

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

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

PROJECT TITLE: Project No. U22-0038 (Alfaro Family Trust)
CONTACT PERSON: Raveena Sroya, Assistant Planner (530) 822-7400, ext. 319
PROJECT LOCATION: 3835 Howsley Road, Pleasant Grove, CA 95668; located on
the south side of Howsley Road, approximately 0.4 miles east of Pleasant Grove Road;
Assessor's Parcel No: 35-090-037.
PROJECT DESCRIPTION: A tentative parcel map to divide a 231.30± acre gross
(229.88± acre net) parcel into a 3.2-acre gross (3.0-acre net) homesite parcel and a
228.10-acre gross (223.61-acre net) agricultural remainder parcel.

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

PUBLIC REVIEW PERIOD: A 20-day public review period for the Negative Declaration
will commence on December 17, 2022 and end on January 5, 2023 for interested and
concerned individuals and public agencies to submit written comments on the
document. Any written comments on the Negative Declaration must be received within
the public review period. Copies or an electronic version of the Negative Declaration are
available for review or purchase at the County address provided above and available
online at: <https://www.suttercounty.org/doc/government/depts/ds/ps/ceqa>

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

COUNTY OF SUTTER
NEGATIVE DECLARATION

PROJECT TITLE: Project # U22-0038 (Alfaro Family Trust)

PROJECT SPONSORS: Applicant:
Pierre & Germaine Alfaro
P.O. Box 2074
Burlingame, CA 94011

Landowner:
Alfaro Family Trust (Trustees: Pierre & Germaine Alfaro)
P.O. Box 2074
Burlingame, CA 94011

Representative:
Jon Vizcay, PE
APEX Civil Engineering & Land Surveying
817 Arnold Drive, Ste 50
Martinez, CA 94553

PROJECT LOCATION: 3835 Howsley Road, Pleasant Grove, CA 95668

ASSESSOR'S PARCEL NO: 35-090-037

PROJECT DESCRIPTION: A tentative parcel map to divide a 231.30± acre gross (229.88± acre net) parcel into a 3.2-acre gross (3.0-acre net) homesite parcel and a 228.10-acre gross (223.61-acre net) agricultural remainder parcel.

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

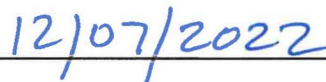
STATEMENT OF REASONS TO SUPPORT FINDING
OF NEGATIVE DECLARATION

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



Neal Hay
Director of Development Services
Environmental Control Officer

Date



12/07/2022

Sutter County Initial Study

- 1. Project title:** Project #U22-0038 (Alfaro Family Trust)
- 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:** Raveena Sroya, Assistant Planner
530-822-7400 ext. 319
- 4. Project sponsor's name and address:** Applicant:
Pierre & Germaine Alfaro
P.O. Box 2074
Burlingame, CA 94011
- Landowner:
Alfaro Family Trust (Trustees: Pierre & Germaine Alfaro)
P.O. Box 2074
Burlingame, CA 94011
- Surveyor:
Jon Vizcay, PE
APEX Civil Engineering & Land Surveying
817 Arnold Drive, Ste 50
Martinez, CA 94553
- 5. Project Location & APN:** 3835 Howsley Road, Pleasant Grove, CA 95668; APN: 35-090-037
- 6. General Plan Designation:** AG-80 (Agriculture, 80-acre minimum)
- 7. Zoning Classification:** AG (Agriculture) District
- 8. Description of project:** The proposed project is a tentative parcel map to divide a 231.30± acre gross (229.88± acre net) parcel into a 3.2-acre gross (3.0-acre net) homesite parcel ("Parcel A") and a 228.10-acre gross (223.61-acre net) agricultural remainder parcel ("Parcel B"). The General Plan density allows for two permanent residences on the subject property (one dwelling unit per 80 acres).

The proposed homesite parcel is developed with two existing residences that are served by an individual well and septic systems. The homesite parcel also includes an existing barn and storage shed that are proposed to remain. A gravel driveway off of Howsley Road provides access to the residences and accessory structures. The proposed agricultural remainder is developed with an existing walnut orchard. No new construction is proposed with this project. A development rights and open space easement agreement will be required to be entered into for the agricultural remainder parcel to restrict future non-agricultural use of the land. The proposed parcels have frontage on Howsley Road which is a County maintained road.

9. Surrounding land uses and setting: The project site is located on the south side of Howsley Road with the east lot line bordering the Placer County Line. Parcels located north, west, and south of the site are zoned AG (Agriculture). The property east of the project site resides in Placer County and contains agricultural land. Walnut orchards are located north and west of this site. Rice fields and almond orchards are located south of this site. There are several single-family residences located on lots south and west of the site. The project site is level and contains a pond at the center of the property. Pleasant Grove creek

runs adjacent to the south lot line on the subject property.

North: walnut orchard; South: almond orchard, rice field, residences; East: Placer County, agricultural land; West: uncultivated fields, walnut orchard, residences.

