name and address:**

Applicant:
Darlene Urbon
2017 Eager Road
Live Oak, CA 95953

Property Owner
Joseph and Darlene Urbon
2017 Eager Road
Live Oak, CA 95953

Engineer/Surveyor:
Jeff Spence
Laughlin and Spence Engineering
1008 Live Oak Blvd.
Yuba City, CA 95991
5. **Project Location & APN:** 2017 Eager Road, Live Oak, CA 95953; APN: 10-220-087
6. **General Plan Designation:** AG-20 (Agriculture, 20-acre minimum)
7. **Zoning Classification:** AG (Agriculture) District
8. **Description of project:** A use permit to allow for commercial agricultural equipment repair in the AG (Agriculture) District within an existing 3,750 square foot agricultural shop building on a 1.78 acre parcel served by an existing 20-foot-wide gravel driveway that connects with Eager Road, which is a County maintained road. A total of four (4) parking spaces are proposed on the south side of the existing building for customer vehicles.
9. **Surrounding land uses and setting:** Surrounding properties are primarily developed with agricultural uses with some scattered residences. Properties to the north and east are mostly agricultural with orchards and scattered residences, and parcels to the south and west have agricultural processing, orchards, and scattered residential uses.

North: Orchards; South: Orchards, agricultural processing; East: Orchards, residences; West: Orchards, residences.
10. **Other public agencies whose approval is required:** None
11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?** The County initiated Assembly Bill 52

(AB 52) consultation through distribution of letters to the seven (7) Native American tribes provided by the Native American Heritage Commission (NAHC). None of the Native American tribes requested consultation with the County.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION

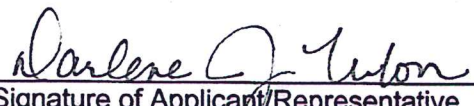
On the basis of this initial evaluation:

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

Applicant Mitigation Agreement:

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

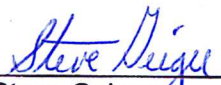
As the applicant/representative for this proposed project, I hereby agree to implement the proposed mitigation measures and mitigation monitoring program identified within this document.



 Signature of Applicant/Representative

4-6-22

 Date



 Steve Geiger
 Senior Planner

4/6/22

 Date



 Neal Hay
 Environmental Control Officer

4/6/2022

 Date

I. AESTHETICS.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Responses:

a) **No impact.** This project will not have a substantial adverse effect on a scenic vista. The General Plan does not inventory any scenic vista on the subject property and there are no scenic vistas proximate to the project site. This project proposes commercial agricultural equipment repair to be conducted in a recently constructed 3,750 square foot agricultural shop building on the subject parcel which will not have a substantial adverse effect on a scenic vista because the General Plan Technical Background Report identifies geographic features such as the Sutter Buttes, Feather River, Sacramento River, Bear River, and the valley’s orchards as scenic resources within the County, which contribute to the County’s character. This project is not located within the Sutter Buttes Overlay Zone and is not located in the immediate vicinity of the Bear River, Feather River, or Sacramento River. As a result, this project will not substantially alter any scenic vista and no impact is anticipated.

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

c) **Less than significant impact.** The proposed project is located approximately 1.25 miles north of the Yuba City Sphere of Influence (SOI), the nearest urbanized area. The project will not conflict with the applicable AG zoning, as the existing building was constructed in compliance with the development standards of the AG District. This project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings because the project site is located within an agricultural area where the proposed use is allowed by use permit and a less than significant impact is anticipated.

d) **Less than significant with mitigation incorporated.** This project will not create a new source of substantial light or glare which will adversely affect day or nighttime views in the area. The area of the project has moderate to low levels of ambient lighting predominately from agricultural and rural residential uses. The project will utilize an existing 3,750 square foot agricultural shop building for commercial agricultural equipment repair. As constructed, this building has wall mounted outdoor security lighting that is typical of similar agricultural buildings located on properties in the surrounding area. The site plan does not indicate any additional outdoor lighting is proposed.

