

COUNTY OF SUTTER
MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: Project #U25-0020 (Takher)

PROJECT SPONSORS: Applicant/Owner:
Harminder Takher
2473 Reed Road, Yuba City, CA 95991

Project Engineer/Surveyor:
Equa Engineering
Monte Johnson
591 Obrien Avenue, Gridley, CA 95948

PROJECT LOCATION: At the southwest corner of Taylor Road and Holcomb Avenue, Yuba City, CA 95993, within the unincorporated area of Sutter County

ASSESSOR'S PARCEL NO: 23-030-107

PROJECT DESCRIPTION: A Tentative Parcel Map to divide an existing 27.9± acre parcel into a 2.4± acre homesite parcel and a 25.5± acre 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 MITIGATED NEGATIVE DECLARATION

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



Neal Hay
Director of Development Services
Environmental Control Officer

1-05-2026

Date

Sutter County Initial Study

- 1. Project title:** Project #U25-0020 (Takher)
- 2. Lead agency name and address:** Sutter County Development Services Department
Planning Division
1130 Civic Center Boulevard, Suite A
Yuba City, CA 95993
- 3. Contact person and phone number:** Casey Murray, Senior Planner
530-822-7400 ext. 245
- 4. Project sponsor's name and address:** Applicant/Owner:
Harminster Takher
2473 Reed Road
Yuba City, CA 95991
- Engineer/Surveyor:
Equa Engineering
Monte Johnson
591 Obrien Avenue
Gridley, CA 95948
- 5. Project location & APN:** At the southwest corner of Taylor Road and Holcomb Avenue, Yuba City, CA 95993, within the unincorporated area of Sutter County; APN: 23-030-107
- 6. General Plan designation:** AG-20 (Agriculture, 20-acre minimum)
- 7. Zoning classification:** AG (Agriculture) District
- 8. Description of project:** The proposed project is a Tentative Parcel Map to divide an existing 27.9± acre parcel into a 2.4± acre homesite parcel ("Parcel 1") and a 25.5± acre remainder parcel ("Parcel 2") (see attachments 1 and 2). The proposed parcels will both have frontage on Taylor Road, which is a County maintained road. The subject property consists of a walnut orchard and drains to the south.

The project site consists of a walnut orchard and this use is not anticipated to change. The General Plan density allows for one permanent residence on the subject property (one dwelling unit per 20 acres). No new building construction is proposed by this project; however, one residence as allowed by existing General Plan density, may be established on the proposed homesite parcel in the future. 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. In accordance with Sutter County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040, a development rights and open space easement agreement will be required to be entered into to prohibit residential development on the agricultural remainder parcel.

The proposed homesite parcel will be created out of the northeast portion of the existing parcel and is anticipated to be developed in the future with a single-family residence. The parcel is proposed to be served by an individual on-site septic system designed and installed under permit by the County Development Services Environmental Health Division in compliance with State law and local ordinance. Soil testing was completed and used to establish the location of the minimum usable

sewage disposal area (MUSDA) and size in accordance with the Sutter County Code of Ordinances 700-130. The MUSDA sizes are shown on the proposed tentative map. A future residence on the homesite parcel will be served by an individual on-site well and will be accessed by a new driveway off of Taylor Road.

9. Surrounding land uses and setting: The subject 27.9± acre property consists of a walnut orchard and is located at the southwest corner of Taylor Road and Holcomb Avenue (see attachments 1 and 2). The subject property and all surrounding parcels are designated AG-20 (Agriculture, 20-acre minimum) in the General Plan and are zoned AG (Agriculture) except for parcels located northeast of Taylor Road and Holcomb Avenue, which are designated and zoned RAN (Ranchette). Surrounding uses consist of almond, walnut, and peach orchards and rural residential uses. The subject property is located approximately 0.6 miles west of the city limits of the City of Yuba City.

North: rural residential, peach and walnut orchards; South: almond and walnut orchards; East: rural residential, almond orchard; West: almond orchard.

10. Other public agencies whose approval is required:

Other permits and approvals required for residential development of the proposed homesite parcel are listed below. It should be noted that this list is not exhaustive and additional permits and approvals may also be required.

- *County of Sutter Building, Well and Septic, and Encroachment Permit*

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 request for consultation were received from 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.

Applicant Mitigation Agreement:

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

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

Harminder Takher
Signature of Applicant/Representative

12/23/25
Date

[Signature]
Casey Murray, Senior Planner

1-5-2026
Date

Neal Hay
Neal Hay, Director of Development Services
Environmental Control Officer

1-05-2026
Date

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

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

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

Responses:

a) **Less than significant impact.** This project will not have a substantial adverse effect on a scenic vista. The General Plan does not inventory any scenic vista on the subject property and there are no scenic vistas proximate to the project site. The General Plan Technical Background Report identifies geographic features such as the Sutter Buttes, Feather River, Sacramento River, Bear River, and the valley’s orchards as scenic resources within the County, which contribute to the County’s character. Additionally, the Land Use Element of the General Plan contains specific goals and policies directed at preserving scenic resources and enhancing design of new development. This project is not located within the Sutter Buttes Overlay Zone and is not located in the vicinity of the Bear River, Feather River, or Sacramento River.

No new building construction is proposed by this project; however, one residence as allowed by existing General Plan density, may be established on the proposed homesite parcel. 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 area includes a mix of residential and agricultural uses; therefore, the project will not significantly impact a vista of unobstructed orchards or agricultural land. Therefore, this project will not substantially alter any scenic vista and a less than significant impact is anticipated.

