

COUNTY OF SUTTER
MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: Project #U-21-0096 (Gill)

PROJECT SPONSOR: Shawn Gill
251 Shrike Circle
Sacramento CA 95834

PROJECT LOCATION: Located at the southeast corner of the intersection of Pleasant Grove and Sankey Roads, Pleasant Grove CA 95668; Assessor's Parcel 35-170-074

ASSESSOR'S PARCEL NO.: Assessor's Parcel 33-270-075

PROJECT DESCRIPTION: A tentative parcel map to divide 238± acres into three parcels sized 119, 114.42 and 4.58 acres each.

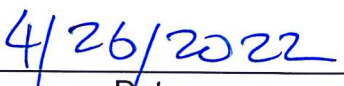
An Initial Study has been conducted by the Environmental Control Officer of the County of Sutter. The Environmental Control Officer finds that this project will not have a significant effect on the environment. The Initial Study is available for public review at the Sutter County Development Services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

STATEMENT OF REASONS TO SUPPORT FINDING
OF MITIGATED NEGATIVE DECLARATION

Staff has conducted an Initial Study for this project, which revealed that the proposed project could have significant impact on the environment; however, the recommended mitigation measures would reduce the possible impacts to a less-than-significant level.



Neal Hay, Director of Development Services
Environmental Control Officer



Date

**Sutter County
Initial Study**

- 1. Project title:** Project #U21-0096 (Gill)
- 2. Lead agency name and address:** Sutter County Development Services Department,
Planning Division
1130 Civic Center Boulevard,
Yuba City CA 95993
- 3. Contact person and phone number:** Doug Libby, AICP
Principal Planner
530-822-7400
- 4. Project sponsor's name and address:** Shawn Gill
251 Shrike Circle
Sacramento CA 95834
- 5. Project Location and APN:** Located at the southeast corner of the intersection of Pleasant Grove and Sankey Roads; Assessor's Parcel 35-170-074
- 6. General Plan Designation:** Agriculture 80-acre minimums (AG-80)
- 7. Zoning Classification:** Agriculture (AG)
- 8. Description of project:** A tentative parcel map to divide 238± acres into three parcels sized 119, 114.42 and 4.58 acres each.
- 9. Surrounding land uses and setting:** Surrounding property is primarily a mixture of existing small agriculturally zoned parcels ranging in size from 0.5 acre to 20-acres and developed with single family dwellings. Larger agricultural parcels also exist in the area and are farmed predominantly with rice, almonds or as uncultivated agriculture. The existing Micro Paradox seed lab is located immediately north of the project site at 3560 Sankey Road. The project site is located approximately 2,500 feet east of the Sutter Pointe Specific Plan and the first phase of development in the specific plan called Lakeside at Sutter Pointe.

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

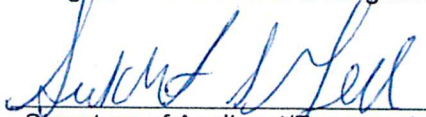
On the basis of this initial evaluation:

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

Applicant Mitigation Agreement:

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

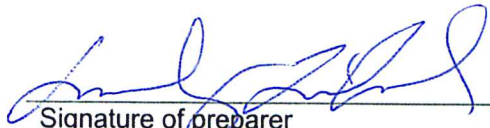
As the applicant/representative for this proposed project, I hereby agree to implement the proposed mitigation measures and mitigation monitoring program identified within this document.



Signature of Applicant/Representative

4-14-22

Date



Signature of preparer

4/18/22

Date



Neal Hay, Director of Development Services
Environmental Control Officer

4/20/2022

Date

I. AESTHETICS

Would the project:

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

Responses:

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

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

c) **Less than significant impact.** The proposed project is located in a non-urbanized area and will not substantially degrade the existing visual character or quality of public views of the site and its surroundings. The surrounding area is rural containing scattered single-family dwelling units, and crops including almonds, rice and uncultivated agriculture. The Micro Paradox seed lab is located immediately north of the project site on the north side of Sankey Road. Both the project site and surrounding area is zoned AG (Agriculture). The proposed land division will allow for a homesite parcel and associated dwelling to be established consistent with existing General Plan density standards and consistent with the County's homesite policy AG 1.8 and for two agricultural parcels sized consistent with the County's 80-acre minimum parcel size

requirement (General Plan Policy AG 1.2). There will be no changes to existing agricultural uses in the area and this project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings because it allows for development that is already accounted for by the General Plan. A less than significant impact is anticipated.