Outdoor lighting for the proposed commercial agricultural equipment repair use of the building, particularly along the south and east sides of the building to illuminate proposed parking area and building entrances, has the potential to impact nearby properties and the Eager Road right-of-way. To address this potential impact, the following mitigation measure is recommended:

Mitigation Measure No. 1 (Aesthetics): All new outdoor lighting related to the commercial agricultural repair use shall not exceed 20 feet in total height and shall be oriented and shielded to direct the light downward onto the property and not spill onto adjacent properties or road rights-of-way. If the County receives lighting complaints, the County reserves the right to require, at the applicant/owner's expense, a photometric plan demonstrating compliance with County standards.

With this mitigation measure incorporated, 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?

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

a) **No impact.** The subject property is 1.78± acres in size, zoned AG (Agriculture) District, and is developed with a residence and a recently constructed 3,750 square foot agricultural shop building. As shown on the 2016 Sutter County Important Farmland map, the subject parcel contains "Farmland of Statewide Importance" in the northwest corner and along the northern portion of the parcel. The majority of the parcel along the east and southeast portion that is developed with the residence, however, is categorized as "Other Land". The building proposed to be used for the commercial agricultural equipment repair already exists today and was constructed to the AG District standards. This proposed project will not result in any additional Farmland of Statewide Importance (Farmland) being converted to a non-agricultural and therefore, no impact is anticipated.

b) **No impact.** This project will not conflict with existing zoning for agricultural uses or a Williamson Act contract. The project site is located within the AG (Agriculture) District which permits commercial agricultural equipment repair with approval of a Use Permit. The project site is not encumbered by a Williamson Act contract. No impact is anticipated.

c) **No impact.** This project does not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)), because the project site and surrounding area does not contain forest land. The project site is not zoned for forest land or timberland nor is it adjacent to land that is zoned for forest land or timberland. This project is located in the Sacramento Valley, a non-forested region. No impact is anticipated.

d) **No Impact.** This project will not result in the loss of forest land or conversion of forest land to a non-forest use because of its location within Sutter County. This area of Sutter County is located

on the valley floor of California's Central Valley, and, as such, does not contain forest land. No impact is anticipated.

e) **No impact.** The subject property is 1.78± acres in size, zoned AG (Agriculture) District, and is developed with a residence and a recently constructed 3,750 square foot agricultural shop building. No agricultural crop is currently being grown on the property. This project will utilize an existing agricultural shop building for commercial agricultural equipment repair and 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. No impact is anticipated.

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

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:

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

Responses:

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

The proposed project is located within the Northern Sacramento Valley Air Basin (NSVAB) and the jurisdiction of the Feather River Air Quality Management District (FRAQMD). Air quality standards are set at both the federal and state levels. FRAQMD is responsible for the planning and maintenance/attainment of these standards at the local level. FRAQMD sets operational rules and limitations for businesses that emit significant amounts of criteria pollutants.

According to the FRAQMD 2010 Indirect Source Review Guidelines, Significant Impact Thresholds are triggered by the construction of 130 new single-family residences, 225,000 square

feet of new light industrial space, or 130,000 gross square feet of new office space. Since this project will permit commercial agricultural repair in an existing 3,750 square foot building, it will not trigger this threshold of significance.

This project was circulated to the Feather River Air Quality Management District (FRAQMD) and they indicated no concerns with regard to air quality. The District provided comments indicating the project is subject to the District's Indirect Source Fee at the commercial rate of \$0.06 per square foot of developed area. Depending on the type of equipment used and/or operational processes carried out at the business, the project may also require a permit to operate from the District. These requirements will be addressed as project conditions of approval. The District also provided a list of local and state regulations applicable to all development that each project must adhere to. A less than significant impact is anticipated to air quality.

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

IV. BIOLOGICAL RESOURCES.

Would the project:

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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

a) **Less than significant impact.** This project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS). The California Natural Diversity Database (CNDDDB) is a positive-sighting database managed by CDFW. According to the CNDDDB, the subject property area may contain veiny monardella and Hartweg's golden sunburst.

The subject property is 1.78± acres in size, zoned AG (Agriculture) District, and is developed with a residence and a recently constructed 3,750 square foot agricultural shop building. Due to the parcel's small size, and since it has been previously disturbed by construction of the residence and agricultural shop building, it is unlikely that veiny monardella and Hartweg's golden sunburst are present on the site. A less than significant impact is anticipated.

b) **No impact.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS. There are no streams, rivers or other riparian habitat in the immediate vicinity of the subject property and therefore, no impact is anticipated.

c) **No impact.** This project will not have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, as there are no wetlands located on site. No impact is anticipated.

d) **No impact.** This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of a native wildlife nursery site. There are no streams, rivers or other riparian habitat in the immediate vicinity of the subject property, or other habitat that would provide migratory wildlife corridors. No impact is anticipated.