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

c) **Less than significant impact.** The proposed project is located in a nonurbanized area and will not substantially degrade the existing visual character or quality of public views of the site and its surroundings because a future residence on the proposed homesite parcel will be developed consistent with all applicable County standards. The surrounding area is largely rural and features mostly almond, walnut, and peach orchards and rural residential use. The project site and surrounding parcels are zoned AG (Agriculture) except for parcels to the northeast zoned RAN (Ranchette). No new building construction is proposed by this project; however, one additional residence as allowed by existing General Plan density, may be established on the proposed homesite parcel. 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 a less than significant impact is anticipated.

d) **Less than significant impact.** This project will not create a new source of substantial light or glare which will adversely affect day or nighttime views in the area. The area of the project has moderate to low levels of ambient lighting predominately from agricultural and rural residential uses and vehicle headlights on County roads. No new building construction is proposed by this project; however, one residence as allowed by existing General Plan density, may be established on the proposed homesite parcel. 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. Residential use at the project site is expected to have exterior lighting comparable to other homes in the area and will not result in a significant new source of substantial light or glare that would adversely affect day or nighttime views in the area. A less than significant impact is anticipated.

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

(County of Sutter, Zoning Code. 2024)

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:

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

Responses:

a) **Less than significant 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 2020 Sutter County Important Farmland map, the project site is designated as "Farmland of Statewide Importance." 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; however, one residence as allowed by existing General Plan density, may be established on the proposed homesite parcel. 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.

b) **Less than significant 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 not encumbered by a Williamson Act contract. Adjacent parcels surrounding the project are zoned AG (Agriculture) and RAN (Ranchette). No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. Conflicts between the proposed project and adjacent agricultural land are not anticipated. Additionally, if a new residence is constructed on the proposed homesite parcel, the applicant will be required to sign a Right to Farm disclosure in accordance with County Code Chapter 1330 informing them that they may be subjected to impacts related to productive nearby farming activities. In addition, this disclosure is required to be included in or referenced during any future sale of the property. A less than significant impact is anticipated.

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

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

e) **Less than significant impact.** This project will not involve other changes to the existing environment which could result in the conversion of farmland to a non-agricultural use or conversion of forest land to a non-forest use. This project does not include land being converted from farmland to a non-agricultural use or forest land to non-forest use. This project will create one homesite parcel, consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. Agricultural uses in the vicinity will continue as they historically have. Staff does not anticipate that this project will result in the conversion of other agricultural lands to non-agricultural use. Therefore, a less than significant impact is anticipated.

(California Dept. of Conservation, Farmland Mapping and Monitoring Program. 2020)
 (County of Sutter, Zoning Code. 2024)

	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 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.

No new building construction is proposed by this project; however, one residence as allowed by existing General Plan density, may be established on the proposed homesite parcel. 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.

According to the FRAQMD 2010 Indirect Source Review Guidelines, Significant Impact Thresholds are triggered by the construction of 130 new single-family residences, 225,000 square feet of new light industrial space, or 130,000 gross square feet of new office space. This project will not trigger this threshold of significance and as such, will have a less than significant impact upon 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

a) **Less than significant impact.** This project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS). The California Natural Diversity Database (CNDDDB) is a positive-sighting database managed by CDFW. According to the CNDDDB, there are no candidate, sensitive, or special status species identified as potentially occurring on-site or in the immediate area. This project was circulated to CDFW for review, and they did not provide any comments.

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; however, one residence as allowed by existing General Plan density, may be established on the proposed homesite parcel. 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 waterways in the project vicinity that may provide connectivity for listed species. 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, a less than significant impact is anticipated.

b) **No impact.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS. There are no streams or rivers in the immediate vicinity. No riparian habitat or other sensitive natural community is known to exist on-site or near the property. 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 because there are no known wetlands located within the project site or vicinity. 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) **Less than significant impact.** This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of a native wildlife nursery site. 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; however, one residence as allowed by existing General Plan density, may be established on the proposed homesite parcel. 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 waterways in the project vicinity that may provide connectivity for listed species. 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, a less than significant impact is anticipated.

e) **No impact.** This project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Sutter County has not adopted a tree preservation ordinance; however, General Plan Policy ER 3.7 is in place to preserve native oak trees when possible, through the review of discretionary development projects and activities. Policy ER 3.7 also requires a reduction in the loss of oak trees through consideration of tree mitigation and replanting programs. There are no oak trees located on the property, so no impact is anticipated.

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

(County of Sutter, General Plan Technical Background Report. 2008)
 (California Department of Fish and Wildlife, California Natural Diversity Database)
 (U.S. Fish and Wildlife Service, National Wetlands Inventory, 2025)

V. CULTURAL RESOURCES.

Would the project:

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

Responses:

a-c) **Less than significant with mitigation incorporated.** The proposed project will not cause a substantial adverse change in the significance of a historical resource or archaeological resource pursuant to §15064.5. This project is not expected to 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, where archaeological resources are more likely to exist. There is no evidence on the project site indicating that historical or archaeological resources exist. Furthermore, the property has been extensively disturbed to varying depths due to agricultural operations. Therefore, no significant impacts to historical or archaeological resources are anticipated with this project.

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; however, one residence as allowed by existing General Plan density, may be established on the proposed 2.4± acre homesite parcel. 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 subject property has not been previously surveyed for cultural resources. There is always the possibility that important unidentified cultural materials could be encountered on or below the surface during the course of future development activities. The following mitigation measure is included in the event of inadvertent discovery of cultural resources.

Mitigation Measure No. 1 (Cultural Resources): Should any subsurface cultural resources, paleontological resources, or human remains be encountered during any future construction, all work within 100 feet of the discovery shall be stopped and the area protected from further disturbance until the discovery is evaluated. The appropriate County personnel shall be notified immediately. The resources shall be examined by qualified personnel to determine their significance and develop appropriate protection and preservation measures. If human remains are discovered, they shall be treated in compliance with applicable state and federal laws, including notifying the County Coroner and consulting with the California Native American Heritage Commission, as appropriate.

(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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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"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a-b) **Less than significant impact.** The proposed project will not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation or conflict with or obstruct a state or local plan for renewable energy or energy efficiency. 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; however, one residence as allowed by existing General Plan density, may be established on the proposed homesite parcel. 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.

