

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

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

PROJECT TITLE: Project No. U24-0013 (Smith)

CONTACT PERSON: Raveena Sroya, Associate Planner (530) 822-7400, ext. 319;
rsroya@co.sutter.ca.us

PROJECT LOCATION: 13189 Pass Road; on the north side of Pass Road, approximately 0.7 miles east of West Butte Road; Assessor's Parcel No.: 08-190-049

PROJECT DESCRIPTION: Use Permit to allow a large special events facility on an 80-acre parcel in the AG-SB (Agriculture - Sutter Buttes Overlay) Zoning District for events such as weddings, wedding receptions, birthdays, political fundraisers, and non-profit/service club events. The project proposes to use a 6.57± acre area of the parcel which includes an outdoor event space, a building for smaller events and/or event prep, and off-street parking areas. A maximum of sixteen (16) events are proposed per year with 100-850 guests per event. The event facility is proposed to operate on Thursday, Friday, Saturday, or Sunday between the hours of 8am-11pm.

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

PUBLIC REVIEW PERIOD: A 20-day public review period for the Mitigated Negative Declaration will commence on February 17, 2026 and end at 5:00 pm on March 9, 2026, for interested and concerned individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received within the public review period. Copies or an electronic version of the Mitigated Negative Declaration are available for review or purchase at the County address provided above and available online at:

<https://www.suttercounty.org/government/county-departments/development-services/planning-services/project-notices-and-environmental-documents>

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

COUNTY OF SUTTER
MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: Project #U24-0013 (Smith)

PROJECT SPONSORS: Applicant/Owner:
Mike Smith Jr.
13189 Pass Road, Sutter, CA 95982

Engineer/Surveyor:
John Mallen P.E., P.L.S.
MHM Inc.
1204 E Street, Marysville, CA 95901

PROJECT LOCATION: 13189 Pass Road, Sutter, CA 95982; on the north side of Pass Road, approximately 0.7 miles east of West Butte Road

ASSESSOR'S PARCEL NO: 08-190-049

PROJECT DESCRIPTION: Use Permit to allow a large special events facility on an 80-acre parcel in the AG-SB (Agriculture - Sutter Buttes Overlay) Zoning District for events such as weddings, wedding receptions, birthdays, political fundraisers, and non-profit/service club events. The project proposes to use a 6.57± acre area of the parcel which includes an outdoor event space, a building for smaller events and/or event prep, and off-street parking areas. A maximum of sixteen (16) events are proposed per year with 100-850 guests per event. The event facility is proposed to operate on Thursday, Friday, Saturday, or Sunday between the hours of 8am-11pm.

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 a 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

2-17-2026

Date

Sutter County Initial Study

- 1. Project title:** Project #U24-0013 (Smith)
- 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:** Raveena Sroya, Associate Planner
(530) 822-7400 ext. 319
- 4. Project sponsor's name and address:** Applicant/Owner:
Mike Smith Jr.
13189 Pass Road
Sutter, CA 95982
- Engineer/Surveyor:
John Mallen P.E., P.L.S.
MHM Inc.
1204 E Street
Marysville, CA 95901
- 5. Project location & APN:** 13189 Pass Road, Sutter, CA 95982; APN: 08-190-049
- 6. General Plan designation:** AG-80 (Agriculture, 80-acre minimum)
- 7. Zoning classification:** AG-SB (Agriculture-Sutter Buttes Overlay District)

8. Description of project: A request for a Use Permit to allow a large outdoor special events facility in the Agriculture – Sutter Buttes Overlay (AG-SB) Zoning District, located within the unincorporated area of Sutter County. The project proposes to use a 6.57± acre portion of an existing 80± acre parcel for events. The southern portion of the parcel is developed with a walnut orchard which is proposed to remain. And there is a single-family residence and multiple accessory buildings located in the center of the parcel. The single-family residence is not proposed to be used for events. The applicant is proposing to use an existing 1,800 square foot accessory building located west of the residence for small events and event preparation, not to include cooking.

The types of events proposed include wedding receptions, birthdays, non-profit fundraisers, political fundraisers, community, and similar events. Events are proposed to range from one hundred (100) to eight hundred fifty (850) guests per event and a total of sixteen (16) events per year is proposed. The event facility is proposed to operate Thursday, Friday, Saturday, or Sunday between the hours of 8:00 a.m. - 11:00 p.m. This includes set-up, rehearsals, and removal of equipment. The applicant has indicated that the number of employees working the event will vary depending on the size of the event. They have estimated a maximum of twenty (20) catering staff, two (2) to four (4) people for DJ services, and two (2) to seven (7) people for floral design/decor. Parking attendants would also be utilized for large events. Music and entertainment for the events will be provided by a DJ or live bands.