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

f) **No impact.** The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan because a plan has not been adopted that affects this project site. As a result, no impacts are anticipated.

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

V. CULTURAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 does not list the property as being a historic site. There are no unique features or historical resources located on the project site and the property is not located near a cemetery. The project site is not located within the vicinity of the Bear River, Sacramento River, or Feather River. There is no evidence on the project site indicating that historical or archaeological resources exist. The property has been extensively disturbed from construction of the existing residence, the 3,750 square foot agricultural shop building, and other site improvements.

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.

Based on this information, a less than significant impact to cultural resources 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
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) **Less than significant impact.** The proposed project will not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation or conflict with or obstruct a state or local plan for renewable energy or energy efficiency. This project will allow for commercial agricultural equipment repair to be conducted within a recently constructed 3,750 square foot agricultural shop building, which has been required to comply with California's energy codes (Title 24). A less than significant impact is 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"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Responses:

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

b) **Less than significant impact.** This project will not result in substantial soil erosion or the loss of topsoil. According to the USDA Soil Conservation Service, Soil Survey of Sutter County, California, on-site soil consists of Conejo-Tisdale complex, 0 to 2 percent slopes. This soil is unlikely to cause erosion because the General Plan Technical Background Report indicates that soils with a 0 to 9 percent slope have slight erodibility. This project will allow for commercial agricultural equipment repair to be conducted within a recently constructed 3,750 square foot agricultural shop building, which was required to obtain the appropriate permitting through the Development Services Department. As a result, a less than significant impact is anticipated.

c) **Less than significant impact.** This project is not located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. As stated in b) above,

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

d) **Less than significant impact.** This project is not located on expansive soil creating substantial direct or indirect risks to life or property. The County soil survey indicates the soils present have a low to moderate shrink-swell potential. The construction of the 3,750 square foot agricultural shop building was required to comply with the adopted California Building Code, specifically Chapter 18 for soils conditions and foundation systems, to address potential expansive soils that may require special foundation design, a geotechnical survey, and engineering for foundation design. The Building Inspection Division of Development Services has implemented these standards as part of the building permit process. A less than significant impact is anticipated.

e) **Less than significant impact.** This project does not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. Properties in the area of the project site are located outside the city limits of Yuba City and rely on the use of onsite septic tanks and leach field systems for the disposal of wastewater. The Development Services Building Division has reviewed the proposed project and determined that a restroom and accessibility (ADA) improvements must be provided for the proposed use. The sewage disposal system that will serve the restroom will be required to meet the permit requirements of the Development Services Environmental Health Division. As a condition of approval, an authorized professional shall design an on-site sewage system for the required restroom facility in the proposed commercial agricultural equipment repair building. With this condition of approval required, a less than significant impact is anticipated.

f) **Less than significant impact.** The proposed project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. There are no known unique paleontological resources or unique geologic features located in the vicinity of the project. This project will allow for commercial agricultural equipment repair to be conducted within a recently constructed 3,750 square foot agricultural building . A less than significant impact is anticipated.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS.				
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

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

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

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

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

The proposed project will allow for commercial agricultural equipment repair to be conducted within a recently constructed 3,750 square foot agricultural building. Based on the GHG Pre-Screening Measures, commercial agricultural equipment repair is "pre-screened out", regardless of size, which means it falls below the 3,000 metric tons threshold. As a result, no further GHG emissions analysis is necessary and a less than significant impact is anticipated.

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

gas emissions. This project will not conflict with the CAP because it was determined to be exempt from its requirements as discussed in Section a) above so a less than significant impact is anticipated.

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

	Potentially Significant Impact	Less Than Significant with Mitigation 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a-b) **Less than significant impact.** This project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or the

creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The proposed commercial agricultural equipment repair use will result in potentially hazardous and flammable liquids being stored within the 3,750 square foot agricultural shop building. The Development Services Environmental Health Division is the Certified Unified Program Agency (CUPA) for Sutter County with responsibility for the administration of the "Unified Hazardous Waste and Hazardous Materials Management Regulatory Program" (Unified Program). All uses involving the storage and handling of hazardous materials are monitored by CUPA.