d) **Less than significant impact.** This project will not create a new source of substantial light or glare which will adversely affect day or nighttime views in the area. The area of the project has low levels of ambient lighting predominately from existing agricultural uses and single-family residences located in the areas and from the existing Micro Paradox seed lab located immediately north of the project site. Approval of this project will provide only allow for construction of a home on the homesite parcel that was previously analyzed for in the 2030 General Plan and for a dwelling on one of the two agricultural parcels. Construction of up to two dwellings that were previously analyzed for in the 2030 General Plan and developed consistent with current building codes will not result in a significant light or glare impact and a less than significant impact is anticipated.

(County of Sutter, General Plan 2030 Background Report. 2008)
 (County of Sutter, Zoning Code. 2021)

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

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

Would this project:

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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))?				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a) **No impact.** This proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to a non-agricultural use. As shown on the State 2018 Sutter County Important Farmland map, the project site is designated as "Farmland of Statewide Importance" which is not considered to be prime soils. This project will not convert the majority of the site from agriculture. The 2030 General Plan allocates a total to two dwelling units to this property. One of the dwellings will be allocated to the proposed 4.58-acre homesite parcel and another will be allocated to one of two proposed large agricultural parcels. A development right agreement is required to be entered into by the applicant to limit development consistent with General Plan density standards; however, the project will not convert Farmland of Statewide importance to a non-agricultural used because the property will maintain its agricultural zoning and the proposed homesite parcel is proposed consistent with General Plan Policy AG 1.8. No impacts are anticipated.

b) **No impact.** This project will not conflict with existing zoning for agricultural uses or a Williamson Act contract. Although the project site is not encumbered by a Williamson Act contract, a previous land division involving this property in 1982, resulted in the County taking residential development rights on the subject property. Today, the County restricts residential densities as permitted by the General Plan and in this case, the 2030 General Plan allocates residential density of one dwelling unit per 80 acres. The property owner previously received approval by the County to rescind and replace the development rights agreement (File U-20-015) and this was approved by Board of Supervisors Resolution No. 20-054). This property may have two dwellings constructed on it today with one of the dwellings being allocated to the proposed homesite parcel (Parcel 3) and the applicant will designate which property the remaining dwelling will be allowed to be constructed (Proposed Parcel 1 or 2). The application as proposed is consistent with the 2030 General Plan density standards and the proposed parcels are consistent with Policies AG 1.2 for proposed Parcels 1 and 2 and Policy AG 1.8 for the proposed homesite parcel. No additional impacts are anticipated beyond what exists today or from what is allowed to occur under the existing 2030 General Plan.

c) **No impact.** The proposed project does not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production

(as defined by Government Code section 51104(g)). The proposed project and surrounding area do not contain forest land because this area lies on the valley floor, a non-forested region. The proposed project is consistent with the General Plan for the agricultural parcel sizes proposed (greater than 80-acres) and consistent with General Plan Policy AG1.8 for the creation of homesite parcels. No additional impacts are anticipated beyond what exists today or from what is allowed to occur under the existing 2030 General Plan.

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

e) **Less than significant impact.** This project will not involve other changes to the existing environment which could result in the conversion of farmland to a non-agricultural use or conversion of forest land to a non-forest use. This project does not include land being converted from farmland to a non-agricultural use or forest land to non-forest use. Existing agricultural uses in the vicinity will continue as they do today. Therefore, a less than significant impact is anticipated. This proposed homesite parcel is proposed pursuant to the 2030 General Plan Homesite Parcel Policy provisions (Policy AG 1.8). With the conformance of the proposed project with this policy and the large agricultural parcels exceeding the 80-acre General Plan minimum requirement, a less than significant impact is anticipated.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with, or obstruct implementation of, the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

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

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

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

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

IV. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of a native wildlife nursery site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	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, a portion of the western side of the project site is identified as being an area of potential for vernal pool tadpole shrimp. The proposed project site is farmed with almond crops and the site is maintained agriculturally. No changes to the area are proposed because this portion of the site is not located where the proposed homesite parcel will be located, and it is anticipated to continue to be farmed with an almond orchard as it is today.

