

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

PROJECT TITLE: Project No. U23-0003 (Kelly)

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

CONTACT PERSON: Brandon Jennings, Assistant Planner
(530) 822-7400, ext. 241; bjennings@co.sutter.ca.us

PROJECT LOCATION: 786 Country Lane, Yuba City, CA 95991
Assessor's Parcel No: 23-120-060

PROJECT DESCRIPTION: A tentative parcel map to divide a 3.1± acre parcel into two parcels sized 1.5± and 1.6± acres in the Estate Residential (ER) district.

FINDINGS/DETERMINATION: An Initial Study reviewing the effect of this project proposal has been completed, 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 begin on January 26, 2024, and end on February 14, 2024, 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 # U23-0003 (Kelly)

PROJECT SPONSORS: Applicant:
Matt Kelly
786 Country Ln,
Yuba City, CA 95991

Landowner:
Matt Kelly
786 Country Ln,
Yuba City, CA 95991

Representative:
Monte Johnson
Equa Engineering
591 Obrien Ave.
Gridley, CA 95948

PROJECT LOCATION: 786 Country Lane, Yuba City, CA 95991

ASSESSOR'S PARCEL NO: 23-120-060

PROJECT DESCRIPTION: A tentative parcel map to divide a 3.1± acres into two parcels sized 1.50± and 1.6± acres each.

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

STATEMENT OF REASONS TO SUPPORT FINDING
OF 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

January 25, 2024

Date

INITIAL STUDY AND ENVIRONMENTAL REVIEW CHECKLIST

California Environmental Quality Act (CEQA)

PROJECT INFORMATION

- 1. Project Title:** Project #U23-0003 (Kelly)
- 2. Lead Agency Name and Address:** Sutter County, Development Services - Planning
1130 Civic Center Bl, Yuba City, CA 95993
- 3. Contact Person and Phone Number:** Brandon Jennings, Assistant Planner
530-822-7400; bjennings@co.sutter.ca.us
- 4. Project Location:** 786 Country Ln, Yuba City, CA 95991
APN: 23-120-060
- 5. Project Sponsor's Name and Address:** Matt Kelly
786 Country Ln, Yuba City, CA 95991
- 6. General Plan Designation:** Estate Residential (ER)
- 7. Zoning:** Estate Residential (ER) District
- 8. Description of Project:** The project proposes to subdivide an existing 3.1-acre parcel in the Estate Residential (ER) district, within the unincorporated area of Sutter County. The project proposal includes a tentative parcel map to subdivide an existing 3.1-acre parcel into two (2) parcels: Parcel 1 is proposed as a 1.6-acre parcel which will include the existing single-family dwelling unit and accessory building, and Parcel 2 is proposed as a 1.5-acre parcel that is currently planted with trees.

Each proposed parcel will have frontage on and direct access to Country Lane, while Parcel 2 will have additional frontage on and direct access to Caminito Avenue. The proposed parcels will receive potable water from an inground water system (well), and wastewater will be provided by individual sewage disposal systems designed and installed under permit by the County Development Services Environmental Health Division in compliance with State law and local ordinance.

- 9. Surrounding Land Uses and Setting:** The roughly rectangular, 3.1-acre site is bounded by Country Lane to the north and Caminito Avenue to the east. The project site is adjacent to residential properties and agricultural land on all sides.

SURROUNDING LAND USE DESIGNATIONS & LAND USES			
Direction	General Plan Designation	Zoning	Existing Land Use(s)
North	Estate Residential (ER)	Estate Residential (ER)	Residences & Agricultural Land
South	Estate Residential (ER)	Estate Residential (ER)	Residences & Agricultural Land
East	Estate Residential (ER)	Estate Residential (ER)	Residences & Agricultural Land
West	Estate Residential (ER)	Estate Residential (ER)	Residences & Agricultural Land

The project site is located within the unincorporated portion of Sutter County, south of Yuba City, California. The roughly rectangular, 3.1-acre site is identified by APN 23-120-060 is bounded by Country Lane to the north, Caminito Avenue to the east, and residences and farmland to the south and west. The overall area surrounding the property includes several residences and farmland.

The project site currently houses a single-family residence, detached accessory structure / storage building, and the rest of the site is currently planted with trees. The site has a Sutter County General Plan land use designation of Estate Residential (ER) and the current zoning is Estate Residential (ER) district.

10. Other public agencies whose approval is required (e.g., permits, financing, approval, or participation agreement):

- Sutter County Planning Commission: Tentative Map Approval
- Sutter County – Development Services Department: Final Map Approval, Building Permits, and Well & Septic Permits

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?

On July 24, 2023, the County initiated Assembly Bill 52 (AB 52) consultation through the distribution of notification letters to seven (7) Native American tribes. No requests to consult were received as a result of this notification.

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. Where checked below the topic with a potentially significant impact will be addressed in an environmental impact report.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture / 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 / Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |
| | <input checked="" type="checkbox"/> None | <input type="checkbox"/> None with Mitigation Incorporated |

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.