CUPA has reviewed this project and commented that all activities and use must comply with State and County laws and regulations pertaining to the handling and disposal of all hazardous or acutely hazardous materials. California law requires the owner or operator of a facility to complete and submit a Hazardous Materials Business Plan if the facility handles a hazardous material or mixture containing a hazardous material that has a quantity at any time during the reporting year equal to or greater than 55 gallons for liquid, 500 pounds for solids, or 200 cubic feet for compressed gas. This requirement will be incorporated as a project condition of approval. With this condition required, a less than significant impact is anticipated.

c) **Less than significant impact.** This project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The nearest school is Nuestro Elementary School which is located approximately 1.5 miles west of the project site. A less than significant impact is anticipated.

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

e) **Less than significant impact.** This project is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; therefore, this project will not result in a safety hazard or excessive noise for people residing or working in the project area. The nearest public airport is the Sutter County Airport, which is located approximately 4.75 miles southeast of the project site. Due to the project's distance from public airports, a less than significant impact is anticipated.

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

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

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

(California Department of Toxic Substances Control, Hazardous Waste and Substances Site List - Site Cleanup (Cortese List). 2019)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY.				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

a) **Less than significant impact.** This project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. This project will allow for commercial agricultural equipment repair within an existing and recently constructed 3,750 square foot agricultural shop building. As previously stated, the Development Services Building Division has determined a restroom and accessibility (ADA) improvements must be provided for the proposed use. The Development Services Environmental Health Division reviewed this project and determined the subject 1.78-acre parcel has a sufficient area to support

additional septic and replacement area for this restroom. This project is not expected to violate water quality standards or waste discharge requirements. Compliance with applicable requirements and water quality standards for the development of a new septic system and onsite well will minimize the project's impact to water quality. Environmental Health has requested that a condition be added to the project stating that an authorized professional shall design an on-site sewage system for the required restroom facility in the proposed commercial agricultural equipment repair building. With this condition required, a less than significant impact is anticipated.

b) **Less than significant impact.** This project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. This project will allow for commercial agricultural equipment repair within an existing and recently constructed 3,750 square foot agricultural shop building. Water to serve the restroom for the proposed use will be provided by an existing on-site well located near the northwest corner of the existing agricultural shop building, and the applicant will be required to obtain permits from the Environmental Health Division. This project with the addition of a bathroom is not anticipated to substantially increase the amount of water used onsite beyond what is currently used. As a result, a less than significant impact is anticipated.

c) **Less than significant impact with mitigation incorporated.** This project will not substantially impact the existing drainage pattern of the site or area, cause siltation on- or off-site, alter the existing drainage pattern of the site or area, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site. The project site is not located within a flood zone designated by the Federal Emergency Management Agency (FEMA). The proposed project will not substantially alter the drainage in the area because there are no streams or rivers in the area that would be altered by the project. However, the paved driveway, parking spaces, and circulation area will result in some degree of alteration.

Use of the existing and recently constructed 3,750 square foot agricultural shop building on the subject 1.78-acre parcel is required to address its drainage impacts by retaining runoff on-site so that post-development flows do not exceed pre-development levels. The site plan has identified the location of a proposed 20' x 153' x 2' deep retention pond between the existing residence and the existing 3,750 square foot agricultural shop building. This retention pond will serve as a detention basin to hold drainage water and release it at a rate that does not exceed existing drainage off the site. To ensure that a less than significant impact occurs, the following Mitigation Measures are included:

Mitigation Measure No. 2 (Hydrology and Water Quality): DRAINAGE STUDY, GRADING AND CONSTRUCTION. Prior to issuance of a grading or encroachment permit, the applicant shall obtain approval from the Director of a drainage study that reflects final design conditions for the proposed project per County Standards. The Drainage Study shall be completed and stamped by a Professional Engineer and determined by the County to be comprehensive, accurate, and adequate. (SCIS Section 9)

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

Mitigation Measure No. 3 (Hydrology and Water Quality): PRIVATE DRAINAGE IMPROVEMENTS. Prior to commercial agricultural repair use of the building, the applicant shall construct private onsite drainage ditches/basins that provide storm water retention/detention per a County approved Drainage Study for this project. Owner shall limit maximum discharge rates, where applicable, to pre-project "existing" conditions for peak 10 and 100 year storms per an approved onsite drainage study for the project. The drainage ditches/basins shall not be connected to the roadside swales. The applicant must obtain a grading permit from the County prior to any grading for storm water retention/detention ditches or basins. The applicant shall provide an as-built drawing of the drainage improvements that is stamped and signed by a licensed engineer verifying that what was constructed complies with the approved plan for the site.