Overall, this project will not require the creation of a new substantial source of energy generation. The size of the project is minor in nature, consisting of one homesite parcel, which may be developed with one residence in the future. Construction equipment fleet turnover and increasingly stringent state and federal regulations on engine efficiency, combined with state regulations limiting engine idling times, will further reduce transportation fuel demand during future construction. There are no unusual construction processes that will be more energy-intensive than are used for comparable activities, and no equipment will be used that will not conform to current emissions standards and related fuel efficiencies. For these reasons, it is expected that fuel consumption associated with future construction will not be any more inefficient, wasteful, or unnecessary than other similar projects of this nature within Sutter County.

Future home construction is required to comply with the energy requirements of the State Building Codes, including California’s energy code, Title 24, and will not result in a wasteful, inefficient, or unnecessary consumption of energy resources because the energy efficiency standards of the State of California are some of the most stringent codes in the nation. A less than significant impact is anticipated.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<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 direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a) **Less than significant impact.** This project will not directly or indirectly cause potential substantial adverse effects from rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides because the subject property is not located in an Alquist-Priolo Earthquake Fault Zone and will not exacerbate existing seismic hazards in the region. 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. Development of a future residence will involve minor grading activities that will not exacerbate existing seismic hazards in the region and is unlikely to be affected by earthquakes, liquefaction, or landslides in the region. As a result, a less than significant impact is anticipated.

b) **Less than significant impact.** This project will not result in substantial soil erosion or the loss of topsoil. According to the USDA Soil Conservation Service Soil Survey of the County, on-

site soils consist of Conejo-Tisdale complex, 0 to 2 percent slopes. These soils are unlikely to cause erosion because runoff is very slow with only a slight hazard of water erosion. The General Plan Technical Background Report indicates that soils with a 0 to 9 percent slope have slight erodibility. The project site is relatively level and has been graded in the past to accommodate the existing walnut orchard. Severe erosion typically occurs on moderate slopes of sand and steep slopes of clay subjected to concentrated water runoff. These conditions do not exist at the site.

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; however, one residence as allowed by existing General Plan density, may be established on the proposed homesite parcel. 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. All future construction onsite will separately be required to obtain the appropriate permitting through the Development Services Department. As a result, a less than significant impact is anticipated.

c) **Less than significant impact.** This project is not located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. As stated above in b), soils at the site have a 0 to 2 percent slope with only a slight hazard of water erosion. The General Plan Technical Background Report indicates that soils with a 0 to 9 percent slope have slight erodibility. In addition, the project is not located in the Sutter Buttes, the only area identified by the General Plan Technical Background Report as having landslide potential. A less than significant impact is anticipated.

d) **Less than significant impact.** This project is not located on expansive soil creating substantial direct or indirect risks to life or property. The soil types on the project site, as stated above in b), have a low to 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 any future home to be established and a less than significant impact is anticipated.

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

The Development Services Environmental Health Division reviewed this project and stated that soil testing was conducted March 26, 2025, which determined a 10,000 square foot Minimum Usable Sewage Disposal Area (MUSDA) is required for the homesite parcel (Parcel 1) and a 20,000 square foot MUSDA is required for the agricultural remainder parcel (Parcel 2), which meets Sutter County On-Site Sewage Treatment and Disposal Ordinance, Section 700-130. As a condition of approval, the recorded parcel map shall have a statement that the MUSDA layout for each parcel is on file at Sutter County Environmental Health office. The MUSDA shall remain unimproved and reserved exclusively for on-site wastewater and any modification to the MUSDA must be approved by Sutter County. Any new septic systems will require evaluation

and approval by the Environmental Health Division to ensure compliance with wastewater standards. With compliance with all Environmental Health Division regulations, a less than significant impact is anticipated.

f) **Less than significant impact.** The proposed project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. There are no known unique paleontological resources or unique geologic features located in the vicinity of the project. The property has been disturbed to varying depths due to existing agricultural use. 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
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 (GHG) emissions, either directly or indirectly, that may have a significant impact on the environment. The Sutter County Climate Action Plan (CAP) was prepared and adopted in 2010 as part of the General Plan to ensure compliance with Assembly Bill (AB) 32, the Global Warming Solutions Act. Sutter County’s CAP includes a GHG inventory, an emission reduction target, and reduction measures to reach the target. As part of the CAP, the County adopted GHG screening tables, whereby if a project with a proposed building can qualify with 100 points, the project can be considered less than significant under CEQA. Small projects with 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.

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 create one homesite parcel for future residential development, the project falls well below the threshold. Therefore, 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. The County has adopted a Climate Action Plan (CAP) that details methods to reduce greenhouse gas emissions. As noted in a) above, this project will be consistent with the County CAP. Development will comply with applicable energy efficiency standards and land use planning policies in the Sutter County General Plan and Title 24 of the California Code of Regulations. The project does not propose new infrastructure or changes to land use intensity that will interfere with state or local climate action goals. Therefore, the project will result in a less than significant impact with respect to GHG reduction plans.

(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.)

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a-b) **Less than significant impact.** This project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. 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. No new building construction is proposed by this project; however, one residence as allowed by existing General Plan density, may be established on the proposed homesite parcel. 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 involve the routine transport, use, or disposal of hazardous materials. As a result, 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. There are no existing or proposed schools within one-quarter mile of the project site. The closest existing school is Barry Elementary School located over one mile to the southeast; 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 Sutter County Airport, which is located approximately 3.5 miles northeast of the project site. Due to the project’s distance from these facilities, no impact is anticipated.

f) **Less than significant impact.** This project will not impact the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan because the

project site has adequate frontage on Taylor Road, which is of sufficient size to not impede necessary emergency responses. This project does not pose a unique or unusual use or activity that will impair the effective and efficient implementation of an adopted emergency response or evacuation plan. A less than significant impact is anticipated.

g) **Less than significant impact.** This project will not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. The General Plan indicates the Sutter Buttes and the “river bottoms,” or those areas along the Sacramento, Feather, and Bear Rivers within the levee system, are susceptible to 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. The area has existing fire protection services. Since this property is not located in the Sutter Buttes or “river bottom” areas, a significant risk of loss, injury, or death associated with wildland fires as a result of the proposed project is not anticipated and is considered less than significant.