Brandon Jennings

Brandon Jennings
Assistant Planner

January 25, 2024

Date

Neal Hay

Neal Hay
Director of Development Services
Environmental Control Officer

January 25, 2024

Date

1.1 AESTHETICS

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. Aesthetics.				
Except as provided in Public Resources Code Section 21099 (where aesthetic impacts shall not be considered significant for qualifying residential, mixed-use residential, and employment centers), would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

- a) **Less than significant impact.** The proposed project would subdivide 3.1 acres into two residential lots. Views would change with the construction of a residence; however, this project will not have a substantial adverse effect upon a scenic vista because there are no scenic vistas proximate to this project site. As a result, this project will not substantially alter any vista and a less than significant impact is anticipated.
- b) **No impact.** The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway as there are no State scenic highway designations in Sutter County. Therefore, no impact is anticipated.
- c) **Less than significant impact.** This project is located on property zoned Estates Residential (ER) District and with an Estate Residential (ER) General Plan designation. This project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings because single family homes will be developed consistent with all applicable County standards. The proposed project may be characterized as an "infill" project, as it involves the subdivision of an existing single-family residential parcel that is surrounded by existing single-family residences to the north, east, south, and west. The public views of any future development on Parcel 2 from Country Lane, Caminito Avenue and/or neighboring properties will be screened by a cultivated orchard, typical of Estate

Residential neighborhoods as well as residential landscaping. Therefore, a less than significant impact is anticipated.

- d) **Less than significant impact.** The project site is located adjacent to existing single-family residences and currently houses one single-family residence. The proposal does not include the development of this site at this time; however, approval of this project may eventually result in the future construction of a single-family residence, which may result in new sources of spillover lighting or glare effects in the project area. These sources may include lighting on a new single-family residence, accessory structure, or perhaps mounted on a freestanding pole to provide additional security lighting for the property. Lighting is anticipated to be similar to lighting found on the residences surrounding the subject property. Therefore, the results of the proposed project related to light, and glare would be less than significant.

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

1.2 AGRICULTURE AND FOREST RESOURCES

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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II. Agriculture and Forest 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, as updated) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

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

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

Responses:

- a) **No impact.** The subject property does not contain Prime Farmland or Unique Farmland; however, the parcel does contain both Farmland of Statewide Importance (Farmland) and Urban and Built-Up Land according to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency. The proposal to subdivide this Estate Residential (ER) zoned land will not result in the conversion of Farmland of Statewide Importance (Farmland) to a non-agricultural use. The 2016 Sutter County Important Farmland map identifies the project site as Urban and Built-Up Land, and the site currently houses an overgrown orchard and there is currently no plan for future development. Therefore, no impact is anticipated.
- b) **No impact.** This project will not conflict with existing zoning for agricultural uses or a Williamson Act contract as the proposal is consistent with the existing Estate Residential (ER) zoning in the surrounding area and the property is not encumbered by a Williamson Act contract. No impact is anticipated.
- c) **No impact.** The proposed project does not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). The proposed project and surrounding area do not contain forest land as this area lies on the valley floor, which is a non-forested region. No impact is anticipated.
- d) **No impact.** The proposed project will not result in the loss of forest land or conversion of forest land to non-forest use as the subject property is located on the valley floor of California's Central Valley, and as such does not contain forest land. Therefore, the project will not result in the loss of forest land and no impact is anticipated.
- e) **No impact.** This project will not 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. The project site is a 3.01-acre parcel that is zoned for Estate Residential (ER) use and is surrounded by properties to that are also zoned for Estate Residential use and were previously developed with residences which are permitted uses in this zone. No impact is anticipated.

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

1.3 AIR QUALITY

Environmental Issues	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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

- a-d) **Less than significant impact.** This project will not conflict with or violate any air quality plan or result in a net increase of any criteria pollutant, nor expose sensitive receptors to pollutant concentrations or objectionable odors. This proposed tentative parcel map would divide 3.01 acres into two residential lots. According to the Feather River Air Quality Management District (FRAQMD) 2010 Indirect Source Review Guidelines, Significant Impact Thresholds are triggered by the construction of 130 new single-family residences, 225,000 square feet of new light industrial space, or 130,000 gross square feet of new office space. This project will not trigger this threshold of significance because only one additional residential lot is proposed. Impacts associated with establishing the one residential lot are not anticipated to result in a significant impact. This project is subject to the FRAQMD's Indirect Source Fee at the residential rate, which will be required as a condition of approval. A less than significant level is anticipated.

(Feather River Air Quality Management District, Indirect Source Review Guidelines. 2010)

1.4 BIOLOGICAL RESOURCES

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. Biological Resources.				
Would the project:				

IV. Biological Resources.

Would the project:

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetland (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of a native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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-d) **Less than significant impact.** The project site is not located near any natural streams, waterways, canals, or any other riparian areas. There are no species or habitat identified in the California Natural Diversity Data Base (CNDDDB) for the subject property. 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 proposed 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 California Department of Fish and Game or U.S. Fish and Wildlife Service. The project will not have a substantial adverse impact on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means because there are no known wetlands located within the existing property. The 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. Therefore, a less than significant impact is anticipated.

- e) **No impact.** The proposed 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 and no oak trees are located on the subject property. Therefore, 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 the project site is located outside the boundary of the Natomas Basin Habitat Conservation Plan in the Natomas Basin which is the only adopted HCP in Sutter County. As a result, no impacts are anticipated.