Two existing driveways located on the north side of Pass Road are proposed to be used to access the parking areas onsite. The main event parking is located directly east of the event area and overall parking is located further south on the parcel. All parking areas are proposed to be surfaced with a minimum 4" aggregate base. A total of three hundred sixty-three (363) parking spaces are proposed. Both driveways have existing gates that are proposed to remain. The driveways and existing gates will be required to meet Sutter County Commercial access road requirements. An existing shade structure and fences are proposed

to be removed in the event area. No other site modifications are proposed. Any other shade structures (i.e. tents) or event staging will be temporary.

No kitchen facilities will be used on site. All food preparation would be done by caterers off-site or within food trucks. No restrooms will be used on site. Portable restrooms are proposed to be used for events and will be required to be removed following the end of the event. There is no proposed use of the existing wells or septic system by the public for any events. All lighting will be provided using portable generator light towers installed at a maximum height of twenty (20) feet. Trash is proposed to be collected in a trailer and removed after each event.

9. Surrounding land uses and setting: The parcel is located on the north side of Pass Road approximately 0.7 miles east of West Butte Road. Parcels to the north, south, east, and west are zoned AG-SB (Agriculture-Sutter Buttes Overlay). Surrounding uses consist of grazing land and orchards.

Direction	General Plan Designation	Zoning	Existing Land Use(s)
North	AG-80 (Agriculture, 80-acre minimum)	AG-SB (Sutter Buttes Overlay)	Grazing Land
South	AG-80 (Agriculture, 80-acre minimum)	AG-SB (Sutter Buttes Overlay)	Grazing Land
East	AG-80 (Agriculture, 80-acre minimum)	AG-SB (Sutter Buttes Overlay)	Grazing Land
West	AG-80 (Agriculture, 80-acre minimum)	AG-SB (Sutter Buttes Overlay)	Grazing Land & Orchards

10. Other public agencies whose approval is required: Other permits and approvals required are listed below. It should be noted that this list is not exhaustive and additional permits and approvals may also be required.

- Sutter County Development Services Department Building Division: Building Permits
- Sutter County Development Services Department Engineering Division: 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.? On October 16, 2024, the County initiated Assembly Bill 52 (AB 52) and Senate Bill 18 (SB 18) consultation through distribution of letters to the Native American tribes provided by the Native American Heritage Commission (NAHC). No requests for consultation were received from any Native American tribes during the review period.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION

On the basis of this initial evaluation:

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

Applicant Mitigation Agreement:

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


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



Signature of Applicant/Representative

2/12/2026

Date



Raveena Sroya, Associate Planner

2/12/2026

Date



Neal Hay, Director of Development Services
Environmental Control Officer

2-17-2026

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 checked="" type="checkbox"/> | <input 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 Technical Background Report identifies geographic features such as the Sutter Buttes, Feather River, Sacramento River, Bear River, and the valley’s orchards as scenic resources within the County, which contribute to the County’s character. This project is located within the Sutter Buttes Overlay Zone. The project involves no new permanent structures and uses an already developed portion of the parcel for events and the existing orchard on the site will not be removed as a result of this project. Removal of a small shade structure and minor fencing will not alter the visual character. Temporary event equipment (tents, chairs, decorative lighting) is limited in duration and does not create adverse visual effects. As a result, 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 non-urbanized area and will not substantially degrade the existing visual character or quality of public views of the site and its surroundings. Given the agricultural and rural nature of the area, occasional special events are visually compatible and do not diminish public views of the Buttes. The project does not propose to remove the existing orchard on the site; therefore, views from Pass Road will not be affected by the proposed project. Therefore, a less than significant impact is anticipated.

d) **Less than significant impact with mitigation incorporated.** The area of the project has low levels of ambient lighting predominately from agricultural and rural residential uses. The project

does include the use of temporary portable generator light towers in parking and event areas. Outdoor lighting of the site has the potential to impact neighboring residences and adversely affect nighttime views in the area. With the following mitigation measure a less than significant impact is anticipated:

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

(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:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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. The subject parcel is designated as "Grazing Land" on the northern portion and "Prime Farmland" on the southern portion where the existing walnut orchard is located. Events are proposed to be located on the area designated as Grazing Land only. This area has already been disturbed by the construction of a residence, accessory structures, and farming activities. The walnut orchard will remain in production and no agricultural land will be permanently converted as a result of 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. A large special event facility is an allowed use within the AG District with the approval of a Use Permit. The project site is not encumbered by a Williamson Act contract. 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 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. The project proposes a small special events facility on a portion of the subject parcel as a secondary use to the existing agricultural operations and residential use on the site. No orchard trees are proposed to be removed to accommodate the proposed special event facility. Agricultural uses in the vicinity would continue, and conflicts between the proposed project and nearby agricultural uses are not anticipated. This project does not propose infrastructure or other features that would present an opportunity for the conversion of farmland in the vicinity to a non-agricultural use. 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
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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, result in a net increase of any criteria pollutant, or expose sensitive receptors to substantial pollutant concentrations or objectionable odors. The proposed project would allow a large special events facility for events such as wedding receptions, birthdays, non-profit fundraisers, political fundraisers, community, and similar events to occur on a site that is developed with an existing walnut orchard, one single-family residence, and various agricultural accessory structures.