The proposed land division is consistent with General Plan policy and is not anticipated to substantially adversely impact either directly or through habitat modifications, 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) because no changes in land use are proposed to occur on the property and the proposed homesite parcel (Parcel 3, 4.58 acres in size) will be located at the north end of the project site and outside of the identified Vernal Pool tadpole shrimp area. A less than significant impact is anticipated.

b) **Less than significant impact.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS. This project is not anticipated to significantly interfere with riparian habitat or sensitive natural community because the project site has been significantly disturbed by past agricultural uses with the site being developed with an almond orchard today. The proposed homesite parcel will be located away from documented sensitive areas at the north side of the property and the existing agricultural use of being farmed with an almond orchard is anticipated to continue. Up to two homes have been allocated to this property by the 2030 General Plan and the AG-80 General Plan designation. A development rights agreement is required, pursuant to General Plan Policy AG 1.8, to be entered into to limit future residential development consistent with the General Plan. Agricultural uses in the area will continue to occur as they historically have, and a less than significant impact is anticipated.

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

known wetlands located within the project site. As noted above, no wetlands are documented to exist on the project site because the property is developed with an existing almond orchard. This project will result in parcel sizes consistent with General Plan Policy AG 1.2 (80-acre minimum parcel sizes) and Policy AG 1.8 for the proposed 4.58-acre homesite parcel. A less than significant impact is anticipated.

d) **Less than significant impact.** This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of a native wildlife nursery site. This project is not anticipated to significantly interfere with wildlife movement since this project will establish a single homesite parcel in an area already developed with scattered single-family dwellings. No changes to existing agricultural uses are anticipated because the property will continue to be farmed with almonds as it is today. This project will result in parcel sizes consistent with General Plan Policy AG 1.2 (80-acre minimum parcel sizes) and Policy AG 1.8 for the proposed 4.58-acre homesite parcel. A less than significant impact is anticipated.

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

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

(County of Sutter, General Plan 2030 Background Report. 2008)
 (California Department of Fish and Wildlife, California Natural Diversity Database)

V. CULTURAL RESOURCES

Would the project:

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

Responses:

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

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

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

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	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 result in parcel sizes consistent with General Plan Policy AG 1.2 (80-acre minimum parcel sizes) and Policy AG 1.8 for the proposed 4.58-acre homesite parcel. Future construction at the site is required to comply with the energy requirements of the State Building Codes, including California's energy code,

Title 24, and will not result in a wasteful, inefficient, or unnecessary consumption of energy resources because the energy efficiency standards of the State of California are some of the most stringent codes in the nation. As a result, a less than significant impact is anticipated.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS				
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

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

b) **Less than significant.** This project will not result in substantial soil erosion or the loss of topsoil. According to the USDA Soil Conservation Service Soil Survey of the County, on-site soils consists of San Joaquin Sandy Loam, 0 to 2 percent slopes. This soil is unlikely to cause erosion because runoff is very slow with only a slight hazard of water erosion. The General Plan Technical Background Report indicates that soils with a 0 to 9 percent slope have slight erodibility. The proposed project will divide land consistent with General Plan Policy AG 1.2 (80-acre minimum parcel sizes) and Policy AG 1.8 for the proposed 4.58-acre homesite parcel. Due to the soils present on such level ground, substantial soil erosion or loss of topsoil is not anticipated, and a less than significant impact 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 above in b), soils at the site have a 0 to 2 percent slope with only a slight hazard of water erosion. The General Plan Technical Background Report indicates that soils with a 0 to 2 percent slope have slight erodibility. In addition, the project is not located in the Sutter Buttes, the only area identified by the General Plan Technical Background Report as having landslide potential. A less than significant impact is anticipated.

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

e) **Less than significant impact.** This project does not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. Properties in the area of the project rely on the use of onsite septic tanks and leach field systems for the disposal of wastewater, as there is no sewer system available in the area. No construction is proposed by this project and no buildings reside on the property. This project will result in parcels sized 119 acres, 114.42 acres and a 4.58-acre homesite parcel. A suitable 43,560 sq. ft. Minimum Usable Sewage Disposal Area has been identified for the 4.58-acre homesite parcel (Parcel 3) on the tentative parcel map.

The future septic system to serve this property will be installed under permit by the Environmental Health Division. A less than significant impact is anticipated.

f) **Less than significant impact.** The proposed project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. There are no known unique paleontological resources or unique geologic features located in the vicinity of the project. The proposed project will divide land consistent with General Plan Policy AG 1.2 (80-acre minimum parcel sizes) and Policy AG 1.8 for the proposed 4.58-acre homesite parcel. Proposed Parcel 1 (119 acres) and proposed Parcel 2 (114.42 acres) are proposed to continue to be farmed with an almond orchard as it is today. A less than significant impact is anticipated.