(County of Sutter, General Plan Technical Background Report. 2008)
 (California Department of Toxic Substances Control, Hazardous Waste and Substances Site List - Site Cleanup (Cortese List). 2025)

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

release of pollutants due to project inundation?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/>
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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. A future home on the proposed homesite parcel or other uses generating wastewater will require disposal provided by onsite septic systems that will be designed by an authorized professional and installed under permit from the Development Services Environmental Health Division. Future development that generates wastewater is required to meet local and State requirements for wastewater disposal in effect at the time of development. The applicant has designated adequate area required for the Minimum Usable Sewage Disposal Area (MUSDA) for each parcel as part of the tentative map. Any new well will be required to meet setbacks from a new septic system. 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. No aspect of the proposed project involving water quality or discharge standards will be allowed to operate until they have complied with all state and local standards. 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. The General Plan Technical Background Report indicates the property is provided with groundwater by the Sutter Subbasin. Water levels in the Sutter Subbasin have remained approximately 10 feet below ground surface and California's Groundwater Bulletin 118 prepared by the California Department of Water Resources indicates municipal and irrigation wells withdraw groundwater at a rate of 500-2000 gallons per minute.

The project site has been used for agricultural purposes and is served by on-site water supplies. Water demand from the proposed project is not anticipated to be higher over the historic use of the property. 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 proposed to be supplied by a private well. Each future well 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 has been historically used.

Future residences at the site must comply with standard green building and energy efficiency standards consistent with the California Building Code and Title 24 Energy Code standards. The incorporation of green building measures, as applicable to a residence, will reduce energy and water consumption. Additionally, front yard landscaping exceeding 500 square feet in area is required to comply with the current Model Water Efficient Landscaping Ordinance prepared by the California Department of Water Resources. 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.

There are no streams or rivers on or in the immediate vicinity of the project site that could be altered by this project. The property is not located in an area served by a public stormwater drainage system. The property drains in a southern direction, and this is not proposed to change. The Development Services Engineering Division has reviewed this proposed project and had no comments regarding drainage. Any future grading or site improvements are to be done per an approved plan in accordance with Sutter County Development Standards.

The project site is located within Flood Zone “A” according to Flood Insurance Rate Map (FIRM) No. 0603940600E, dated December 1, 2008, issued by the Federal Emergency Management Agency (FEMA). Flood Zone “A” is one of the Special Flood Hazard Areas (SFHAs) and consists of areas subject to inundation by the 1-percent-annual-chance flood event. Sutter County has adopted a new Local Flood Hazard Area (LFHA) map for the Yuba City Basin Area effective as of October 4, 2021. The Base Flood Elevation (BFE) was set at ground surface/grade for this area. A future residence on the proposed homesite parcel will be required to be elevated one foot above grade. The applicant shall comply with all provisions of the Sutter County – Floodplain Management Ordinance and FEMA regulations, at the time of any future development. A less than significant impact is anticipated.

d) **Less than significant impact.** This project will not risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones. The project is located within a FEMA designated flood hazard zone and Local Flood Hazard Area; however, a single residence constructed on the proposed homesite parcel in the future is not considered a source of pollutants in the event of inundation. There is no anticipated impact to this project site resulting from tsunamis and seiches because the land is not located adjacent to or near any water bodies of sufficient size to create such situations. A less than significant impact is anticipated.

e) **No Impact.** This project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The County, along with other agencies, has prepared the Sutter Subbasin Groundwater Sustainability Plan that covers most of Sutter County, including the project site. This project is not expected to interfere with the implementation of the Groundwater Sustainability Plan, particularly since the project will not generate significant water demand. 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. 2008)

(Sutter Subbasin Groundwater Management Coordination Committee, Sutter Subbasin Groundwater Sustainability Plan. 2022)

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 outside the Yuba City sphere of influence and the County’s recognized rural communities. This project is located in a predominantly agricultural area southwest of the City of Yuba City. 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 modify any existing roadways that will result in a barrier to other surrounding parcels as a result of the 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. 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. The proposed project is consistent with the goals and policies of the General Plan and County Code and will not conflict with any adopted plan affecting the site. 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. 2024)

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

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Responses:

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

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

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

Responses:

a-b) **Less than significant 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. No new building construction is proposed by this project; however, one residence as allowed by existing General Plan density, may be established on the proposed homesite parcel. 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 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). A less than significant impact is anticipated.

c) **Less than significant impact.** This project is not located within the vicinity of a private airstrip, public airport, or public use airport; therefore, it will not result in excessive noise levels for people residing or working in the project area. The nearest public airport is the Sutter County Airport, which is located approximately 3.5 miles northeast of the project site. The closest private airstrip is located approximately three miles west of the project site. Due to the project's distance from these facilities, 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. 2024)

XIV. POPULATION AND HOUSING.

Would the project:

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

Responses:

a) **Less than significant impact.** This project will not induce substantial unplanned population growth in an area, directly or indirectly. No new building construction is proposed by this project; however, one residence as allowed by existing General Plan density, may be established on the proposed homesite parcel. 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 proposed homesite parcel will not generate the demand for unplanned growth such as new commercial or other types of residential development. The proposed homesite parcel will have frontage on an existing County road. As a result, the amount of population growth in the area will be negligible and a less than significant 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 residences exist on the project site. No replacement housing will be required as part of this project. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a) i) **Less than significant impact.** This project location is provided fire protection by Yub City Fire and is located in County Service Area (CSA) G. The nearest fire station is Oswald-Tudor (Station 8), located at 1280 Barry Road, approximately 1.4 miles southeast of the project site. This project was sent to the Yuba City Fire Department for review and comment and no comments were received. This project is not anticipated to affect response time for fire protection services. Existing County roads will provide adequate transportation routes to reach the project site in the event of a fire. Potential impacts to fire services will be mitigated through the collection of the County’s current development impact fee for “Fire Protection” per dwelling unit. The County will collect impact fees for fire protection prior to issuance of building permits for any future residential dwellings at the site. One residence is anticipated to be built on the proposed homesite parcel. Using the County’s currently adopted impact fee for fire protection of \$1,444.44 per dwelling unit, this project will result in the collection of \$1,444.44 in fire impact fees at build-out. A less than significant impact to fire services is anticipated.