10. Other public agencies whose approval is required: None

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? The County initiated Assembly Bill 52 (AB 52) consultation through distribution of letters to the Native American tribes provided by the Native American Heritage Commission (NAHC). No requests for consultation were received from any Native American tribes during the review period.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION

On the basis of this initial evaluation:

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



Raveena Sroya
Assistant Planner

12/7/2022

Date



Neal Hay, Director of Development Services
Environmental Control Officer

12/07/2022

Date

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

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

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

Responses:

a) **No impact.** This project will not have a substantial adverse effect on a scenic vista. The General Plan does not inventory any scenic vista on the subject property and there are no scenic vistas proximate to the project site. No new building construction is proposed by this project. This project will create one homesite parcel, consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. The General Plan Technical Background Report identifies geographic features such as the Sutter Buttes, Feather River, Sacramento River, Bear River, and the valley’s orchards as scenic resources within the County, which contribute to the County’s character. This project is not located within the Sutter Buttes Overlay Zone and is not located in the immediate vicinity of the Bear River, Feather River, or Sacramento River. As a result, this project will not substantially alter any scenic vista and no impact is anticipated.

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

c) **No impact.** The proposed project is located 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 largely rural and features mostly orchards and scattered single-family residences. The project site and surrounding parcels are zoned AG (Agriculture). No new building construction is proposed by this project. This project will create one homesite parcel consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the

2030 General Plan EIR will result from this project. This project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings and no impact is anticipated.

d) **No impact.** This project will not create a new source of substantial light or glare which will adversely affect day or nighttime views in the area. The area of the project has moderate to low levels of ambient lighting predominately from agricultural and rural residential uses and vehicle headlights on County roads. No new building construction or change of use is proposed by this project. This project will create one homesite parcel consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. There is no anticipated change to existing levels of exterior lighting that will result in a significant new source of substantial light or glare that would adversely affect day or nighttime views in the area. No impact is anticipated.

(County of Sutter, General Plan Technical Background Report. 2008)
 (County of Sutter, Zoning Code. 2022)

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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II. AGRICULTURE AND FORESTRY RESOURCES.

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

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

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

Responses:

a) **No impact.** This project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to a non-agricultural use. As shown on the 2018 Sutter County Important Farmland map, the subject parcel contains mostly “Farmland of Statewide Importance” and some small sections of “Other Land” throughout the site. Aside from two existing single-family residences, a barn, and storage shed, the project site consists of a walnut orchard and this use is not anticipated to change. No new building construction is proposed by this project. In addition, a development rights and open space easement agreement will be required to be entered into for the agricultural remainder parcel to restrict future non-agricultural use of the land. This project will create one homesite parcel consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. No impact is anticipated.

b) **No impact.** This project will not conflict with existing zoning for agricultural uses or a Williamson Act contract. The project site and all adjacent properties are zoned agriculturally and are not encumbered by a Williamson Act contract. The project site consists of two existing single-family residences, a barn, storage shed, and a walnut orchard which are all allowed uses within the AG District. The existing use is not anticipated to change. No new building construction is proposed by this project. This project will create one homesite parcel consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. No impact is anticipated.

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

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

e) **No impact.** This project will not involve other changes to the existing environment which could result in the conversion of farmland to a non-agricultural use or conversion of forest land to a non-forest use. This project does not include land being converted from farmland to a non-agricultural use or forest land to non-forest use. A development rights and open space easement agreement will be required to be entered into for the agricultural remainder parcel to restrict future non-agricultural use of the land. Existing agricultural uses onsite and in the vicinity will continue. Therefore, no impact is anticipated.

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

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

Responses:

a-d) **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. This project is proposed to separate a homesite parcel which will include two existing single-family residences and two accessory structures from existing agricultural land. No changes to the character or use of the property are proposed or anticipated.

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

square feet of new light industrial space, or 130,000 gross square feet of new office space. Since this project does not propose any new development, it will not trigger this threshold of significance. Therefore, no impact is anticipated on air quality.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES.				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

a) **No impact.** This project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS). The California Natural Diversity Database (CNDDB) is a positive-sighting database managed by CDFW. According to

the CNDDDB, the surrounding area may contain habitat for some special status fish and wildlife. This project was circulated to CDFW for review, and they did not provide any comments.

Aside from two existing single-family residences and two existing accessory structures, the project site consists of a walnut orchard and this use is not anticipated to change. No new building construction is proposed by this project. This project will create one homesite parcel, consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. The site has been extensively disturbed due to past agricultural use. The uses occurring in the area are not conducive for wildlife to locate within the project site and none have been inventoried. Therefore, no impact is anticipated.

b) **No impact.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS. Pleasant Grove Creek runs along the southern boundary of the subject property and may contain riparian habitat; however, there is no development proposed by this project and no change of use so there is no anticipated adverse effect on any riparian habitat or other sensitive community. No impact is anticipated.

c) **No impact.** This project will not have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No wetlands are located at the project site according to the National Wetlands Inventory of the U.S. Fish and Wildlife Service. No impact is anticipated.

d) **No impact.** This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of a native wildlife nursery site. The project site consists of two single-family residences and a walnut orchard and this use is not anticipated to change. No new building construction is proposed by this project. This project will create one homesite parcel consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. No impact is anticipated.