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

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

Responses:

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

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

Since the adoption of the CAP, further analysis to determine if a project can be too small to provide the level of GHG emissions reductions expected from the screening tables or alternative emissions analysis methods has been performed. In that study, emissions were estimated for

each project within the Governor's Office of Planning and Research (OPR) database. The analysis found that 90 percent of carbon dioxide equivalent (CO₂e) emissions are from CEQA projects that exceed 3,000 metric tons CO₂e per year. Both cumulatively and individually, projects that generate less than 3,000 metric tons CO₂e per year have a negligible contribution to overall emissions.

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

Since the CAP analysis is based on a statewide database, the resulting value of 3,000 metric tons CO₂e is applicable to Sutter County. In June 2016, Sutter County adopted new Greenhouse Gas (GHG) Pre-Screening Measures. The proposed project will result in the construction of one new residence. Based on the GHG Pre-Screening Measures, construction of up to 132 single family dwelling units are "pre-screened out", which means it falls below the 3,000 metric tons threshold. As the proposed project will result in three parcels where only two dwellings are allowed to be established per the 2030 General Plan density standards and future development will be restricted by a development rights agreement as required by General Plan Policy AG 1.8, 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 (SVAQEPP),

Northern Sacramento Valley Planning Area 2015 Triennial Air Quality Attainment Plan. 2015)

IX. HAZARDS/HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<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 for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a-b) **Less than significant impact.** This project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. This project will result in establishing two large agricultural parcels sized 119

acres (Parcel 1) and 114.42 acres (Parcel 2 and a 4.58-acre homesite parcel (Parcel 3). Parcels 1 and 2 will continue to be farmed with an almond orchard as it is today, and staff anticipates a home being constructed on proposed Parcel 3. The proposed project does not propose a significant hazard through the transport, use, or disposal of hazardous waste. The construction of a new home on proposed Parcel 3 has the potential to result in uses that may generate hazardous waste; however, typical homesite development does not typically result in the storage of greater than 55 gallons of liquids, 500 pounds of solids, or 200 cubic feet of gases which are considered hazardous material and would require submittal of a Hazardous Materials Business Plan to the Environmental Health Division in compliance with the Certified Unified Program Agency (CUPA). As such, no uses involving hazardous materials are anticipated by the proposed project and a less than significant impact is anticipated.

c) **No impact.** This project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The nearest existing school is the Pleasant Grove K-8 school located at 3075 Howsley Road which is over 3-miles northwesterly from the project site. The addition of up to two homes as allowed by existing General Plan density will not result in any hazard through the transport, use, or disposal of hazardous waste. Due to the nature of this project, no impacts are anticipated.

d) **No impact.** The proposed project will not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and, as a result, will not create a significant hazard to the public or the environment. The project site is not included on a list of hazardous materials sites. No impact is anticipated.

e-f) **Less than significant impact.** The proposed project will not result in a safety hazard for people residing or working in the project area of an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport or a private airstrip. The nearest public airport is the Sacramento International Airport, which is located approximately 14.3 miles southwesterly from the project site. The nearest private agricultural airstrip is located over two miles westerly from the project site north of Sankey Road. Due to the distances of the project site from these facilities, a less than significant impact is anticipated.

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

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

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

Responses:

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

wastewater disposal in effect prior to development occurring. A less than significant impact is anticipated.

b) **Less than significant impact.** The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge because the project proposes the construction of up to two additional residences, which are already allowed per the 2030 General Plan density standards and these dwellings will be served by individual wells permitted by the Environmental Health Division of the Development Services Department.

c) **Less than significant impact.** The project will not substantially impact the existing drainage pattern of the site or area, cause siltation on- or off-site, alter the existing drainage pattern of the site or area, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. The property is level with a 0-2 percent slope. Development of up to two homes on the project site as allowed by the 2030 General Plan, will not substantially alter the drainage in the area because the property owner will be required to limit their post development runoff to pre-development flows as part of the County's normal development standards that are implemented at the time of building permit review. Preliminary drainage calculations have been submitted to the Engineering Division demonstrating the construction of anticipated impervious areas can be retained onsite and that runoff resulting from development of a new home will only occur at pre-development levels. Project conditions will be added requiring the applicant to comply with the County's existing drainage standards, enter into a Private Drainage Facility Maintenance Agreement with the County for any needed drainage facilities needed for storm water retention/detention. Additionally, a condition has been added to require the applicant to file a Storm Water Pollution Prevention Plan (SWPP), as required, as part of site development to implement best management practices. With the implementation of these standard conditions, a less than significant impact is anticipated.

d) **Less than significant impact.** This project will not risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones. Although a portion of the proposed large agricultural parcels is in a FEMA designated floodplain (FIRM 0603940840F), the proposed homesite parcel (Parcel 3) is not located in a FEMA designated floodplain.