(Planning Level and Site-Specific Survey Report for Sutter Ranch Tentative Subdivision Map, Sutter County, CA; Marcus H. Bole & Associates, January 28, 2020)
(County of Sutter, General Plan 2030 Background Report. 2008)
(California Department of Fish and Wildlife, California Natural Diversity Database)

1.5 CULTURAL RESOURCES

Environmental Issues	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:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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.** This project site has been previously disturbed through construction of a single-family residence and an accessory building. There is no evidence on the subject parcel indicating that historical or archaeological resources exist within the project site.

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

Public Resources Code Section 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 of the deceased Native American. The descendants may inspect the site and recommend to the property owner a means for treating or disposing of the human remains. If the Commission cannot identify a descendent, or the descendent identified fails to make a recommendation, or the landowner rejects the recommendation of the descendent, the landowner shall rebury the human remains on the property in a location not subject to further disturbance.

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

1.6 ENERGY

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

Responses:

- a) **Less than significant impact.** This 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. This proposed tentative parcel map to create two estate residential lots, will be on land identified for this type of use by the 2030 General Plan. The subject parcel is currently developed with one single-family residence. The future construction of an additional single-family home is required to comply with the energy requirements of the State Building Codes, including California's energy code, Title 24, and will not result in a wasteful, inefficient, or unnecessary consumption of energy resources because the energy efficiency standards of the State of California are some of the most stringent energy efficiency codes in the nation. A less than significant impact is anticipated.
- b) **Less than significant impact.** This project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Construction of proposed homes is required to meet all current State building requirements for energy efficiency that are some of the most stringent codes in the nation and there is no proposal for new a single-family home at this time. A less than significant impact is anticipated.

1.7 GEOLOGY AND SOILS

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. Geology and Soils.				
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 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 wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

- a) **Less than significant impact.** This project will not expose people or structures to substantial adverse effects from strong seismic ground shaking or liquefaction because the project site is not located in an Alquist-Priolo Earthquake Fault Zone. Figure 5.1-1 of the General Plan TBR 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 TBR). Both faults are listed as non-active faults but have the potential for seismic activity. The subject parcel is level with no significant slope and is not located within an area where any documented fault exists; therefore, 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. The property contains Conejo-Tisdale complex soil that is listed in the U.S. Soil Conservation Service Soil Survey of Sutter County as having a 0-2 percent slope. The General Plan TBR indicates soils with a 0-9 percent slope have slight erodibility and soils with 9 to 30 percent slopes have moderate erodibility. It is anticipated that grading could occur with the potential future construction of one residence on the proposed parcel, however, there is no proposal at this time. Grading, in conjunction with the construction of buildings or uses, will be evaluated through the building permit process, which will involve the submission and review of grading plans. As the proposed project site covers 3.01 acres, the applicant is required to prepare and submit a Storm Water Pollution and Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The applicant will also be required to file a Notice of Intent (NOI) to obtain coverage under the California State Water Resources – General Construction Activity Storm Water Permit to ensure that soil is not released in storm water from the project site during construction. With these requirements addressed during the building permit process, a less than significant impact is anticipated.
- c) **Less than significant impact.** This project will not 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. This property is level and expected to be stable. The General Plan TBR lists Sutter County as a landslide-free zone, except for the Sutter Buttes, and this property is not located in close proximity to the Sutter Buttes. A less than significant impact is anticipated.
- d) **Less than significant impact.** This project will not be located on expansive soil, as defined in Chapter 18, Section 1803.5.3 of the California Building Code, creating substantial risks to life or property. The U.S. Conservation Service Soils Survey classifies the property's soil as being Conejo-Tisdale complex, 0 to 2 percent slopes. This classification is listed as having a low to moderate shrink-swell potential. All future construction is required to comply with the current adopted California Building Code, specifically Chapter 18 for soils conditions and foundation systems, to address potential expansive soils that may require special foundation design, a geotechnical survey, and engineering for foundation design. The Sutter County Building Division will implement these standards as part of the permitting process for the development of any future residence and a less than significant impact is anticipated.
- e) **Less than significant impact.** This project will 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. The Environmental Health Division of Development Services has reviewed the project and as a condition of approval, will require the Minimum Useable Sewage Disposal Areas (MUSDA) on record for each proposed lot remain unimproved and reserved exclusively for on-site wastewater needs until such time as the structures served by the MUSDA have been connected to a sewer system operating under permit from the California Regional Water Quality Control Board. If development is

proposed in the future on the proposed parcel that generates wastewater, it will be required to meet the local and State requirements for wastewater disposal in effect at the time of development. A less than significant impact is anticipated.

- f) **Less than significant impact.** This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. The project will not involve extensive grading to construct any future residence. There are no known unique paleontological resources or unique geologic features located in the vicinity of the homesite parcel. Therefore, a less than significant impact is anticipated.

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

1.8 GREENHOUSE GAS EMISSIONS

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

Responses:

- a) **Less than significant impact.** This project will not generate additional greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Sutter County’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 method has been performed. In that study, emissions were estimated for each project within Governor’s Office of Planning and Research (OPR’s) database. The analysis found that 90 percent of 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.