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

With these mitigation measures incorporated into the project, a less than significant impact is anticipated.

d) **Less than significant impact.** This project will not risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones. This project will allow for commercial agricultural equipment repair within an existing and recently constructed 3,750 square foot agricultural shop building. The project site is not located within a flood zone designated by the Federal Emergency Management Agency (FEMA). There is no anticipated impact to this project site resulting from tsunamis and seiches because the land is not located adjacent to or near any water bodies of sufficient size to create such situations. A less than significant impact is anticipated.

e) **No Impact.** This project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. There are no currently adopted water quality control plans or sustainable groundwater management plans for the subject area. No impact is anticipated.

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

XI. LAND USE AND PLANNING.

Would the project:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Physically divide an established community?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Responses:

a) **No impact.** This project will not physically divide an established community. The subject property is located outside both the Yuba City and Live Oak Spheres of Influence and is located outside the County's established rural communities. This project will allow for commercial agricultural equipment repair within a recently constructed 3,750 square foot agricultural shop building and will not physically divide an established community in an area already zoned for such development. Additionally, this project will not result in a physical barrier that will divide a community, so no impacts are anticipated.

b) **No impact.** This project will not conflict with an applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. This project will allow for commercial agricultural equipment repair within a recently constructed 3,750 square foot agricultural shop building and with approval of this Use Permit, is consistent with the existing Agriculture, 20-acre minimum (AG-20) General Plan designation and Agriculture (AG) zoning of the subject property. No impacts are anticipated.

(County of Sutter, General Plan 2030. 2011)
 (County of Sutter, General Plan Technical Background Report. 2008)
 (County of Sutter, Zoning Code. 2019)

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

Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

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?

Responses:

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

a recently constructed 3,750 square foot agricultural shop building. 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
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

a) **Less than significant impact with mitigation incorporated.** This project will not result in exposure of persons to, or generation of, noise levels in excess of standards established in the 2030 General Plan or County noise ordinance, or applicable standards of other agencies. Potential noise impacts associated with this Agriculture designated property were previously analyzed in the 2015 General Plan EIR that as adopted in 1996 and this designation did not change in the 2030 General Plan. With approval of this use permit, the use of the property for commercial agricultural equipment repair as proposed implements the General Plan as envisioned.

As stated earlier, this project will allow for commercial agricultural equipment repair within an existing and recently constructed 3,750 square foot agricultural shop building. Since the building has already been constructed, there will not be any significant new sources of noise from building construction. Development of improvements related to the use of the building such as the retention pond, the driveway, and parking area, however, are still needed and could potentially generate significant noise. During construction of these improvements related to the project, noise generated could temporarily increase above the adopted 70 decibels (dB) during the day and 65 dB at night. These instances will be infrequent and only during the construction stage, and the

daily average noise levels will still not exceed the accepted non-transportation standards. In addition, the operation of the project will involve some noise generated by people and vehicular traffic but is anticipated to be less than the noise associated with construction.

Construction activities related to the improvements is considered an intermittent noise impact throughout the construction period of the project only. Noise levels will fluctuate depending upon construction activity, equipment type, and duration of use, and the distance between noise source and receiver.

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

Mitigation Measure No. 4 (Noise): All project related noise-generating construction activities shall be limited to daytime hours between 7:00 a.m. and 6:00 p.m. on weekdays, 8:00 a.m. and 5:00 p.m. on Saturdays, and prohibited on Sundays and holidays unless permission for the latter has been applied for and granted by the County.