The development of up to two new dwellings, as allowed by existing General Plan density standards, is not anticipated to risk the release of pollutants due to inundation. There is no anticipated impact to this project site resulting from tsunamis and seiches because the land is not located adjacent to or near any water bodies of sufficient size to create such situations. A less than significant impact is anticipated.

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

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

XI. LAND USE AND PLANNING

Would the project:

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

Responses:

a) **No impact.** The proposed project will not physically divide an established community because the site is located outside the Yuba City Sphere of Influence, within an area identified by the 2030 General Plan for agricultural uses where individual homesite parcels are allowed to be established pursuant to General Plan Policies AG 1.2 and AG 1.8. No impacts are anticipated.

b) **Less than significant impact.** This project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental impact because the 2030 General Plan provides for dividing land in this area into 80 acre minimum parcel sizes pursuant to General Plan Policy AG 1.2 and establishing a homesite parcel pursuant to Policy AG 1.8. The proposed project is in an area where there are already multiple smaller agricultural parcels in place in the area. Approval of the proposed project and implementation of the development rights agreement will not allow for a greater number of homes than was previously analyzed in the 2030 General Plan EIR. As a result, a less than significant impact is anticipated.

(County of Sutter, General Plan 2030. 2011)

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

XII. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Responses:

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

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private 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 checked="" type="checkbox"/>	<input 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 developing residential density in agricultural areas was previously analyzed in the 2030 General Plan EIR. Additionally, homesite parcel development is provided for in the General Plan pursuant to General Plan Policies AG 1.8.

Development of the project and construction of a home on proposed Parcel 3 and one additional dwelling unit on either Parcels 1 or 2 will generate noise resulting from the equipment and methods necessary to construct the proposed project. During construction of the project, noise generated could temporarily increase above the adopted 70 decibels (dB) during the day and 65 dB at night. However, these instances will be infrequent and only during the construction stage, and the daily average noise levels will still not exceed the accepted non-transportation standards. In addition, the operation of the project will involve some noise generated by people and vehicular traffic but is anticipated to be less than the noise associated with construction as the project site contains only residential uses.

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

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

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

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

b) **Less than significant impact.** This project will not result in exposure of persons to or generation of, excessive ground borne vibration or ground borne noise levels. The project will divide property consistent with existing General Plan policies and will allow for the construction of up to two dwellings and accessory uses pursuant to existing General Plan density allowed pursuant to the 2030 General Plan. The on-site construction of dwelling units or accessory uses may potentially result in a temporary increase in vibration or noise levels similar to the noises resulting when surrounding properties developed; however, once construction is complete, vibration and noise levels are anticipated to return to a level that will not exceed any standards. A less than significant impact is anticipated.

c) **Less than significant impact.** This project is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport and would not result in excessive noise levels for people residing or working in the project area. The nearest public airport is the Sacramento International Airport, which is located approximately 14.3 miles southwesterly from the project site. The nearest private agricultural airstrip is located over two miles westerly from the project site north of Sankey Road. Due to the distances of these facilities away from the project site, a less than significant impact is anticipated.

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

XIV. POPULATION AND HOUSING

Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	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) Displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere?

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

a-b) **Less than significant impact.** This project will not induce substantial population growth in an area, either directly or indirectly, or displace a substantial number of people or existing housing. The project will divide property consistent with existing General Plan policies and will allow for the construction of up to two dwellings and accessory uses pursuant to existing General Plan density established pursuant to the 2030 General Plan. Using the U.S. Census estimate for Sutter County of 2.93 persons per household, two additional dwelling units would result in a potential of almost 6 persons; however, again the allowed density of homes was previously established under the General Plan and could be constructed regardless of this application on the existing property as it is today. A less than significant impact is anticipated.

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

XV. PUBLIC SERVICES

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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i) Fire protection?