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

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

(County of Sutter, General Plan Technical Background Report. 2008)
(California Department of Fish and Wildlife, California Natural Diversity Database)
(U.S. Fish and Wildlife Service, National Wetlands Inventory, 2022)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES.

Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Responses:

a-c) **Less than significant impact.** The proposed project will not cause a substantial adverse change in the significance of a historical resource or archaeological resource pursuant to §15064.5. Also, this project will not disturb any human remains, including those interred outside of dedicated cemeteries. In Section 4.6 of the General Plan Technical Background Report, Figure 4.6-1 does not list the property as being a historic site. There are no unique features or historical resources located on the project site and the property is not located near a cemetery. The project site is not located within the vicinity of the Bear River, Sacramento River, or Feather River. There is no evidence on the project site indicating that historical or archaeological resources exist. The property has been extensively disturbed to varying depths due to agricultural uses. Aside from two existing single-family residences, a barn, and storage shed, the project site consists of a walnut orchard and this use is not anticipated to change. This project will create one homesite parcel consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. A less than significant impact to cultural resources is anticipated.

California Health and Safety Code §7050.5 states that when human remains are discovered, no further site disturbance can occur until the County Coroner has made the necessary findings as to the origin of the remains and their disposition pursuant to Public Resources Code Section 5097.98. If the remains are recognized to be those of a Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. Public Resources Code §5097.98 states that whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, it shall immediately notify the most likely descendent from the deceased Native American. The descendants may inspect the site and recommend to the property owner a means for treating or disposing the human remains. If the Commission cannot identify a descendent, or the descendent identified fails to make a recommendation, or the landowner rejects the recommendation of the descendent, the landowner shall rebury the human remains on the property in a location not subject to further disturbance.

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

VI. ENERGY.

Would the project:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Responses:

a-b) **No impact.** The proposed project will not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation or conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Aside from two single-family residence, a barn, and storage shed, the project site consists of a walnut orchard and this use is not anticipated to change. No new building construction is proposed by this project. This project will create one homesite parcel consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. No impact is anticipated.

VII. GEOLOGY AND SOILS.

Would the project:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?

iv) Landslides?

b) Result in substantial soil erosion or the loss of topsoil?

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

Responses:

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

b) **Less than significant impact.** This project will not result in substantial soil erosion or the loss of topsoil. According to the USDA Soil Survey of the County, a majority of the on-site soil consists of San Joaquin sandy loam, 0 to 2 percent slopes and Exeter sandy loam, 0 to 2 percent slopes. A small portion of soil at the southern end of the lot consists of San Joaquin sandy loam, occasionally flooded, 0 to 2 percent slopes and Xerofluvents, frequently flooded. These soils are unlikely to cause erosion because the General Plan Technical Background Report indicates that soils with a 0 to 9 percent slope have slight erodibility. Aside from two single-family residences, a barn, and storage shed, the project site consists of a walnut orchard and this use is not anticipated to change. No new building construction is proposed by this project. This project will create one homesite parcel consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. As a result, a less than significant impact is anticipated.

c) **Less than significant impact.** This project is not located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-

or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. As stated above in b), soil at the site has a 0 to 2 percent slope. The General Plan Technical Background Report indicates that soils with a 0 to 9 percent slope have slight erodibility. In addition, the project is not located in the Sutter Buttes, the only area identified by the General Plan Technical Background Report as having landslide potential. The purpose of this project is to divide a proposed homesite parcel from a proposed agricultural remainder parcel consistent with the existing 2030 General Plan and Zoning requirements. No new development is proposed. A less than significant impact is anticipated.

d) **Less than significant impact.** This project is not located on expansive soil creating substantial direct or indirect risks to life or property. The soil types on the project site have a moderate to high shrink-swell potential; however, no building construction is proposed by this project. Any future construction will be required to comply with the adopted California Building Code, specifically Chapter 18 for soils conditions and foundation systems, to address potential expansive soils that may require special foundation design, a geotechnical survey, and engineering for foundation design. The Building Inspection Division will implement these standards as part of the building permit process. A less than significant impact is anticipated.

e) **No 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. The Development Services Environmental Health Division reviewed this project and stated that soil testing was completed in September 2022 for the existing single-family residences and an adequate designated Minimum Usable Sewage Disposal Area (MUSDA) reserved for the residences on the proposed 3.0-acre homesite parcel. The existing septic system and MUSDA meet Sutter County On-Site Sewage Treatment and Disposal Ordinance Section 700-130. No soil testing has been done on the remaining 223.61-acre parcel and no development is anticipated requiring the use of a septic system on the agricultural remainder parcel. Therefore, no 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. Aside from two single-family residences and two accessory structures, the project site consists of a walnut orchard and this use is not anticipated to change. No new building construction is proposed by this project. This project will create one homesite parcel consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. A less than significant impact is anticipated.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VIII. GREENHOUSE GAS EMISSIONS.