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

Since the CAP analysis is based on a statewide database, the resulting value of 3,000 metric tons CO₂e is applicable to Sutter County. In June 2016, Sutter County adopted new Greenhouse Gas (GHG) Pre-Screening Measures. The proposed project could result in the construction of one additional single-family residence that are already allowed to be established by existing General Plan density standards. 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 could result in only one additional single-family residence, no further GHG emissions analysis is necessary, and a less than significant impact is anticipated.

- b) **Less than significant impact.** The proposed 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 does not have any adopted plans or regulations for reducing greenhouse gas emissions. The project was circulated to FRAQMD for review, who did not identify any concerns regarding GHG emissions. In addition, Sutter County has adopted a CAP which details methods to reduce greenhouse gas emissions. Due to the small size of the project proposed, it was determined to be "pre-screened out" as discussed in section a) above. A less than significant impact is anticipated.

(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)

1.9 HAZARDS AND HAZARDOUS MATERIALS

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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IX. Hazards and Hazardous Materials.

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

- a-b) **Less than significant impact.** This project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. This proposed project will result in the construction of one single-family residence on land that is designated Estate Residential by the 2030 General Plan and zoned Estate Residential. The proposed project does not propose a significant hazard through the transport, use, or disposal of hazardous waste. As such, no uses involving hazardous materials are proposed with this project and a less than significant impact is anticipated.
- c) **No impact.** This project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The closest existing schools to the project site are Barry Elementary School, located approximately 0.69 miles southwest and Riverbend Elementary School, located approximately 0.82 miles northeast of the project site. The proposed project will not result in any hazard through the transport, use, or disposal of hazardous waste. Due to the nature of this project, no impacts are anticipated.
- d) **No impact.** The project site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and, as a result, will not create a significant hazard to the public or the environment. Therefore, no impact is anticipated.
- e-f) **Less than significant impact.** The proposed project will not result in a safety hazard for people residing or working in the project area of an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport or a

private airstrip. The nearest public airport is the Sutter County Airport, which is located approximately 3.24 miles northeast of the project site. The nearest private airstrip is the Siller Airstrip, located approximately 5.14 miles northwest from of the project site. Due to the limited use of this airstrip and its orientation away from the project site, combined with the project's distance from the Sutter County Airport, a less than significant impact is anticipated.

- g) **No impact.** This project will not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. The General Plan indicates the Sutter Buttes and the "river bottoms", or those areas along the Sacramento, Feather, and Bear Rivers within the levee system, are susceptible to wildland fires since much of the area inside the levees are left in a natural state, thereby allowing combustible fuels to accumulate over long periods of time. Since this property is located outside of the defined 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 2030 Technical Background Report. 2008)

1.10 HYDROLOGY AND WATER QUALITY

Environmental Issues	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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) result in a substantial erosion or siltation on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or-offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				
iv) impede or redirect flood flow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

a) **Less than significant impact.** This project will not violate any water quality standards or waste discharge requirements, because the proposed project could result in the construction of one single-family residence that will convey wastewater from homes to individual, on-site septic systems that will be installed under permit by the Environmental Health Division of Development Services. The Environmental Health Division conducted soil profile testing on the subject property on November 1, 2022, and soil profile testing again on May 1, 2022, and all soils tested as Sandy Loam. Any proposed sewage disposal systems could be conventional, gravity systems. The previous soil testing conducted on-site was compliant with Sutter County Ordinance No. 1632, Chapter 700, On-Site Sewage Treatment and Disposal, and Sutter County Administrative Policies and Procedures, Policy 1101, Sutter County On-Site Manual.

All wastewater generated is required to meet local and State requirements for wastewater disposal in effect prior to development occurring. The project was routed to the Central Valley Regional Water Quality Control Board (CVRQCB), who did not provide comments on the project. A less than significant impact is anticipated.

b) **Less than significant impact.** The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge because this proposal would only allow the construction of one additional residence, however, there is no proposal for a new single-family residence at this time. Any future single-family residence would be served by an on-site well.

c) **Less than significant impact.** The project will not substantially impact the existing drainage pattern of the site or area, cause siltation on- or off-site, alter the existing drainage pattern of the site or area, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. The proposed project will not substantially alter the drainage in the area because there are no streams in the area that would be altered by the project. However, it is anticipated that grading and paving of the site, associated with future development, could occur, and may result in some degree of alteration.

d) **Less than significant impact.** This project will not risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones. The subject property is not located within a flood hazard area. The development of one residence is not anticipated to risk the release of pollutants. There is no anticipated impact to this project site resulting from tsunamis and seiches because as the land is not located adjacent to or near any water bodies of sufficient size to create such situations. A less than significant impact is anticipated.

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

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

1.11 LAND USE AND PLANNING

Environmental Issues	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 site is located within the Yuba City Sphere of Influence, an area identified by the 2030 General Plan as a Growth Area and is considered an "infill" project. No impacts are anticipated.

b) **Less than significant impact.** This project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental impact because this project involves the necessary entitlements to allow for this proposal. The County has not adopted a land use plan, policy, or regulation for the purpose of avoiding or mitigating a specific environmental effect that affects this project. Therefore, a less than significant impact is anticipated.