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

Responses:

i) **Less than significant impact.** This project is provided fire protection by Sutter County and the nearest fire station is located at 3100 Howsley Road in South Sutter County, which is located approximately 3.1 miles away. Potential impacts to fire services will be mitigated through the collection of the County’s development impact fee for “Fire Protection” per dwelling unit which is \$1,259.69 per dwelling unit. No comments were provided by Fire Services indicating this project would result in a significant impact. As a result, a less than significant impact is anticipated.

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

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

iv) **Less than significant impact.** This project is not anticipated to impact park services because there are no parks located in the project’s vicinity and the proposed project will generate a minimal increase in demand for additional park land and create limited additional impacts upon existing parks in the region. As part of issuing a building permit for each dwelling, the County will collect the adopted “Park Acquisition” fee. A total fee amount to be collected is not being provided in this section because the fee is based in-part on the number of bedrooms per dwelling unit and it is too speculative to provide an estimate at this time. A less than significant impact is anticipated.

v) **Less than significant impact.** There are a limited number of other public facilities in the area that may be impacted by this project; however, potential impacts to general government, animal control, library and health and social services will be mitigated through the collection of the County’s adopted development impact fees for each category listed. Using the adopted impact fees for the general government, animal control, library and health and social services

categories, each dwelling unit would result in the collection of \$3,916.06 in impact fees. A less than significant impact is anticipated.

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

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

Responses:

a) **Less than significant impact.** This project will not significantly increase the use of existing neighborhood and regional parks and recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated because this project is a tentative parcel map to divide agriculturally zoned property consistent with existing General Plan policies. Existing General Plan density specified by the 2030 General Plan will allow for up to two homes to be established on this property. The development of up to two homes may result in a minor increase in the use of recreational facilities offered by the County and urban areas. As part of issuing a building permit for each dwelling, the County will collect the adopted "Park Acquisition" fee that can be used by the County for recreation facilities in the future. As a result, a less than significant impact is anticipated.

b) **Less than significant impact.** This project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. This project is a tentative parcel map to divide agriculturally zoned property consistent with existing General Plan policies. Existing General Plan density specified by the 2030 General Plan allows for up to two homes to be established on this property today. As part of issuing a building permit for each dwelling, the County will collect the adopted "Park Acquisition" fee that can be used for recreation facilities in the future. As a result, a less than significant impact is anticipated.

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVII. TRANSPORTATION

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Responses:

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

This project is a tentative parcel map to divide agriculturally zoned property consistent with existing General Plan policies. Existing General Plan density specified by the 2030 General Plan allows for up to two homes to be established on this property today. Access to the project site is provided by either Pleasant Grove or Sankey Roads. Pleasant Grove Road is classified as a Rural Major Collector and Sankey Road is classified as a Rural Minor Collector by Table 6.3 of the 2030 General Plan. Year 2021 data collected by the Engineering Division of Development Services for Pleasant Grove Road shows an average daily traffic (ADT) adjacent to the project site of 1,545 vehicles which is a Level of Service A for this roadway which is defined as Free-flow traffic operations having free-flow speeds. Vehicles are almost completely unimpeded in their ability to maneuver within the traffic stream. Although the County does not have current data for Sankey Road in this area, visual observations by staff indicate this roadway operates similarly at a Level of Service A.

Buildout of existing allowed General Plan density in this area could generate up to 19 additional daily trips per day. This minor additional amount of traffic will not reduce the current Level of Service of either roadway and a Level of Service C or better will be maintained consistent with General Plan Policy M 2.5.

The Engineering Division of the Development Services Department has reviewed the project and determined that this project is required to dedicate additional right-of-way and public utility easement to establish a 33-foot-wide half-width right-of-way and a uniform 10-foot-wide public utility easement along those portions of the property fronting Sankey and Pleasant Grove Roads. This requirement will be carried forward as a project condition.