a) ii) **Less than significant impact.** This project will not have a significant impact on police protection. Law enforcement for unincorporated portions of Sutter County is provided by the Sutter County Sheriff’s Department and traffic investigation services by the California Highway Patrol. The Sheriff’s Department has reviewed this project and had no comments or concerns. This project is not anticipated to affect response time for law enforcement services. Existing County roads will provide adequate transportation routes to reach the project site in the event of an emergency. The demand for services resulting from the creation of one homesite parcel is anticipated to be minimal. Potential impacts to the Sheriff’s 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. The County will collect impact fees for Sheriff and criminal justice prior to issuance of building permits for any future residential dwellings at

the site. One residence is anticipated to be built on the proposed homesite parcel. Using the County's currently adopted impact fee for Sheriff and criminal justice of \$2,108.41 per dwelling unit, this project will result in the collection of \$2,108.41 in law enforcement impact fees at build-out. As a result, a less than significant impact is anticipated.

a) iii) **Less than significant impact.** This project will create one homesite parcel, which is anticipated to be developed with one new residence that will potentially generate a demand for school services; however, this demand will not be significant. This project is located within the Yuba City Unified School District. The County will collect school impact fees prior to issuance of building permits for any future residential dwellings at the site to offset potential impacts. Yuba City Unified School District did not have any comments regarding this project. A less than significant impact is anticipated.

a) iv) **Less than significant impact.** This project will not have a significant impact upon parks. 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. While the proposed project will create one homesite parcel that will support additional residents in the area that will potentially utilize park facilities, the increase in demand will be less than significant. Impacts to existing parks will be minor and will not necessitate the construction of new park facilities that will create an environmental impact. Pursuant to Subdivision Ordinance Section 1400-731, the County will collect the adopted "Park Acquisition" fee based on the number of bedrooms per each future dwelling unit to offset the potential demand from the proposed project. This project will not have a significant impact on parks countywide. A less than significant impact is anticipated.

a) v) **Less than significant impact.** The proposed project is not anticipated to have a significant impact on other public facilities. 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 current adopted development impact fees for each category listed. The County will collect impact fees prior to issuance of building permits for any future residential dwellings at the site. Impact fees will be collected for a new residence on the proposed homesite parcel. Using the County's currently adopted impact fees for the general government, animal control, library, and health and social services categories, this project will result in the collection of \$3,916.06 in impact fees at build-out. A less than significant impact is anticipated.

(County of Sutter, Zoning Code. 2024)

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

(County of Sutter, Subdivision Ordinance. 2021)

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?

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

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

Responses:

a-b) **Less than significant impact.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated nor will the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. No new building construction is proposed by this project; however, one residence as allowed by existing General Plan density, may be established on the proposed homesite parcel. 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. Future residential development as a result of this project is not anticipated to have a significant impact on parks countywide. As part of issuing a building permit for any future dwelling, the County will collect the adopted "Park Acquisition" fee that can be used for recreation facilities in the future. As a result, a less than significant impact is anticipated.

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

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?
- b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?
- c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- d) Result in inadequate emergency access?

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

Responses:

a) **Less than significant impact.** This project will not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. This property is located in a rural agricultural area southwest of the City of Yuba City. The project area is not served by mass transit or bicycle paths. There are no designated pedestrian or bicycle routes in the project area. Given the rural location, personal vehicles will be the most likely form of transportation.

The Development Services Engineering Division reviewed this project and has determined the applicant is required to dedicate sufficient rights of way and/or public service easements as necessary to Sutter County. This requirement will be implemented through a project condition.

The subject parcel is located at the southwest corner of Taylor Road and Holcomb Avenue, which are both County maintained roads. The proposed parcels will have frontage on Taylor Road. A new driveway off Taylor Road will be required to provide access to a future residence on the proposed homesite parcel, which will require approval of an encroachment permit from the County. The General Plan classifies Taylor Road and Holcomb Avenue as Local Roadways. There are no current traffic counts available for Taylor Road or Holcomb Avenue; however, based on a site visit, they appear to have a Level of Service (LOS) "A".

No new building construction is proposed by this project; however, one residence as allowed by existing General Plan density, may be established on the proposed homesite parcel. 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 proposed project is anticipated to generate approximately 9.43 additional daily trips, based on a rate of 9.43 average daily trips per each new residence from the Institute of Transportation Engineers, Trip General Manual, 11th Edition. According to Table 3.2-6 of the Technical Background Report, an average daily traffic (ADT) range of 7,000 – 10,600 is necessary for a rural two-lane roadway to be classified as LOS C. This project will not generate an increase in existing traffic levels resulting in a change to the LOS for Taylor Road or Holcomb Avenue. The General Plan has a policy (Policy M 2.5) to maintain roads at an LOS D or better during peak hour, and LOS C or better at all other times; therefore, this project is consistent with this policy and a less than significant impact is anticipated.

b) **Less than significant impact.** This project will not conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b). This section of CEQA states that vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts. This section also states VMT exceeding an applicable threshold of significance may indicate a significant impact. VMT refers to the amount and distance of automobile travel attributable to a project. VMT generally represents the number of vehicle trips generated by a project multiplied by the average trip length for those trips. The Governor's Office of Planning and Research's (OPR's) Technical Advisory further clarifies that "the term 'automobile' refers to on-road passenger vehicles, specifically cars and light trucks."

The County has not adopted a threshold of significance for VMT. Senate Bill (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 VMT impact. No new building construction is proposed by this project; however, one residence as allowed by existing General Plan density, may be established on the proposed homesite parcel. 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 proposed project is anticipated to generate approximately 9.43 additional daily trips, based on a rate of 9.43 average daily trips per each new residence from the Institute of Transportation Engineers, Trip General Manual, 11th Edition. Therefore, this project is anticipated to result in fewer than 110 additional daily vehicle trips and a less than significant impact is anticipated.

c-d) **Less than significant impact.** This project will not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) nor will it result in inadequate emergency access. The project site has adequate frontage on Taylor Road, which is a County maintained road. Taylor Road and Holcomb Avenue are both straight two-lane roads. County roads will provide adequate emergency service access for each proposed parcel. No impacts have been identified by the Development Services Engineering Division or Fire Services indicating an increased hazard will result. A less than significant impact is anticipated.