(County of Sutter, General Plan 2030. 2011)
(County of Sutter. 2016. Zoning Code or as amended thereafter)

1.12 MINERAL RESOURCES

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. Mineral Resources.				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

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

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

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

1.13 NOISE

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. Noise.				
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Responses:

- a) **Less than significant impact.** This project will not result in exposure of persons to, or generation of, noise levels in excess of standards established in the 2030 General Plan or County noise ordinance, or applicable standards of other agencies. Potential noise impacts were analyzed with the previous designation of this property as Estate Residential in the 2030 General.

General Plan Policy N 1.6 requires discretionary projects to limit noise-generating construction activities within 1,000 feet of noise-sensitive uses, such as residences, to specific daytime hours during weekdays and on Saturdays, and prohibits construction on Sundays and holidays unless permission for the latter has been applied for and granted by the County. The proposed project could result in temporary construction noise associated with a single-family residence proposed in the future and require improvements which may impact neighboring residences located within 1,000 feet of the project site. This project will not generate substantial additional noise at the project site beyond what is already generated by the existing residential use and what was previously analyzed by the 2030 General Plan EIR. A less than significant impact is expected.

- b) **Less than significant impact.** This project will not result in exposure of persons to, or generation of excessive ground borne vibration or ground borne noise levels. The project could result in the construction and establishment of one additional single-family residence. On-site construction may potentially result in a temporary increase in vibration or noise levels; however, once construction is complete, vibration and noise levels are anticipated to return to a level that will not exceed any standards. A less than significant impact is anticipated.

- c) **Less than significant impact.** This project is not located within an airport land use plan or within two miles of a public airport or public use airport and would not result in excessive noise levels for people residing or working in the project area. The closest public airport is the Sutter County Airport, which is located approximately 3.24 miles northeast of the project site. The nearest private airstrip is the Sillers Airstrip, located approximately 5.14 miles northwesterly from of the project site. Due to the limited use of this airstrip and its orientation away from the project site, combined with the project's distance from the Sutter County Airport, a less than significant impact is anticipated.

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

1.14 POPULATION AND HOUSING

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

- a-b) **Less than significant impact.** This project will not induce substantial population growth in an area, either directly or indirectly, or displace a substantial number of people or existing housing. This project would allow the development of one additional single-family residence. Using the current available U.S. Census estimate for Sutter County of 2.93 persons per household, this project would result in an additional three (3) persons to Sutter County. As a result, the amount of population growth is anticipated to result in a less than significant impact.

(County of Sutter, General Plan 2030 Technical Background Report. 2008)
(County of Sutter, Ordinance Code Chapter 1600)

1.15 PUBLIC SERVICES

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Response:

- a.i) **Less than significant impact.** This project is provided fire protection by Sutter County and the closest fire station is located at 1280 Barry Road in Yuba City, which is approximately 0.70 miles away. Potential impacts to fire services will be mitigated through the collection of the County’s development impact fee for “Fire Protection” per dwelling unit. Using the County’s adopted impact fee for Fire Protection services of \$1,259.69 per dwelling unit, this project could result in the collection of \$1,259.69 in fire impact fees at build-out (construction of a residence on proposed Parcel 2. No comments were provided by Fire Services indicating this project would result in a significant impact. As a result, a less than significant impact is anticipated.
- a.ii) **Less than significant impact.** This project site is provided law enforcement services by the Sutter County Sheriff Department with traffic control provided by the California Highway Patrol. Potential impacts to the Sutter County Sheriff Department will be mitigated through the collection of the County’s current development impact fee in the “Sheriff” and “Criminal Justice” impact fee categories per dwelling unit. Using the County’s adopted impact fees for Sheriff and Criminal Justice services of \$2,108.41 per dwelling unit, this project could result in the collection of \$2,108.41 in impact fees at build-out. No comments were provided by the Sheriff Department indicating this project would result in a significant impact. As a result, a less than significant impact is anticipated.
- a.iii) **Less than significant impact.** The proposed project will have a less than significant impact upon schools because new development will pay the current adopted school fees to Yuba City Unified School District at the time development occurs to offset potential impacts. No comments were provided by the school district indicating this project would result in a significant impact. A less than significant impact is anticipated.
- a.iv) **Less than significant impact.** This project is not anticipated to impact park services because there are no parks located in the project’s vicinity and the proposed project will generate a minimal increase in demand for additional park land and create limited additional impacts upon existing parks in the region. As part of issuing a building permit for each dwelling, the County will collect the adopted “Park Acquisition” fee. The anticipated fee amount to be collected is not being provided in this section as the fee is based in-part on the number of bedrooms per dwelling unit and it is too speculative to provide an estimate at this time. A less than significant impact is anticipated.

- a.v) **Less than significant impact.** There are a limited number of other public facilities in the area that may be impacted by this project; however, potential impacts to general government, animal control, library and health and social services will be mitigated through the collection of the County's adopted development impact fees for each category listed. Using the adopted impact fees for the general government, animal control, library and health and social services categories, this project could result in the collection of approximately \$7,284.16 in impact fees at build-out. A less than significant impact is anticipated.

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

1.16 RECREATION

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

Responses:

- a-b) **Less than significant impact.** This project will not significantly increase the use of existing neighborhood and regional parks and recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated, nor will this project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The development of a residence on Parcel 2 could result in a minimal increase in the use of recreational facilities offered by both the County and nearby Yuba City. As part of issuing a building permit for any dwelling, the County will collect the adopted "Park Acquisition" fee that can be used for future recreation facilities. As a result, a less than significant impact is anticipated.