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

b) **Less than significant impact.** This project will not result in exposure of persons to or generation of, excessive ground borne vibration or ground borne noise levels. The project will result in the construction or improvements related to the existing and recently constructed 3,750 square foot agricultural shop building. On-site construction may potentially result in a temporary increase in vibration or noise levels; however, once construction is complete, vibration and noise levels are anticipated to return to a level that will not exceed any standards. A less than significant impact is anticipated.

c) **No impact.** This project is not located within the vicinity of a private airstrip, or public use airport and will not result in excessive noise levels for people residing or working in the project area. The nearest private airstrip is located approximately 2.75 miles north of the project site and the nearest public airport is the Sutter County Airport, located approximately 4.75 miles southeast of the project site. This project will not result in construction of any new residences or other construction that would potentially be impacted by noise from this airstrip or airport. No impact is anticipated.

(County of Sutter, General Plan 2030. 2011)

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

XIV. POPULATION AND HOUSING.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 because this project will allow for commercial agricultural equipment repair within an existing and recently constructed 3,750 square foot agricultural shop building on the same property as an existing dwelling unit that will remain. The subject property is zoned AG (Agriculture) and intended for agricultural related development. No impact is anticipated.

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

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

XV. PUBLIC SERVICES.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

i) **Less than significant impact.** The subject property is located within County Service Area (CSA) F and is provided fire protection by Sutter County Fire Services. The County has adopted development impact fees to offset potential impacts to fire protection. For commercial and industrial projects, these fees are based on the building's square footage. For the proposed use of the 3,750 square foot building within County Service Area (CSA) F, \$ 378.38 will be collected for Fire Protection. The nearest Sutter County fire station is located on California Street in the rural planned community of Sutter, approximately 5.75 miles west of the subject property. Response time will not be affected by the proposed project. A proposed new driveway to access the 3,750 square foot agricultural shop building will provide an adequate transportation route to reach the project site in the event of a fire. No comments were provided by Sutter County Fire Services regarding this project. A less than significant impact is anticipated.

ii) **Less than significant impact.** This project will not have a significant impact on police protection. Law enforcement for unincorporated portions of Sutter County is provided by the Sutter County Sheriff's Department and traffic investigation services by the California Highway Patrol. The County has adopted development impact fees to offset potential impacts to police protection. For the proposed use of the 3,750 square foot agricultural shop building within County Service Area (CSA) F, \$293.63 will be collected for Sheriff services. The Sheriff's Department has reviewed this project and had no comments. This project is not anticipated to affect response time for law enforcement services. Existing State Highways or County roads will provide adequate transportation routes to reach the project site in the event of an emergency. A less than significant impact is anticipated.

iii) **Less than significant impact.** This project will not have a significant impact on schools. This project will allow for commercial agricultural equipment repair within an existing and recently constructed 3,750 square foot agricultural shop building. This project is located within the Nuestro School District and the Sutter Union High School District. No comments were provided by the school districts regarding this project. A less than significant impact is anticipated.

iv) **Less than significant impact.** This project will not have a significant impact upon parks because it will not generate a need for additional park land or create an additional impact upon existing parks in the region. This project will allow for commercial agricultural equipment repair within a recently constructed 3,750 square foot agricultural shop building. This project will not have a significant impact on parks countywide. A less than significant impact is anticipated.

v) **Less than significant impact.** There are a limited number of other public facilities in the area that may be impacted by this project; however, potential impacts from the proposed commercial agricultural equipment repair within a recently constructed 3,750 square foot agricultural shop building are not considered significant. A less than significant impact is anticipated.

(County of Sutter, Zoning Code. 2019)

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

XVI. RECREATION.

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

Responses:

a-b) **Less than significant impact.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated nor will the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. This project will allow for commercial agricultural equipment repair within an existing and recently constructed 3,750 square foot agricultural shop building. There are no existing neighborhood or regional parks in the project vicinity and this project does not propose recreational facilities or require the expansion of existing recreational facilities; therefore, a less than significant impact is anticipated.

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

XVII. TRANSPORTATION.

Would the project:

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

Responses:

a) **Less than significant impact.** This project will not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian

facilities. This property is located in a rural, mostly agricultural area with scattered residences located over a mile north of the Yuba City Sphere of Influence. The project site is not served by mass transit, as the nearest Yuba-Sutter Transit bus route is located over one mile southeast of the subject property. Given the location of the subject parcel, personal vehicles will be the most likely form of transportation.