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

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

Construction Emissions

The project involves minimal ground disturbance, primarily removal of a shade structure and minor surface preparation for parking areas. Emissions are negligible and below screening thresholds.

Operational Emissions

Proposed special events held on the property have the potential to generate toxic air impacts to neighboring residences due to exhaust emissions from vehicles arriving, parking, and leaving the site. Based on aerial photos, the nearest residences are located approximately 2,580 feet east and 3,580 feet southwest of designated parking/circulation and event areas onsite. Since only 16 events are proposed per year these events will not occur frequently enough to have a negative affect on air quality. The project will not result in health-related impacts to nearby sensitive receptors due to the distance of adjacent residences and the limited frequency of events. Therefore, a less than significant impact is anticipated.

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

IV. BIOLOGICAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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, this area does not contain habitat for special status wildlife. This project was circulated to CDFW for review, and they did not provide any comments. The proposed project would allow a large special events facility on a portion of a site that is developed with an existing walnut orchard, single-family residence, and agricultural accessory structures. 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) **Less than significant impact.** The proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The property contains a natural waterway (channel) that runs east and west through the center of the parcel, north of the area proposed to be used for events. The California Department of Fish and Wildlife's California Natural Diversity Database does not list any threatened or endangered species occurring in the project area. The California Department of Fish and Wildlife has been notified of the proposed project and stated they did not see any concerns with the proposal. A less than significant impact is anticipated.

c) **Less than significant impact.** According to the National Wetlands Inventory of the U.S. Fish and Wildlife Service, the property contains Palustrine and Riverine systems that contain intermittent flowing water. The proposed event area will not encroach into the waterway and no groundwork is proposed near the waterway. A less than significant impact is anticipated.

d) **Less than significant impact.** The proposed 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 California Department of Fish and Wildlife's California Natural Diversity Database does not list any threatened or endangered species occurring in the project area so it is unlikely that the existing waterway is used by wildlife for migration. A less than significant impact is anticipated.

e) **Less than significant 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. Based on information included in the project application, there are no oak trees located on the property and no oak trees are proposed to be removed as a result of this project.

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)

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

Responses:

a-b) **Less than significant impact.** The proposed project will not cause a substantial adverse change in the significance of a historical resource or archaeological resource pursuant to §15064.5. Also, this project will not disturb any human remains, including those interred outside of dedicated cemeteries. In Section 4.6 of the General Plan Technical Background Report, Figure 4.6-1 does not list the property as being a historic site. There are no unique features or historical resources located on the project site and the property is not located near a cemetery. The project site is not located within the vicinity of the Bear River, Sacramento River, or Feather River, where archaeological resources are more likely to exist. There is no evidence on the project site indicating that historical or archaeological resources exist and no new structures are proposed with this project. Furthermore, the property has been extensively disturbed to varying depths due to agricultural operations and single-family residential use. A less than significant impact to cultural resources is anticipated.

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

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

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

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"/> |
| 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 proposed project would allow a large special events facility which would host up to 16 events per year. Lighting provided at events will be portable generator light towers. These would be installed temporarily for events only and removed at the conclusion of each event. No new building construction or energy-intensive infrastructure is proposed by this project. Energy use is negligible and temporary; therefore, 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 the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

Responses:

a) **Less than significant impact.** This project will not directly or indirectly cause potential substantial adverse effects from rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides because the subject property is not located in an Alquist-Priolo Earthquake Fault Zone. Figure 5.1-1 in the General Plan Technical Background Report does not identify any active earthquake faults in Sutter County as defined by the California Mining and Geology Board. The faults identified in Sutter County include the Quaternary Faults, located in the northern section of the County within the Sutter Buttes, and the Pre-Quaternary Fault, located in the southeastern corner of the County. Both faults are listed as non-active faults but have the potential for seismic activity. The project will not exacerbate existing seismic hazards in the region and the area of the subject parcel to be used for events is relatively flat; therefore, a less than significant impact is anticipated.