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

1.17 TRANSPORTATION

Environmental Issues	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.** The proposed project will not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycles, and pedestrian facilities. This property is located within the Yuba City Sphere of Influence. Given its location, personal vehicles will be the most likely form of transportation.

This project is a tentative parcel map to divide 3.1 acres into two estate residential lots, proposed Parcel 1 will be 1.6 acres while proposed Parcel 2 will be 1.5 acres. The subject parcel is a corner lot which fronts Country Lane to the north and Caminito Avenue to the east. Access to the existing residence on the parcel (proposed Parcel 1) is from Country Lane and Parcel 2 would have access from both Country Lane and Caminito Avenue. Country Lane and Caminito Avenue are both classified as Local Roads by the Sutter County General Plan. The General Plan Technical Background Report, completed in 2008, lists an Average Daily Traffic (ADT) count of 720 for the section of Stewart Road, from Railroad to Garden Highway, and while there are no traffic counts available for Country Lane or Caminito Avenue, existing traffic levels are assumed to be minimal, as they only serve existing residences located on the roadway, at a Level of Service (LOS) A.

The proposal could potentially generate approximately ten (10) additional daily trips to Country Lane and Caminito Avenue, based on the rate of 9.57 average daily trips per each new residence from the Institute of Transportation Engineers, Trip Generation Manual. This additional amount of traffic is minimal, as a minimum of 7,000 daily vehicle trips is required for the road to be classified as Level of Service (LOS) C. The project will not result in a change to the current level of service.

The Engineering Division of the Development Services Department reviewed the project and provided no comments. Based on this information, a less than significant impact is anticipated.

- b) **Less than significant impact.** The proposed project will not conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b). This section of CEQA states that vehicle miles traveled is the most appropriate measure of transportation impacts. "Vehicle miles traveled" (VMT) refers to the amount and distance of automobile travel attributable to a project. This section also states vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. The County has not adopted a threshold of significance for vehicle miles traveled. Senate Bill 743 provides guidance in that proposed projects resulting in fewer than 110 daily vehicle trips are assumed to have a less than significant VMT impact. Based on the Trip Generation Manual prepared by the Institute of Transportation Engineers, a single-family residence generates an average of 9.57 vehicle trips per day. The proposed project will therefore generate approximately ten (10) additional daily vehicle trips. Therefore, a less than significant VMT impact is anticipated.
- c) **No impact.** The proposed project will not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Country Lane and Caminito Avenue are straight roadways located along the subject parcel's frontage. Construction of driveway "tie ins" to these roads for the proposed new lot will be required to obtain encroachment permits and comply with the County's adopted improvement standards. No impact would occur under this threshold.
- d) **No impact.** This project will not result in inadequate emergency access. The proposed project will provide adequate frontage on both Country Lane and Caminito Avenue. Any future driveways will be reviewed by both the Fire and Engineering Divisions of Development Services prior to issuance of building permits to ensure safe access to and from the site. The closest fire station is located at 1280 Barry Road in Yuba City, which is approximately 0.70 miles away. No impact would occur under this threshold.

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

1.18 TRIBAL CULTURAL RESOURCES

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a.i-ii) **Less than significant impact.** In September of 2014, the California Legislature passed Assembly Bill (AB) 52, which added provisions to the Public Resources Code regarding the evaluation of impacts on tribal cultural resources under CEQA, and consultation requirements with California Native American tribes. The County initiated AB 52 consultation through the distribution of letters to seven (7) Native American tribes for review of the project. None of the tribes expressed any concerns or requested consultation with the County regarding the project. Therefore, a less than significant impact is anticipated.

1.19 UTILITIES AND SERVICE SYSTEMS

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. Utilities and Service Systems.				
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

- a) **Less than significant impact.** This project will not require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. The project area is not located in an area served by public wastewater services but rather private, on-site septic systems. Any resulting wastewater from future homes will be conveyed to individual on-site septic systems installed under permit by the Development Services, Environmental Health Division consistent with State law and local ordinance. A less than significant impact is anticipated.

Any new development on the proposed lot will be required to address its drainage impacts by retaining runoff on-site so that post-development flows do not exceed pre-development levels. Prior to development occurring, the County will review and must approve engineered grading plans demonstrating compliance with the County's grading ordinance and other improvement standards.

No changes are proposed to storm water drainage, electrical power, natural gas, or telecommunications facilities. This project was circulated to the Pacific Gas and Electric Company (PG&E), who provided no comments. Any additional utility needs would tie into existing utilities being provided to the area. A less than significant impact is anticipated.

- b) **Less than significant impact.** This project will have sufficient water supplies available to serve the project and any reasonably foreseeable future development. The proposed project is not located in an area that is served by a public water provider. Parcel 1 is currently supplied water by an on-site well, proposed Parcel 2 is currently cultivated with an orchard, and 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 exceed wastewater treatment requirements of the applicable RWQCB because the project area is not served by a municipal wastewater treatment agency but rather by individual on-site septic systems. Resulting wastewater from future homes will be conveyed to individual on-site septic systems installed under

permit by the Development Services, Environmental Health Division consistent with State law and local ordinance. No impact is anticipated.