Would the project:

- a) Generate greenhouse gas emissions, either directly

or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

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.

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

The project site is currently developed with two single-family residences. The proposed project will not result in the construction of any additional residences beyond what is already allowed by existing General Plan density standards and no other building construction is proposed by this project. 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 not result in any additional residences, 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)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS.				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Responses:

a-b) **No impact.** This project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The Development Services Environmental Health Division is the Certified Unified Program Agency (CUPA) for Sutter County with responsibility for the administration of the “Unified Hazardous Waste and Hazardous Materials Management Regulatory Program” (Unified Program). All uses involving the storage and handling of hazardous materials are monitored by CUPA. CUPA has reviewed this project and stated that they had no comments. Aside from two single-family residences and two accessory structures, the project site consists of a walnut orchard and this use is not anticipated to change. No new building construction is proposed by this project. This project will create one homesite parcel consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. This project does not involve the routine transport, use, or disposal of hazardous materials. As a result, no 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. There are no existing or proposed schools within one-quarter mile of the project site. The closest existing school is Pleasant Grove School which is approximately 1.5 miles west of the project site; therefore, no impact is anticipated.

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

e) **No impact.** This project is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; therefore, this project will not result in a safety hazard or excessive noise for people residing or working in the project area. The nearest public airport is the Sacramento International Airport, which is located approximately ten miles southwest of the project site. Due to the project’s distance from public airports, no impact is anticipated.

f) **No impact.** This project will not impact the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan because each lot has adequate frontage on Howsley Road, which is of sufficient size to not impede any necessary emergency responses. This proposed project does not pose a unique or unusual use or activity that would impair the effective and efficient implementation of an adopted emergency response or evacuation plan. No impact is anticipated.

g) **No impact.** This project will not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. The General Plan indicates the Sutter Buttes and the “river bottoms,” or those areas along the Sacramento, Feather, and Bear Rivers within the levee system, are susceptible to wildfires since much of the areas inside the levees are left in a natural state, thereby allowing combustible fuels to accumulate over long periods of time. Since this property is not located in the Sutter Buttes or “river bottom” areas, the project will not expose people or structures to a significant risk of loss, injury, or death associated with wildland fires. Therefore, no impact is anticipated.

(County of Sutter, General Plan Technical Background Report. 2008)
 (California Department of Toxic Substances Control, Hazardous Waste and Substances Site List - Site Cleanup (Cortese List). 2022)

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

Responses:

a) **Less than significant impact.** This project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Aside from two single-family residences, a barn, and a storage shed, the project site consists of a walnut orchard and this use is not anticipated to change. No new building construction is proposed by this project. This project will create one homesite parcel consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. The Development Services Environmental Health Division reviewed this project and stated the designated MUSDA (Minimum Usable Sewage Disposal Area) for the existing residences on the homesite parcel meets Sutter County On-Site Sewage Treatment and Disposal Ordinance, Section 700-130. No soil testing has been completed on the remaining 223.61-acre agricultural parcel. If development is proposed in the future that generates sewage or wastewater, it will be required to meet the local and state requirements for sewage or wastewater disposal in effect at the time of development. This project is not expected to violate water quality standards or waste discharge requirements. Compliance with applicable requirements and water quality standards will minimize the project's impact to water quality. A less than significant impact is anticipated.

b) **Less than significant impact.** This project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Aside from two single-family residences, a barn, and storage shed, the project site consists of a walnut orchard and this use is not anticipated to change. No new building construction is proposed by this project. This project will create one homesite parcel consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. The project site is not located in an area that is served by a public water supply. Water is currently supplied by an on-site well located between the existing residences on the proposed homesite parcel and two ag wells located along the eastern border of the proposed agricultural remainder parcel. No additional wells are proposed as part of this project; however, any future wells established on the property will be required to obtain permits from the Environmental Health Division. This project is not anticipated to substantially increase the amount of water used onsite beyond what was analyzed in the 2030 General Plan EIR. As a result, a less than significant impact is anticipated.

c) **Less than significant impact.** This project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site or substantially increase the rate or amount of surface runoff in a manner resulting in flooding on or off-site. This project will also not contribute runoff water which will exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff or impede or redirect flood flows.

According to Flood Insurance Rate Map (FIRM) No. 0603940265F issued by the Federal Emergency Management Agency (FEMA), the southern portion of the project site is located within Flood Zone "AH", a small portion at the center of the site is located within Flood Zone "A", and the northern portion of the site is not located within a flood hazard area. The Development Services Engineering Division has reviewed this proposed project and stated that the applicant shall comply with all provisions of the Sutter County - Floodplain Management Ordinance and

FEMA regulations. Aside from two single-family residences and two accessory structures, the project site consists of a walnut orchard and this use is not anticipated to change. No new building construction is proposed by this project. This project will create one homesite parcel consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. A less than significant impact is anticipated.

d) **No impact.** This project will not risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones. Although the project is located within a FEMA designated flood zone, the purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements with no additional development proposed. 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. No impact is anticipated.