(County of Sutter, General Plan Technical Background Report. 2008)
 (County of Sutter, General Plan 2030. 2011)
 (Institute of Transportation Engineers, Trip Generation Manual, 11th Edition)

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

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

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

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

Responses:

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 distribution of letters to the seven Native American tribes provided by the Native American Heritage Commission (NAHC), which include the Mechoopda Indian Tribe of Chico, Mooretown Rancheria of Maidu Indians, United Auburn Indian Community of the Auburn Rancheria, Strawberry Valley Rancheria, Enterprise Rancheria of Maidu Indians, Lone Band of Miwok Indians, and Wilton Rancheria. The United Auburn Indian Community (UAIC) responded and stated that their records do not show any known resources in or near the project area. They also stated that there are no water courses nearby and historic maps do not show areas of interest. Lastly, they stated that they have no comments or concerns about this project. No other comments or requests for consultation were received from Native American tribes during the review period. The property has been extensively disturbed to varying depths due to agricultural uses. A less than significant impact to tribal cultural resources as a result of the project is anticipated.

XIX. UTILITIES AND SERVICE SYSTEMS.

Would the project:

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

Responses:

a) **Less than significant impact.** This project will not require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

The proposed homesite parcel is proposed to be served by an individual septic system designed and installed under permit by the County Development Services Environmental Health Division in compliance with State law and local ordinance. Soil testing was completed to establish the location of the minimum usable sewage disposal area (MUSDA) and size in accordance with the Sutter County Code of Ordinances 700-130. Water is proposed to be supplied by private wells for each parcel. Each future well will be required to obtain permits from the Environmental Health Division. This project was reviewed by the Pacific Gas and Electric Company (PG&E) and they stated that no impacts will result from this project. The property drains in a southern direction, and this is not proposed to change. The Development Services Engineering Division has reviewed this proposed project and had no comments regarding drainage. Any future grading or site improvements are to be done per an approved plan in accordance with Sutter County Development Standards. Any additional utility needs will tie into existing utilities being provided to the area. The project site consists of a walnut orchard and has no significant environmentally sensitive characteristics present such as wetlands, special status species, cultural resources, or other potentially significant issues that will result in a significant environmental impact. A less than significant impact is anticipated.

b) **Less than significant impact.** This project will have sufficient water supplies available to serve the project and reasonably foreseeable future development. The proposed project is not located in an area that is served by a public water provider. The project site consists of a walnut orchard and has been served by on-site water supplies. Water demand from the proposed project is not anticipated to be higher over the current use of the property. No new building construction is proposed by this project; however, one residence as allowed by existing General Plan density, may be established on the proposed homesite parcel. 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 for the homesite parcel is proposed to be supplied by a private well. A permit for this well will be required to be obtained from the Environmental Health Division. This project is not anticipated to substantially increase the amount of water used onsite beyond what has been 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 on-site 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. Solid waste is anticipated as a result of project implementation; however, this project does not include any components that will generate excessive waste. Solid waste from this project will be disposed of through the local waste disposal company in a sanitary landfill in Yuba County which has sufficient capacity to serve this project. Project disposal of solid waste into that facility will comply with all federal, state, and local statutes and regulations related to solid waste, including recycling. As a result, a less than significant impact is anticipated.

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

XX. WILDFIRE.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 with respect to wildfire hazard.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a) **Less than significant impact.** No environmental effects were identified in the initial study which indicate this project will have the ability to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. A mitigation measure is proposed in the cultural resources section to protect possible disturbance of cultural resources should they be encountered.

b) **Less than significant impact.** No environmental effects were identified in the initial study which indicates this project will have impacts that are individually limited, but cumulatively considerable. No new building construction is proposed by this project; however, one residence as allowed by existing General Plan density, may be established on the proposed homesite parcel. 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.

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

MITIGATION MONITORING PROGRAM – Project #U25-0020 (Takher)