- d-e) **Less than significant impact.** Solid waste from the 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 is required to comply with all federal, state and local statutes and regulations related to solid waste. Therefore, a less than significant impact is anticipated.

1.20 WILDFIRE

Environmental Issues	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"/>

Response:

- 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 with respect to wildfire hazard.

1.21 MANDATORY FINDINGS OF SIGNIFICANCE

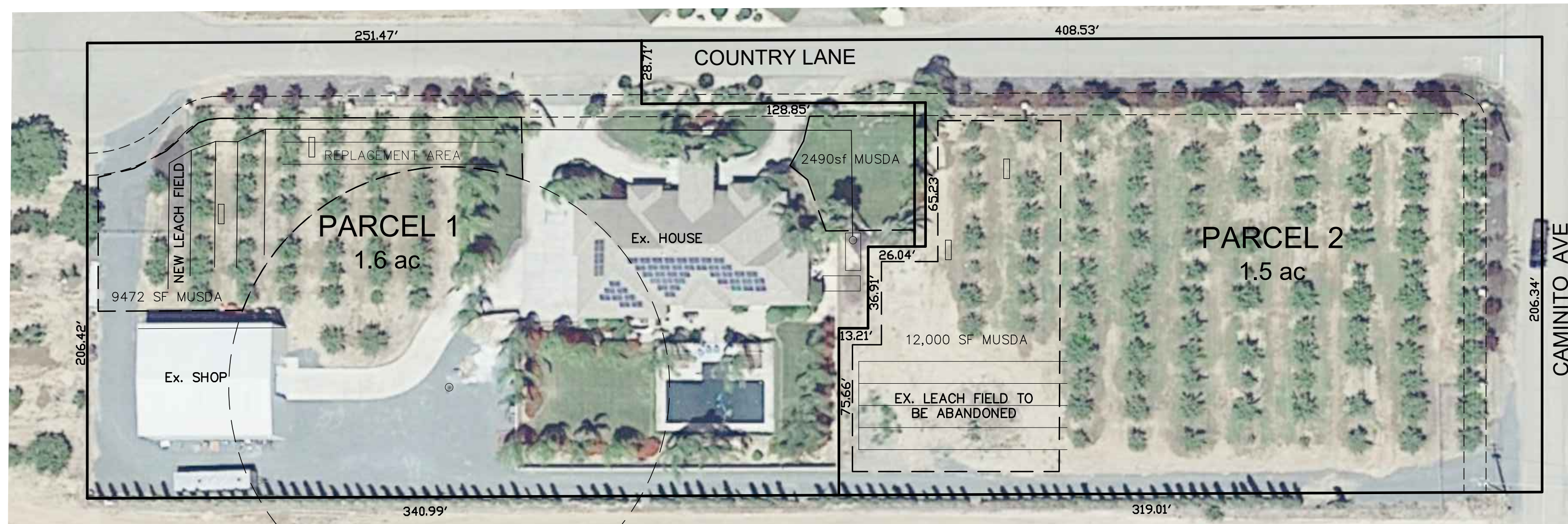
Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. Mandatory Findings of Significance.				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce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

Responses:

- a) **Less than significant impact.** No environmental effects were identified in the initial study which would indicate the project will have the ability to significantly 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 would indicate that the project would have significant impacts that are individually limited, but cumulatively considerable.
- c) **Less than significant impact.** No environmental effects which would cause significant and substantial adverse effects on human beings either directly or indirectly were identified in the initial study.

Environmental Reference Materials

1. County of Sutter. 2011. *General Plan 2030*
2. County of Sutter. 2008. *General Plan Technical Background Report*
3. County of Sutter. 2008. *General Plan 2030 Environmental Impact Report*
4. County of Sutter. 2016. *Zoning Code or as amended thereafter*
5. American Red Cross. 1998. *Three Rivers Chapter Disaster Plan*
6. California Department of Conservation, Division of Mines and Geology. 1999. *Special Publication 42: Fault Rupture Hazard Zones in California*
7. California Department of Conservation, Division of Mines and Geology. 1986. *Special Report 132: Mineral Land Classification: Portland Cement and Concrete-Grade Aggregate in the Yuba City-Marysville Production-Consumption Area*
8. California Department of Toxic Substances Control, 2007. *Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*
9. California Resources Agency. 2006. *Sutter County Map of Farmlands of Statewide Importance*
10. Feather River Air Quality Management District. 1998. *Indirect Source Review Guidelines*
11. Feather River Air Quality Management District. 2003. *Northern Sacramento Valley 2003 Air Quality Attainment Plan*
12. Federal Emergency Management Agency. 2008. *Flood Insurance Rate Maps*
13. Institute of Transportation Engineers. Seventh edition, 2003. *Trip Generation*
14. Natural Resources Conservation Service. 1988. *Sutter County Soil Survey*
15. Natural Resources Conservation Service. 1992. *Field Office Official List of Hydric Soil Map Units for Sutter County, California*
16. Sacramento Area Council of Governments. 1998. *Regional Aviation System Plan*
17. State of California. Department of Toxic Substances Control. 1998. *Hazardous Waste and Substances Sites List*
18. Sutter County Office of Emergency Services. 1980. *Dam Failure Evacuation Plan*
19. United States Geological Survey Quadrangles
20. U. S. Department of Housing and Urban Development. *The Noise Guidebook*