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

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XI. LAND USE AND PLANNING.

Would the project:

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

Responses:

a) **No impact.** This project will not physically divide an established community because the project is located in a predominately agricultural area outside the Yuba City and Live Oak spheres of influence and the County’s recognized rural communities. No new building construction is proposed by this project. This project will create one homesite parcel consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. This project will not result in a physical barrier that will divide a community, so no impact is anticipated.

b) **Less than significant impact.** This project will not conflict with an applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Consistent with County General Plan Policy AG 1.8(d), as a condition of project approval the applicant will be required to enter into a development rights and open space easement agreement with the County that will prohibit construction of a residence on the agricultural remainder parcel to maintain the permitted residential density designated by the General Plan. With this condition required, a less than significant impact is anticipated.

(County of Sutter, General Plan 2030. 2011)

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

(County of Sutter, Zoning Code. 2022)

XII. MINERAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

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

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

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

XIII. NOISE.

Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a-b) **No impact.** This project will not result in a substantial temporary or permanent increase in ambient noise levels in the project vicinity in excess of standards established in the local general plan or noise ordinances, or applicable standards of other agencies. This project will also not result in excessive groundborne vibration or groundborne noise levels. Aside from two single-family residences and two accessory structures, the project site consists of a walnut orchard and this use is not anticipated to change. No new building construction is proposed by this project. This project will create one homesite parcel consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. This project will not generate substantial additional noise at the project site beyond what is already generated by existing agricultural operations and residential use and what was previously analyzed by the 2030 General Plan EIR. In addition, noise generated from agricultural activities is exempt from the provisions of the Sutter County Noise Control Ordinance (Zoning Code Section 1500-21.50.070 A). No impact is anticipated.

c) **Less than significant impact.** This project is not located within the vicinity of a public airport or public use airport and will 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 ten miles southwest of the project site. While there is a private agricultural airstrip located approximately 0.8 miles southwest of the project site, the project will not result in construction of any new residences or other construction that would potentially be impacted by noise from this airstrip. A less than significant impact is anticipated.

(County of Sutter, General Plan 2030. 2011)

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. POPULATION AND HOUSING.

Would the project:

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

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

a) **No impact.** This project will not induce substantial unplanned population growth in an area, directly or indirectly. Aside from two single-family residences and two accessory structures, the project site consists of a walnut orchard and this use is not anticipated to change. No new building construction is proposed by this project. This project will create one homesite parcel consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. No impact is anticipated.

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

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

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

Would the project:

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

i) Fire protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ii) Police protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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iii) Schools?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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iv) Parks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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v) Other public facilities?

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

i) **No impact.** This project location is provided fire protection by Sutter County and is located in County Service Area (CSA) D. The nearest fire station is the Pleasant Grove Fire Station (Station 9), located on Howsley Road approximately 1.45 miles west of the project site. Response time will not be affected by the proposed project. Access roads will provide adequate transportation routes to reach the project site in the event of a fire. No comments were provided by Fire Services regarding this project and no new development is proposed by this project. No impacts to fire services are anticipated.

ii) **No impact.** This project will not have a significant impact on police protection. Law enforcement for unincorporated portions of Sutter County is provided by the Sutter County Sheriff's Department and traffic investigation services by the California Highway Patrol. The Sheriff's Department has reviewed this project and no comments were provided. This project is not anticipated to affect response time for law enforcement services. Existing State Highways and County roads will provide adequate transportation routes to reach the project site in the event of an emergency. No new construction is proposed by this project; therefore, no impact is anticipated.

iii) **No impact.** This project will not have a significant impact on schools because this project will not generate additional demand for school services. No new residences are proposed by this project and an increase in density is not permitted by the 2030 General Plan. This project is located within the Pleasant Grove Union School District and East Nicolaus Joint Union High School District. No comments were provided by either school district regarding this project. No impact is anticipated.

iv) **No impact.** This project will not have a significant impact upon parks because it will not generate a need for additional park land or create an additional impact upon existing parks in the region. This project will not have a significant impact on parks countywide. No new residences are proposed by this project. No impact is anticipated.

v) **No impact.** The proposed project is not anticipated to have an impact on other public facilities. This project will create one homesite parcel for two existing single-family residences and an agricultural remainder parcel. The proposed homesite parcel is consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. No impact is anticipated.