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

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

The County has not adopted a threshold of significance for vehicle miles traveled. Senate Bill 743 provides guidance in that proposed projects resulting in fewer than 110 daily vehicle trips are assumed to have a less than significant VMT impact. Based on the Trip Generation Manual prepared by the Institute of Transportation Engineers, a single-family residence generates an average of 9.57 vehicle trips per day. The proposed project and build-out of the property using existing established General Plan density of two dwelling units, could therefore generate 19.14 additional daily vehicle trips which is below the State's 110 daily vehicle trip threshold and a less than significant VMT impact is anticipated.

c) **Less than significant impact.** The proposed project will not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Pleasant Grove and Sankey Roads are straight roadways in this area. Construction of a new driveway "tie ins" to either roadway is required to obtain an encroachment permit and comply with the County's improvement standards. This ministerial process will occur concurrent with the time that a new residence is proposed to be constructed. A less than significant impact is anticipated.

d) **Less than significant impact.** This project will not result in inadequate emergency access. The proposed project has adequate frontage on both Pleasant Grove and Sankey Roads to accommodate new individual driveways to serve the two dwelling units that are allowed to be constructed on the project site. The design of proposed driveway connections will be reviewed by both the Fire Department and Engineering Division of Development Services prior to issuance of a building permit to ensure safe access is established. A less than significant impact is anticipated.

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

XVIII TRIBAL CULTURAL RESOURCES

Would the project:

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

Responses:

i-ii) **Less than significant impact with mitigation incorporated.** In September of 2014, the California Legislature passed Assembly Bill (AB) 52, which added provisions to the Public Resources Code regarding the evaluation of impacts on tribal cultural resources under CEQA, and consultation requirements with California Native American tribes. The County initiated AB 52 consultation through distribution of letters to seven (7) Native American tribes for review of the project. Although there have been no comments provided and consultation by tribes was not requested, the site, staff proposes two standard mitigation measures should cultural resources be encountered as part of subsequent site development.

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

21074). The Tribal Representative shall make recommendations for further evaluation and treatment as necessary.

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

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

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

XIX UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	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 comments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impare the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Wastewater resulting from additional home construction will be accomplished by individual on-site septic systems installed under permit by the Development Services Environmental Health Division consistent with State law and local ordinance. Onsite soil testing has been performed at the site for Proposed Parcel 3 and an appropriate minimum usable sewage disposal area has been identified and is reflected on the tentative parcel map.

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

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

c) **Less than significant impact.** The proposed project will not result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand because there is not a wastewater treatment provider in-place that serves the project area. Wastewater resulting from the additional homes to be established will be conveyed to individual on-site septic systems installed under permit by the Development Services Environmental Health Division consistent with State law and local ordinance. Onsite soil testing has been performed at the site for proposed Parcel 3 and appropriate minimum usable sewage disposal areas for the parcels proposed have been determined and are reflected on the tentative parcel map. A less than significant impact is anticipated.

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

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XX WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to 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. The proposed project is a tentative parcel map to divide property to establish a new homesite parcel and two large agricultural parcels consistent with existing General Plan policies AG 1.2 and AG 1.8. The project will not substantially impair an adopted emergency response plan or emergency evacuation plan. The project will not exacerbate wildfire risks due to slope, prevailing winds, and other factors, and will not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The project will not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. The project will not expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. A less than significant impact is anticipated.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

Responses:

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

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

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

MITIGATION MONITORING PROGRAM – Project #U-21-0096 (Gill)

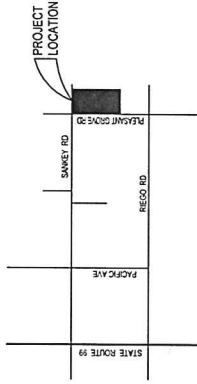
Mitigation Measure	Timing	Monitoring Agency
<p>Mitigation Measure No. 1 (Noise): All project related noise-generating construction activities shall be limited to daytime hours between 7:00 a.m. and 6:00 p.m. on weekdays, 8:00 a.m. and 5:00 p.m. on Saturdays, and prohibited on Sundays and holidays unless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