The project site is developed with a residence and the recently constructed 3,750 square foot agricultural building where the proposed commercial agricultural equipment repair will be conducted. The site fronts Eager Road which is a County maintained road. An existing driveway from Eager Road provides access to the existing residence and a new twenty (20) foot wide driveway constructed to meet County Development Standards will be added to provide access to the agricultural equipment repair building. Eager Road is classified as a local road by the Sutter County General Plan Technical Background Report. Based on traffic counts compiled in July 2019 by the Engineering Division of the Development Services Department, the average daily traffic count (ADT) along Eager Road in the area of the project is 1,088, resulting in a Level of Service (LOS) A. According to Table 3.2-6 of the Technical Background Report, an ADT range of 7,000 – 10,600 is necessary for a rural two-lane roadway to be classified as LOS C.

The applicant indicates there will be no off-site employees coming to the site, and so the proposed project is anticipated to generate a maximum of 8 additional daily vehicle trips to Eager Road. This total is based on an assumption of one customer coming to the site each day, one service/supply utility vehicle coming to the site each day, and one other heavy vehicle coming to the site each day. This additional amount of traffic is minimal, as a minimum of 7,000 daily vehicle trips is required for the road to be classified as Level of Service (LOS) C. This project will not generate an increase in existing traffic levels resulting in a change to the LOS for Eager Road, as a traffic level of 1,096 ADT is well below the 7,000 ADT threshold for LOS C. A less than significant impact is anticipated.

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

The County has not adopted a threshold of significance for vehicle miles traveled. Senate Bill 743 provides some guidance in that proposed projects resulting in fewer than 110 daily vehicle trips are assumed to have a less than significant vehicle miles traveled impact. Based on the project generating a maximum of 8 additional vehicle trips per day, as discussed above, a less than significant VMT impact is therefore anticipated.

c) **Less than significant impact.** This project will not substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). The project site is accessed by Eager Road, which runs in a straight west-east direction along the frontage of the property. This project will allow for commercial agricultural equipment repair within a recently constructed 3,750 square foot agricultural building. Construction of a new paved driveway connection to Eager Road for the agricultural repair building will be required to obtain an encroachment permit and comply with the County’s adopted improvement standards. No impacts have been identified by the Development Services Engineering Division or Fire Services indicating an increased hazard will result. A less than significant impact is anticipated.

d) **Less than significant impact.** This project will not result in inadequate emergency access. The project site has adequate frontage along Eager Road which is a County maintained road. An individual driveway to serve the agricultural repair building will be reviewed by the Engineering Division of Development Services prior to commercial use of the building to ensure safe access to the site is established. The nearest Sutter County fire station is located on California Street in the rural planned community of Sutter, approximately 5.75 miles west of the subject property. A less than significant impact is anticipated.

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Responses:

i-ii) **Less than significant impact.** In September 2014, the California Legislature passed Assembly Bill (AB) 52, which added provisions to the Public Resources Code regarding the evaluation of impacts on tribal cultural resources under CEQA, and consultation requirements with California Native American tribes. The County initiated AB 52 consultation through distribution of letters to the seven (7) Native American tribes provided by the Native American Heritage Commission (NAHC). No requests for consultation were received from Native American tribes during the review period.

This project will allow for commercial agricultural equipment repair within a recently constructed 3,750 square foot agricultural building. While a new paved driveway, parking area, and drainage improvements are still proposed to be constructed, significant ground disturbance has already previously occurred through construction of the existing residence and agricultural building. A less than significant impact is anticipated.

XIX. UTILITIES AND SERVICE SYSTEMS.

Would the project:

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

Responses:

a) **Less than significant impact.** This project will not require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects because the site development will be served by onsite septic systems, individual wells and private drainage facilities. This project will allow for commercial agricultural equipment repair within a recently constructed 3,750 square foot agricultural shop building, with no off-site employees proposed. A less than significant impact is anticipated.

b) **Less than significant impact.** This project will have sufficient water supplies available to serve the project and reasonably foreseeable future development. This project will allow for commercial agricultural equipment repair within a recently constructed 3,750 square foot agricultural shop building. This building will be served by an existing onsite well, located near the northwest corner of the building. This project is not anticipated to substantially increase the amount of water used onsite beyond what is currently used. As a result, a less than significant impact is anticipated.

c) **No impact.** This project will not result in a determination by a wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. This project will allow for commercial agricultural equipment repair within a recently constructed 3,750 square foot agricultural shop building. Required restrooms within this building will be served by an individual sewage disposal system. Therefore, a demand will not be placed on a local sanitary sewer system and no impact is anticipated.

d-e) **Less than significant impact.** This project will have a less than significant impact on solid waste. Any solid waste from this project will be disposed of through the local waste disposal company in a sanitary landfill in Yuba County which has sufficient capacity to serve the project. Project disposal of solid waste into that facility will comply with all federal, state and local statutes and regulations related to solid waste. As a result, a less than significant impact is anticipated.