(County of Sutter, Zoning Code. 2022)

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

a-b) **No impact.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated nor will the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Two residences exist on the proposed homesite parcel and the agricultural remainder parcel will be used for existing agricultural operations. No new building construction is proposed by this project. This project will create one homesite parcel consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. There are no existing neighborhood or regional parks in the project vicinity and this project does not propose recreational facilities or require the expansion of existing recreational facilities; therefore, no impacts are anticipated.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

a) **Less than significant impact.** This project will not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. This property is located in a rural agricultural area in the southeast portion of Sutter County. The project area is not served by mass transit or bicycle paths. There are no

designated pedestrian or bicycle routes in the project area. Howsley Road is classified as a Minor Rural Collector Roadway by the Sutter County General Plan Technical Background Report. Given the rural location of the subject parcel, personal vehicles will be the most likely form of transportation. The project site has frontage along Howsley Road, which is a County maintained road. A driveway off of Howsley Road provides access to the two existing residences. This project will not generate an increase in existing traffic levels beyond what was analyzed in the 2030 General Plan EIR. A less than significant impact is anticipated.

b) **Less than significant impact.** This project will not conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b). This section of CEQA states that vehicle miles traveled is the most appropriate measure of transportation impacts. "Vehicle miles traveled" 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. SB 743 provides some guidance in that proposed projects resulting in fewer than 110 daily vehicle trips are assumed to have a less than significant vehicle miles traveled impact. No new building construction is proposed by this project. This project will create one homesite parcel consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. Therefore, this project is anticipated to result in fewer than 110 additional daily vehicle trips and a less than significant impact is anticipated.

c) **No impact.** This project will not substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). The project site is accessed by Howsley Road, which runs in a straight direction along the northern frontage of the property. No impacts have been identified by the Development Services Engineering Division or Fire Services indicating an increased hazard will result. No impact is anticipated.

d) **No impact.** This project will not result in inadequate emergency access. The project site has adequate frontage along Howsley Road, which is a County maintained road. No impact is anticipated.

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

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

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Responses:

i-ii) **Less than significant impact.** In September 2014, the California Legislature passed Assembly Bill (AB) 52, which added provisions to the Public Resources Code regarding the evaluation of impacts on tribal cultural resources under CEQA, and consultation requirements with California Native American tribes. The County initiated AB 52 consultation through distribution of letters to the seven (7) Native American tribes provided by the Native American Heritage Commission (NAHC). No requests for consultation were received from Native American tribes during the review period. The property has been extensively disturbed to varying depths due to existing development of the two single-family residences, accessory structures, driveway, and walnut orchard on the property. There is no evidence on the project site indicating that tribal cultural resources exist. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements to separate a proposed homesite parcel from an agricultural remainder parcel. No new development is proposed and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. A less than significant impact to tribal cultural resources as a result of this project is anticipated.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIX. UTILITIES AND SERVICE SYSTEMS.

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Responses:

a) **No impact.** This project will not require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. This project will create one homesite parcel for the two existing single-family residences and an agricultural remainder parcel. No new building construction is proposed by this project. The proposed homesite parcel is consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. No impact is anticipated.

b) **Less than significant impact.** This project will have sufficient water supplies available to serve the project and reasonably foreseeable future development. The proposed project is not located in an area that is served by a public water provider. Aside from two single-family residences and two accessory structures, the project site consists of a walnut orchard and this use is not anticipated to change. No new building construction is proposed by this project. This project will create one homesite parcel consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. Water is supplied by an on-site well located between the two existing residences on the proposed homesite parcel. No additional wells are proposed as part of this project; however,

any future wells established on the property will be required to obtain permits from the Environmental Health Division. This project is not anticipated to substantially increase the amount of water used onsite beyond what is currently used. As a result, a less than significant impact is anticipated.

c) **No impact.** This project will not result in a determination by a wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. This project is not located in an area that is served by a wastewater treatment provider. Individual sewage disposal systems are currently the only method of providing sewage disposal for the project area. Therefore, a demand will not be placed on a local sanitary sewer system and no impact is anticipated.

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

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

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

Responses:

a-d) **No impact.** The subject property is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones; therefore, no impacts are anticipated.

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

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

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)?

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Responses:

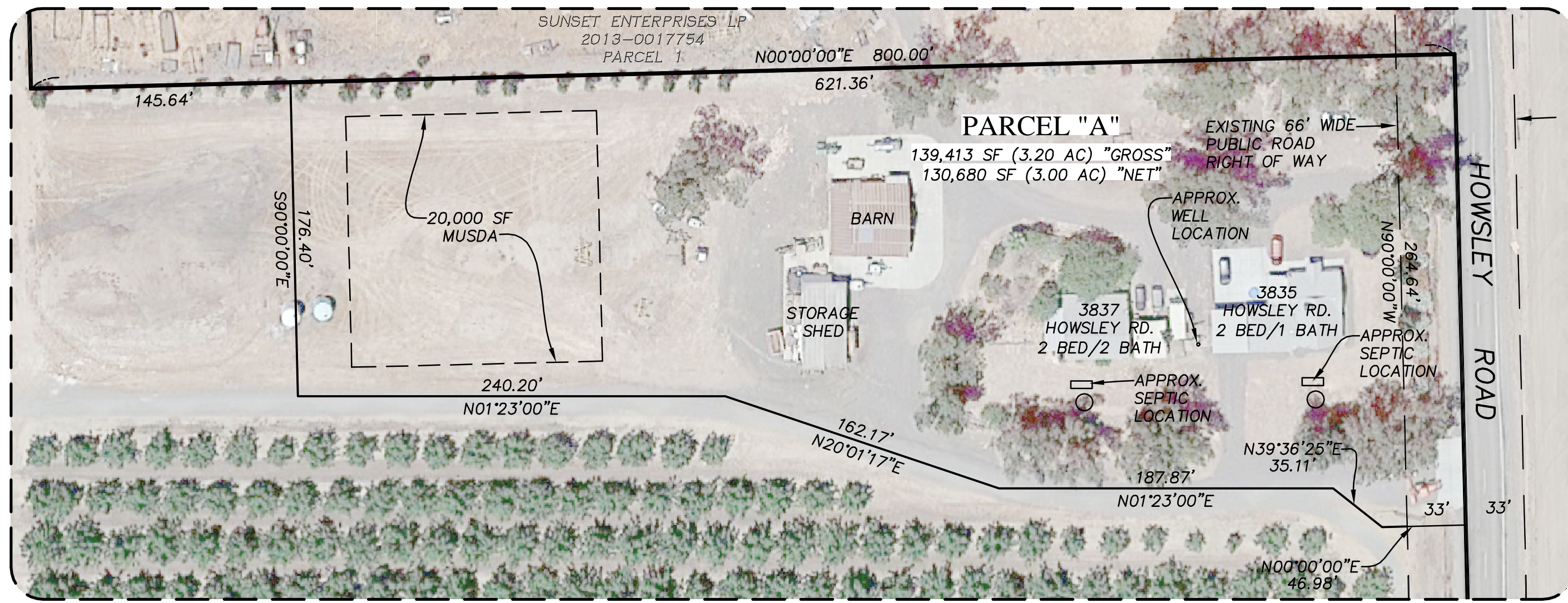
a) **Less than significant impact.** No environmental effects were identified in the initial study which indicate the project will have the ability to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below 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.

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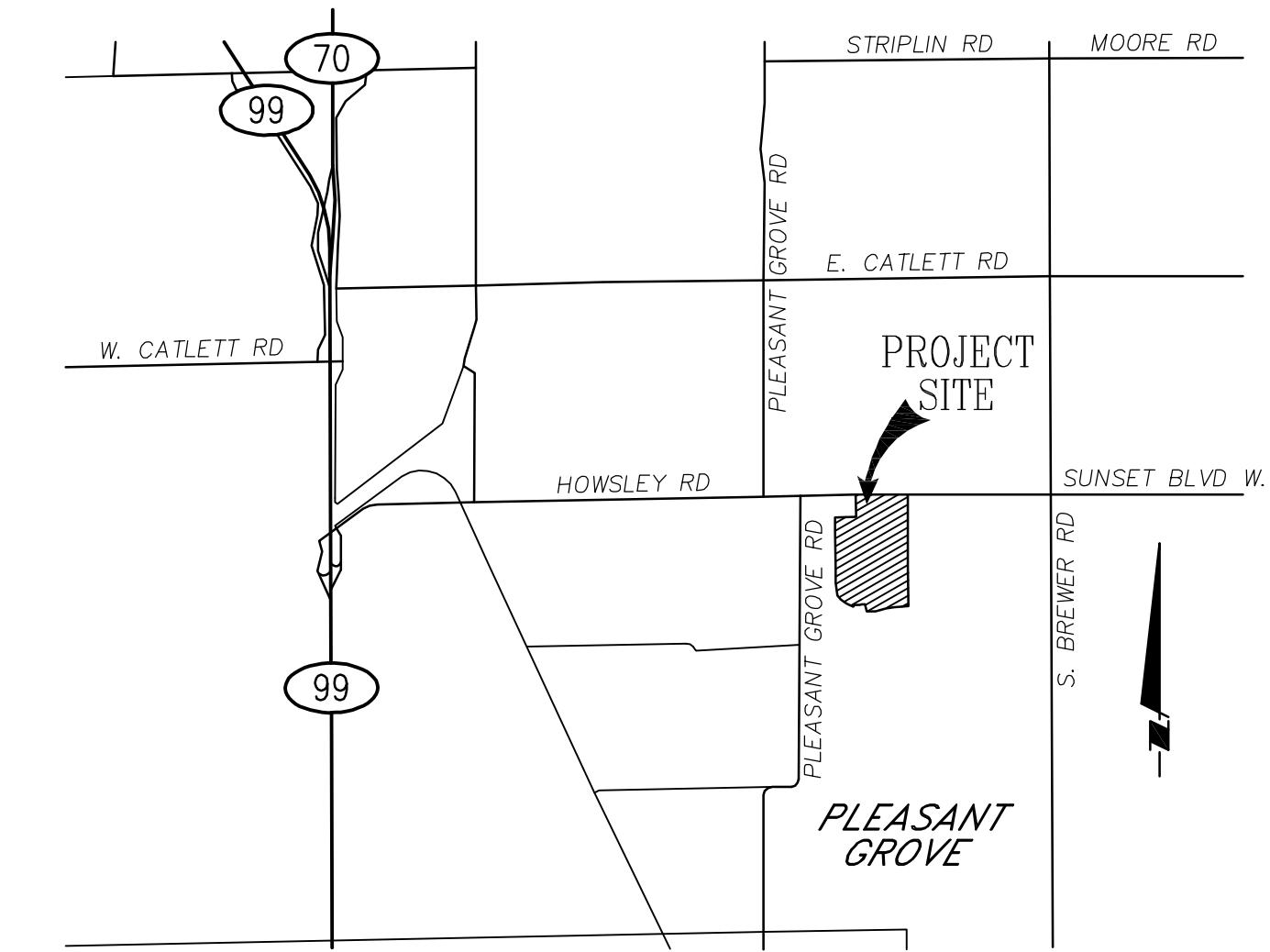
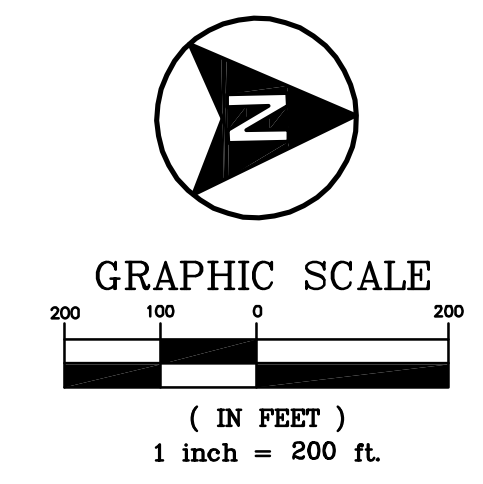
DETAIL "A"
SCALE: 1" = 60'