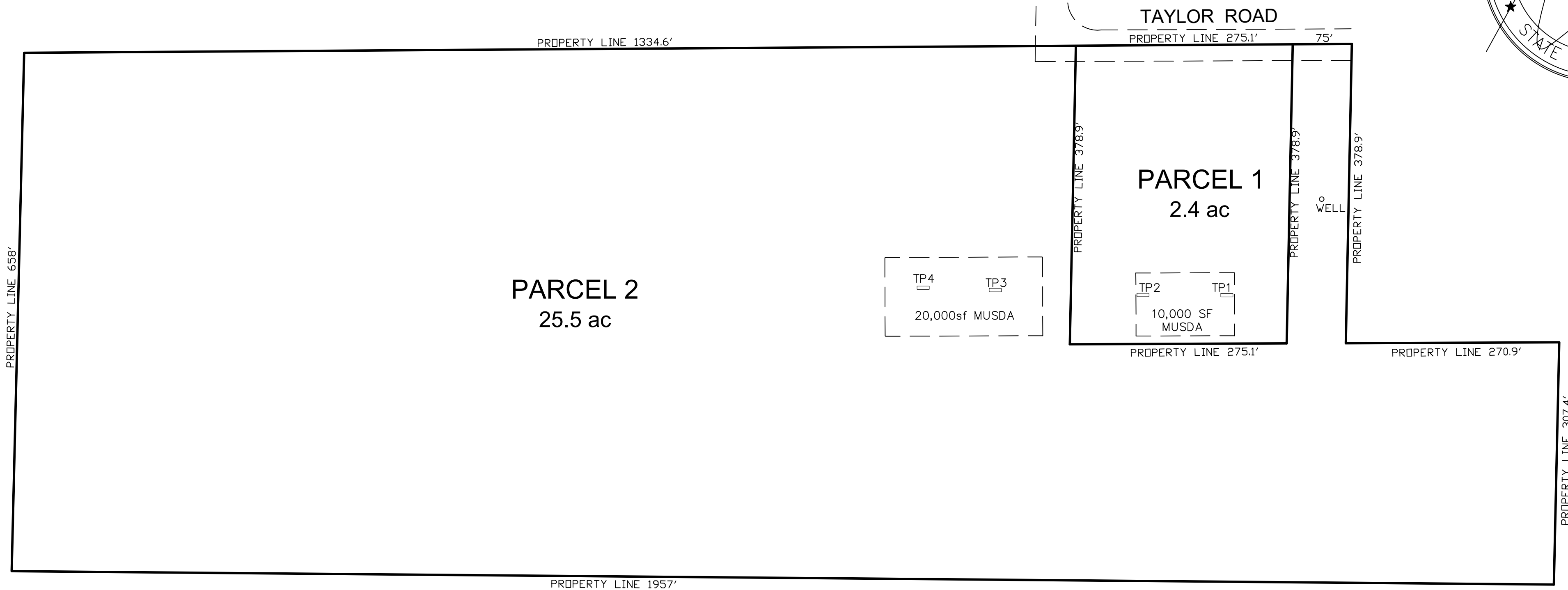
Mitigation Measure	Timing	Monitoring Agency
Mitigation Measure No. 1 (Cultural Resources): Should any subsurface cultural resources, paleontological resources, or human remains be encountered during any future construction, all work within 100 feet of the discovery shall be stopped and the area protected from further disturbance until the discovery is evaluated. The appropriate County personnel shall be notified immediately. The resources shall be examined by qualified personnel to determine their significance and develop appropriate protection and preservation measures. If human remains are discovered, they shall be treated in compliance with applicable state and federal laws, including notifying the County Coroner and consulting with the California Native American Heritage Commission, as appropriate.	During construction activities	Development Services

Bibliography

- California Department of Conservation. 2020. *Farmland Mapping and Monitoring Program*
- California Department of Conservation, Division of Mines and Geology. 1988. *Special Report 132: Mineral Land Classification: Portland Cement Concrete-Grade Aggregate in the Yuba City-Marysville Production-Consumption Region*
- California Department of Fish and Wildlife. *California Natural Diversity Database*
- California Department of Toxic Substances Control. 2025. *Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*
- California Department of Water Resources. 2003. *California's Groundwater – Bulletin 118 (Update 2003)*
- County of Sutter. 2008. *General Plan Technical Background Report*
- County of Sutter. 2011. *General Plan 2030*
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- Federal Emergency Management Agency. 2008. *Flood Insurance Rate Map*
- Institute of Transportation Engineers. 2021. *Trip Generation Manual, 11th Edition*
- Sutter Subbasin Groundwater Management Coordination Committee. 2022. *Sutter Subbasin Groundwater Sustainability Plan*
- U.S. Department of Agriculture, Soil Conservation Service. 1988. *Sutter County Soil Survey*
- U.S. Fish and Wildlife Service. 2025. *National Wetlands Inventory*

Attachments:

1. Tentative Parcel Map
2. Aerial Photo Exhibit



OWNERS:
 HARMINDER TAKHER
 2473 REED ROAD
 YUBA CITY, CA 95993
 PHONE: (530)682-5089

APPLICANT:
 HARMINDER TAKHER
 2473 REED ROAD
 YUBA CITY, CA 95993
 PHONE: (530)682-5089

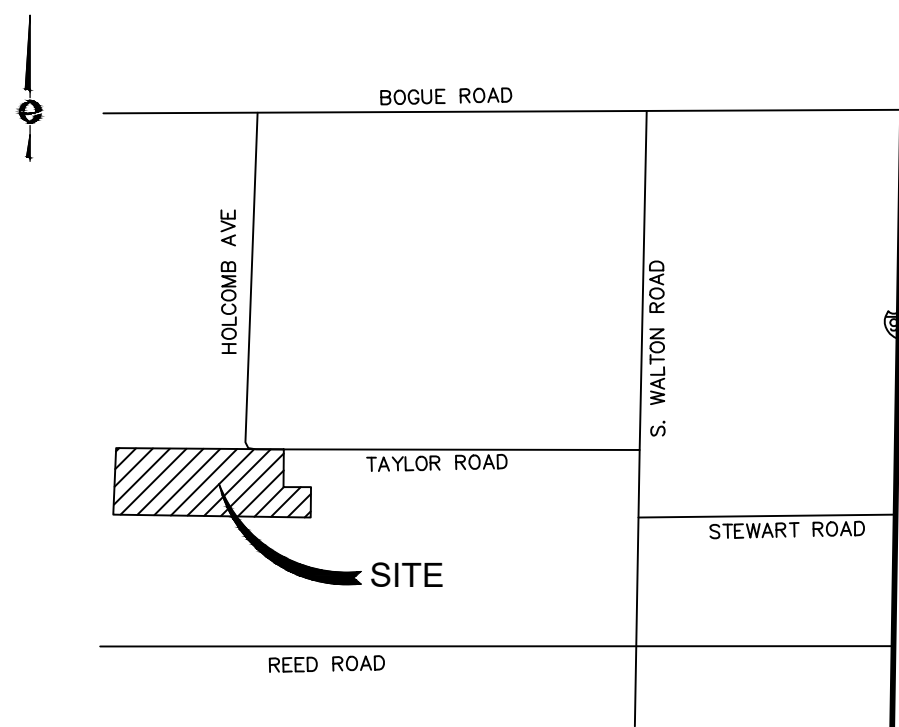
ENGINEER:
 EQUA ENGINEERING,
 591 OBRIEN AVE
 GRIDLEY, CA 95948
 (530) 632-6605

SURVEYOR:
 TO BE DETERMINED
 (530) 632-6605

GENERAL NOTES

- DRAINAGE:**
 EXISTING: TO REMAIN AS EXISTS
 PROPOSED: TO REMAIN AS EXISTS
- WATER:**
 EXISTING: IRRIGATION WELL
 PROPOSED: PRIVATE INDIVIDUAL WELL
- SEWAGE DISPOSAL:**
 EXISTING: NO SEPTIC ONSITE
 PROPOSED: INDIVIDUAL SEPTIC TANK & LEACHFIELD
- LOT SIZE:**
 PROPOSED:
 PARCEL 1 2.4 ACRES
 PARCEL 2 25.5 ACRES
- LAND USE:**
 EXISTING: WALNUT ORCHARD
 PROPOSED: RESIDENTIAL
- ZONE:**
 EXISTING: AG (AGRICULTURE)
 PROPOSED: AG (AGRICULTURE)
- EXISTING A.P. NUMBER/ADDRESS:**
 023-030-107
 YUBA CITY, CA 95991
- ACREAGES:**
 29.9 GROSS AC. TOTAL