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

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

Responses:

a-d) **Less than significant impact.** The subject property is not located in or near a State responsibility area or lands classified as very high fire hazard severity zones. This project will allow for commercial agricultural equipment repair within a recently constructed 3,750 square foot agricultural building. The project will not substantially impair an adopted emergency response plan or emergency evacuation plan. The project will not exacerbate wildfire risks due to slope, prevailing winds, and other factors, and will not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The project will not require

the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. The project will not expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. A less than significant impact is anticipated.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

Responses:

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

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

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

MITIGATION MONITORING PROGRAM – Project #U21-0081 (Urban)

Mitigation Measure	Timing	Monitoring Agency
<p>Mitigation Measure No. 1 (Aesthetics): All new outdoor lighting related to the commercial agricultural repair use shall not exceed 20 feet in total height and shall be oriented and shielded to direct the light downward onto the property and not spill onto adjacent properties or road rights-of-way. If the County receives lighting complaints, the County reserves the right to require, at the applicant/owner's expense, a photometric plan demonstrating compliance with County standards.</p>	<p>Ongoing</p>	<p>Planning Division, Development Services</p>
<p>Mitigation Measure No. 2 (Hydrology and Water Quality): DRAINAGE STUDY, GRADING AND CONSTRUCTION. Prior to issuance of a grading or encroachment permit, the applicant shall obtain approval from the Director of a drainage study that reflects final design conditions for the proposed project per County Standards. The Drainage Study shall be completed and stamped by a Professional Engineer and determined by the County to be comprehensive, accurate, and adequate. (SCIS Section 9)</p> <p>All impacts to the site must be mitigated in the project area or lands acquired for mitigation by the project. Any Grading or Site Improvements shall be done per an approved plan and in accordance with Sutter County Development Standards. Plans shall be reviewed and approved for construction by the Director of Development Services prior to the start of construction.</p>	<p>Prior to issuance of a grading or encroachment permit</p>	<p>Engineering Division, Development Services</p>
<p>Mitigation Measure No. 3 (Hydrology and Water Quality): PRIVATE DRAINAGE IMPROVEMENTS. Prior to commercial agricultural repair use of the building, the applicant shall construct private onsite drainage ditches/basins that provide storm water</p>	<p>Prior to commercial agricultural repair use of the building</p>	<p>Engineering Division, Development Services</p>

Mitigation Measure	Timing	Monitoring Agency
<p>retention/detention per a County approved Drainage Study for this project. Owner shall limit maximum discharge rates, where applicable, to pre-project "existing" conditions for peak 10 and 100 year storms per an approved onsite drainage study for the project. The drainage ditches/basins shall not be connected to the roadside swales. The applicant must obtain a grading permit from the County prior to any grading for storm water retention/detention ditches or basins. The applicant shall provide an as-built drawing of the drainage improvements that is stamped and signed by a licensed engineer verifying that what was constructed complies with the approved plan for the site.</p> <p>PRIVATE DRAINAGE FACILITIES MAINTENANCE AGREEMENT. The property owner shall enter into an agreement with Sutter County committing the property owner and all successors in interest to maintain the private drainage facilities (including on-site peak flow attenuation basins) in perpetuity in a manner to preserve storage capacity, drainage patterns, ultimate discharge points and quantities, and water quality treatment controls for stormwater discharges as identified in the drainage study and approved by Sutter County.</p>		
<p>Mitigation Measure No. 4 (Noise): All project related noise-generating construction activities shall be limited to daytime hours between 7:00 a.m. and 6:00 p.m. on weekdays, 8:00 a.m. and 5:00 p.m. on Saturdays, and prohibited on Sundays and holidays unless permission for the latter has been applied for and granted by the County.</p>	<p>During construction</p>	<p>Development Services</p>

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