TENTATIVE PARCEL MAP

3835 HOWSLEY ROAD

LOT SPLIT APPLICATION

CITY OF PLEASANT GROVE
COUNTY OF SUTTER
STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE



LEGEND

- LOT BOUNDARY
- - - RIGHT-OF-WAY
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE
- - - APPROXIMATE FEMA FLOODZONE LINE

GENERAL

ASSESSORS PARCEL NO(s): 35-090-037
 PROJECT ADDRESS: 3835 HOWSLEY ROAD, PLEASANT GROVE, CA.

TOTAL AREA: 231.30 ACRES±
 NET DEVELOPABLE AREA: 229.88 ACRES±
 EXISTING USE: AGRICULTURAL FARM
 EXISTING ZONING: AG (AGRICULTURE)
 PROPOSED USE: AGRICULTURAL FARM
 PROPOSED ZONING: AG (AGRICULTURE)
 GENERAL PLAN DESIGNATION: AG-80 (AGRICULTURE-80 ACRE)
 NUMBER OF UNITS: 2 PARCELS
 FEMA FLOOD DESIGNATION: MAJORITY OF PARCEL IS LOCATED IN ZONE "X" WITH THE SOUTHERLY PORTION IN ZONE "A" PER FEMA FIRM PANEL 0603940265F DATED 06-16-15

FACILITIES

WATER:	WELL
SEWER:	SEPTIC
STORM DRAIN:	SUTTER COUNTY
FIRE PROTECTION:	SUTTER COUNTY
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
CABLE:	SATELLITE

OWNER

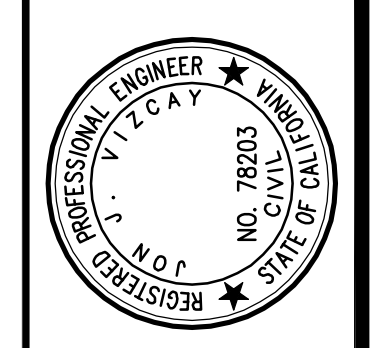
ALFARO FAMILY TRUST
 P.O. BOX 2074
 BURLINGAME, CA 94011
 (650) 222-3450

CIVIL ENGINEER

APEX CIVIL ENGINEERING & LAND SURVEYING
 817 ARNOLD DRIVE, SUITE 50
 MARTINEZ, CA 94553
 (925) 476-8499

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH SECTION LINE OF SECTION 12 T11N, R4E PER THE VESTING DEED TAKEN AS NORTH 90°00'00" EAST



817 Arnold Drive Ste. 50
 Martinez, CA 94553
 Ph: (925) 476-8499
 www.apexce.net



NO.	REVISIONS	BY	APP	DATE

TENTATIVE PARCEL MAP
 3835 HOWSLEY ROAD
 PLEASANT GROVE, CA

SHEET	1 OF 1
DATE	10-24-2022
PROJECT #:	22083