NOTE:
 (1) OWNER, APPLICANT, SURVEYOR AND ENGINEER TO RECEIVE ALL COMMUNICATIONS



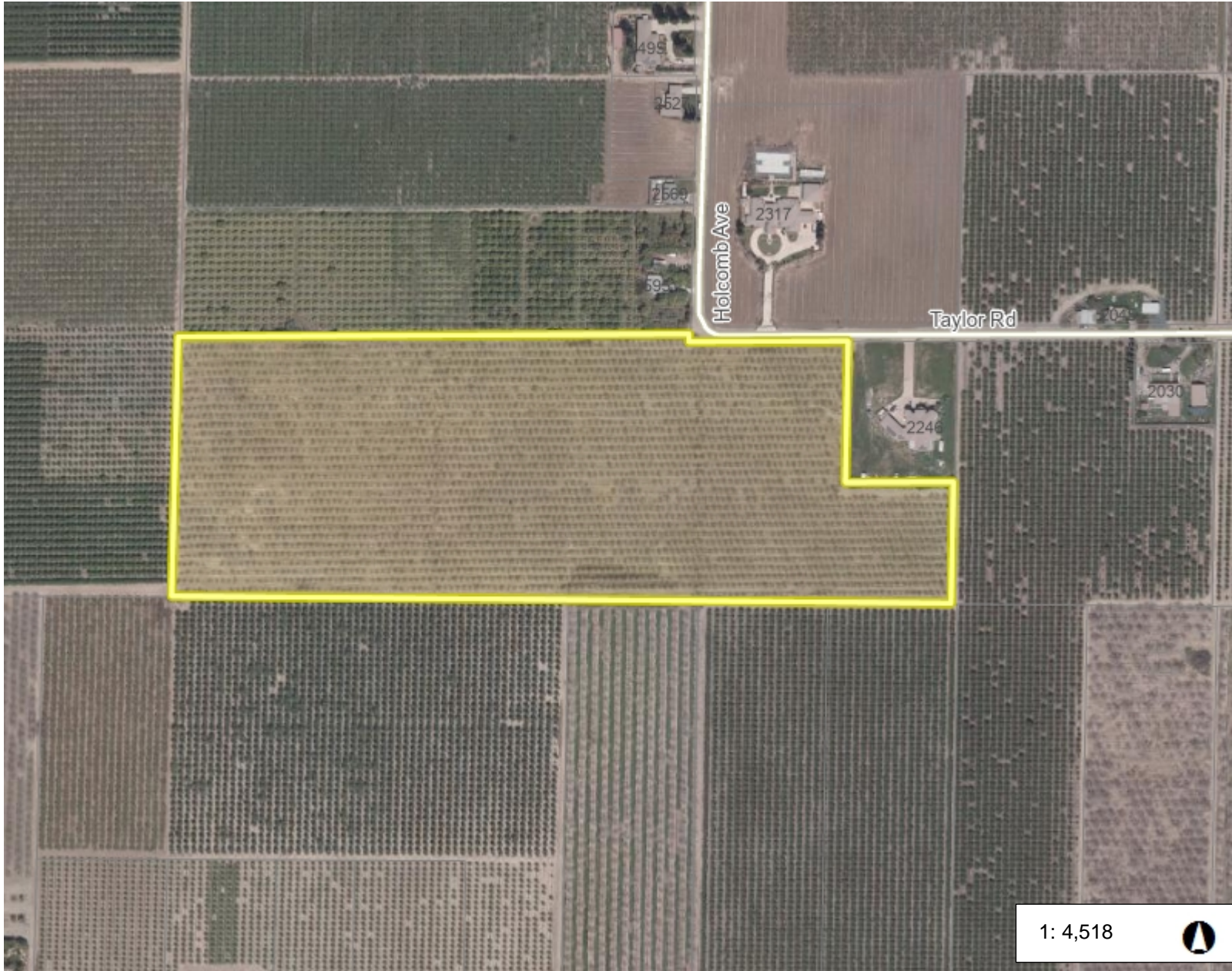
VICINITY MAP
 NO SCALE



TENTATIVE PARCEL MAP NO.

FOR HARMINDER TAKHER
 BEING LOT 33 AND A PORTION OF LOT 34 AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "THE GROVE TRACT SUBDIVISION OF PARTS OF SECTION 5, T. 14 N., R. 3 E., M.D.M." FILED IN THE OFFICE OF THE COUNTY RECORDER OF SUTTER COUNTY, CALIFORNIA, ON JUNE 8, 1907 IN BOOK 1 OF SURVEYS, PAGE 58.

SUTTER COUNTY CALIFORNIA
 MARCH 27, 2025
 SCALE: 1"=100'
 SHEET 1 OF 1



Legend

- Addresses
- Building Footprints
- Railroads
- Levees
- Open Waterways
 - Irrigation Canal
 - Creek
 - Drainage Ditch
 - River
 - State Drain
 - Ditch (reclass)
 - Natural Waterway (reclass)
 - <all other values>
- Tax Parcels
- Incorporated Cities
- Road Centerlines
 - 1
 - 3
 - 4
 - 5
 - <all other values>
- County Boundary
2025 (.25')
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

1: 4,518



753.0 0 376.51 753.0 Feet