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

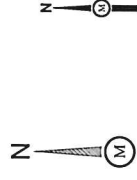
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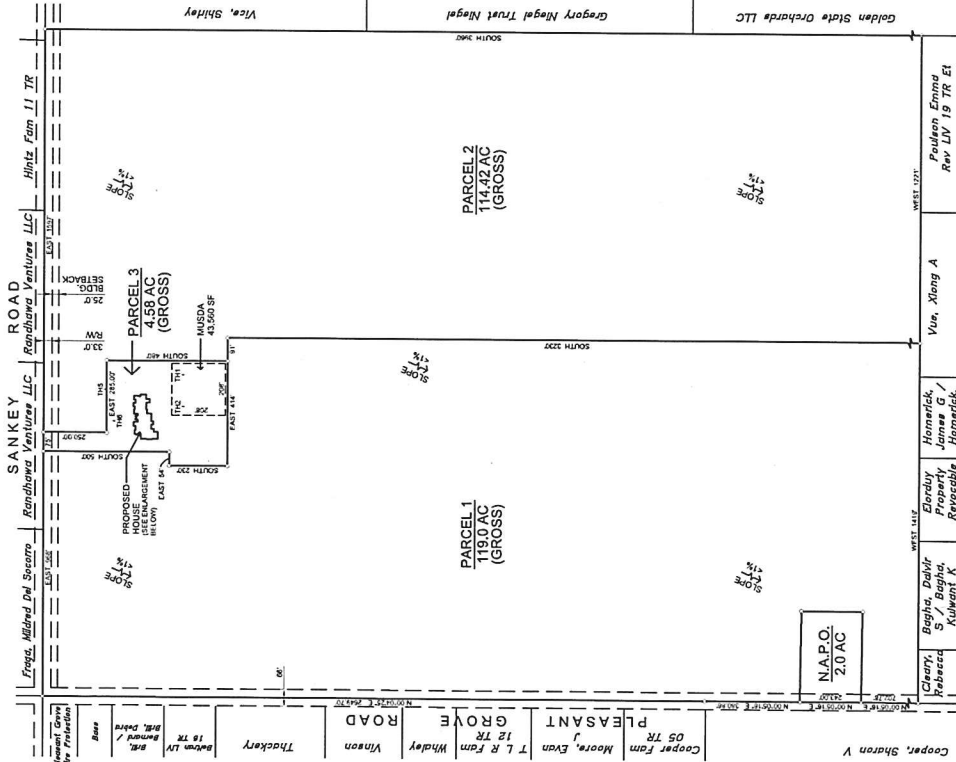
COUNTY OF SUTTER



Vicinity Map
NOT TO SCALE



SCALE
1" = 250' FT
0 125 250 500



Project Information

APN: 35-170474
 PROJECT LOCATION: PLEASANT GROVE ROAD
 BUTTER COUNTY
 TOTAL ACREAGE: 238.0 ACRES
 OWNER/APPLICANT: SHAWN GILL
 SACRAMENTO, CA 95834
 DOMESTIC WATER: ON-SITE PRIVATE WELL
 SEWAGE: PROPOSED ON-SITE PRIVATE SEPTIC
 DRAINAGE: SURFACE (W/ EXISTING TOPOGRAPHY)
 EXISTING ZONING: AG - AGRICULTURAL
 PROPOSED ZONING: AG - AGRICULTURAL
 EXISTING USE: AGRICULTURE
 PROPOSED USE: AGRICULTURE / RESIDENTIAL

Legal Description

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SUTTER, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 THE NORTHWEST 1/4 AND THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 4 EAST, MOUNT DIABLO BASE & MERIDIAN, EXCEPT THEREFROM PARCEL NO. 1, AS SHOWN ON "PARCEL MAP NO. 664", THE COUNTY OF SUTTER, CALIFORNIA, ON OCTOBER 1, 2003 IN BOOK 107 OF PARCEL MAPS, PAGE 14.
 APN: 35-170474

General Notes

1. AN EXISTING WELL EXIST ON-SITE.
2. ACCESS SERVING PARCELS 1, 2, AND 3 IS FROM SANKEY ROAD.
3. PARCEL 1 ALSO HAS ACCESS TO PLEASANT GROVE ROAD.
4. SEASONAL GROUNDWATER LEVEL IS APPROXIMATELY 1.00 FEET

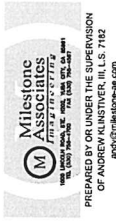
Flood Zone Classification

THIS PROPERTY LIES WITHIN A FLOODPLAIN - SPECIAL FLOOD HAZARD AREA (SFAH).

TENTATIVE PARCEL MAP

SHAWN GILL

THE NORTHWEST 1/4 AND THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 4 EAST, MOUNT DIABLO BASE & MERIDIAN,
 County of SUTTER State of CALIFORNIA
 NOVEMBER 2021 Sheet 1 of 1



Entirety Held Individually

Cooper, Sharon V	Cherry, Rebecca	Bagha, Davik S / Bagha, Kulwant K	Yun, Xiang A	Poulsen, Emma Rev DW 19 TR ET
Cooper Farm Heers, Evan T L R Fam 12 TR	Golden State Orchards LLC	Gregory Negal Trust Nigel	Golden State Orchards LLC	Golden State Orchards LLC