OWNERS:
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 YUBA CITY, CA 95991
 PHONE: (530)617-2591

APPLICANT:
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 PHONE: (530)617-2591

ENGINEER:
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 GRIDLEY, CA 95948
 (530) 632-6605

SURVEYOR:
 TO BE DETERMINED
 (530) 632-6605

GENERAL NOTES

DRAINAGE:

EXISTING: TO REMAIN AS EXISTS
 PROPOSED: TO REMAIN AS EXISTS

WATER:

EXISTING: PRIVATE WELL
 PROPOSED: PRIVATE INDIVIDUAL WELL

SEWAGE DISPOSAL:

EXISTING: INDIVIDUAL SEPTIC TANK & LEACHFIELD
 PROPOSED: INDIVIDUAL SEPTIC TANK & LEACHFIELD

LOT SIZE:

PROPOSED:
 PARCEL 1 1.6 ACRES
 PARCEL 2 1.5 ACRES

LAND USE:

EXISTING: RESIDENTIAL
 PROPOSED: RESIDENTIAL

ZONE:

EXISTING: ER (RESIDENTIAL)
 PROPOSED: ER (RESIDENTIAL)

EXISTING A.P. NUMBER/ADDRESS:

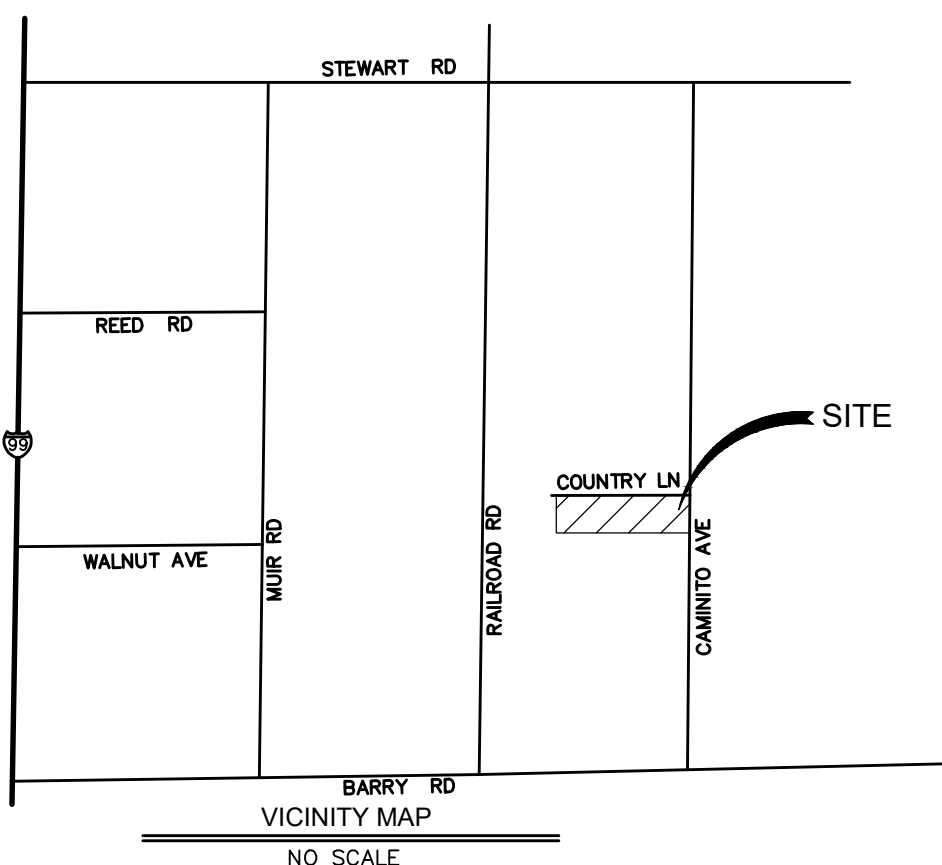
023-120-060
 YUBA CITY, CA 95991

ACREAGES:

3.1 GROSS AC. TOTAL

NOTE:

- (1) OWNER, APPLICANT, SURVEYOR AND ENGINEER TO RECEIVE ALL COMMUNICATIONS
- (2) THE EXISTING HOUSE ON PARCEL 1 SHALL INSTALL NEW SEPTIC PUMP TANK AND INSTALL SYSTEM TO NEW LEACH FIELD SHOWN ON PLANS PER APPROVED SEPTIC DESIGN PLANS PRIOR TO FINAL MAP APPROVAL.



TENTATIVE PARCEL MAP NO.

for MATTHEW KELLY

PARCEL 3 OF PARCEL MAP NO. 1012 BEING A SUBDIVISION OF LOT OF THE "HUERTA TRACT" FILED IN BOOK 1 OF SURVEYS, PAGE 27, IN SUTTER COUNTY RECORDS AND BEING A PORTION OF THE NE QUARTER OF SEC. 10, T.14 N, R 3 E, MDB&M IN SUTTER COUNTY CALIFORNIA

SUTTER COUNTY CALIFORNIA

DECEMBER 2022
 6-9-2023 Resubmittal
 SCALE: 1"=40'