b) **Less than significant with mitigation incorporated.** This project will not result in substantial soil erosion or the loss of topsoil. According to the USDA Soil Conservation Service, Soil Survey of Sutter County, California, on-site soil primarily consists of Olashes sandy loam (0 to 2 percent slopes) and a small portion at the north end of the parcel consists of Altamont-Dibble complex (30 to 50 percent slopes). The portion of the site being used for events contains Olashes sandy loam soil. The General Plan Technical Background Report indicates that soils with a 0 to 9 percent slope have slight erodibility. No new buildings proposed by this project; however, it is anticipated that minor grading may occur in parking lot areas. If more than one acre of property is disturbed, the applicant is required to obtain a NPDES (National Pollution Discharge Elimination System) and a Surface Water Pollution Prevention Permit (SWPPP) through the Regional Water Quality Control Board (RWQCB) to ensure soil is not released in storm water from the project site during construction. To ensure that a less than significant impact occurs, the following mitigation measure is included:

Mitigation Measure No. 2 (Geology and Soils): STORM WATER QUALITY PROTECTION – DURING CONSTRUCTION.

SWPPP – Prior to construction the applicant shall prepare and submit a Storm Water Pollution and Prevention Plan (SWPPP) if the project's cumulative disturbed area is one acre or more, to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the County's Improvement Standards and Land Grading and Erosion Control Ordinance and the requirements of the National Pollution Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities. The SWPPP shall be submitted to the County for review and to the Central Valley Regional Water Quality Control Board (CVRWQCB) as required by the NPDES General Permit in effect during construction. During construction, the applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The project applicant shall implement BMPs in accordance with the SWPPP and the County's Improvement Standards. The project applicant shall submit a state storm water permit Waste Discharger Identification (WDID) number for each construction project.

If the Project cumulative disturbed area is less than one acre the applicant's engineer shall submit an engineer stamped letter along with a calculation certifying the cumulative disturbed area is less than one acre.

NPDES GENERAL CONSTRUCTION PERMIT - If the project size is one acre or more, the applicant shall file a Notice of Intent (NOI) with the Central Valley Regional Water Quality Control Board (CVRWQCB), prior to construction, to obtain coverage under the California State Water Resources - General Construction Activity Storm Water Permit. Permits are issued by the State Water Resources Control Board, which can provide all information necessary to complete and file the necessary documents. Applicant shall comply with the terms of the General Construction Permit, the County's ordinances, and the NPDES Waste Discharge Requirements for the Sutter County Phase II NPDES Permit.

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), the project site contains soil with slight erodibility (0 to 2 percent slopes). The soil that has 30 to 50 percent slopes on site covers only 1.4± acres of the site. This area will not be disturbed by the project. The parcel is mostly flat and expected to be stable. Therefore, 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 type within the area of the site used by the proposed event facility is moderately expansive. No new permanent structures are proposed to be constructed for the special event facility. The only site improvement will be new striped parking areas which may involve minor grading and all structures brought onto the site for events are temporary. No new buildings beyond those that currently exist on the site are proposed by the project. All future construction will be required to comply with the adopted California Building Code, specifically Chapter 18 for soils conditions and foundation systems, to address potential expansive soils that may require a special foundation design, a geotechnical survey, and engineering for foundation design. The Building Inspection Division will implement these standards as part of the building permit process. A less than significant impact is anticipated.

e) **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. The subject parcel has an existing septic system installed; however, the project does not propose to utilize the existing septic system for proposed events and no development is proposed requiring the use of a new septic system. Portable restrooms are proposed to be provided for the duration of an event. As a condition of approval, the existing onsite sewage disposal system leach field shall be protected and not subject to vehicular traffic, covered with impervious material, and other activities that could adversely affect the soil and site conditions. With these conditions, a less than significant impact is anticipated.

f) **No 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. No new construction is proposed by this project. Furthermore, the property has been extensively disturbed to varying depths due to agricultural operations and single-family residential use; therefore, no impact is anticipated.

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

VIII. GREENHOUSE GAS EMISSIONS.

Would the project:

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

Responses:

a) **Less than significant impact.** This project will not generate additional greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. 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. In June 2016, Sutter County adopted new GHG Pre-Screening Measures to be applied to new projects. Based on these Pre-Screening Measures, a Special Events Facility is pre-screened out and determined to comply with the Sutter County CAP and the 3,000-metric-ton Tier 1 screening threshold for CO₂e if the square foot built does not exceed 70,000 square feet. Such projects require no further GHG emissions analysis and are assumed to have a less than significant impact.

The proposed special event facility will use primarily outdoor space and an existing 1,800 square foot accessory building. No new buildings are proposed as a part of this project. Therefore, the project is anticipated to have a less than significant impact.

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. The proposed project will not conflict with the CAP because it was determined to be exempt from its requirements. A less than significant impact is anticipated.

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

(County of Sutter, General Plan 2030 Climate Action Plan. 2011)

(County of Sutter, Greenhouse Gas Pre-Screening Measures for Sutter County. June 28, 2016.)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS.				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 had no comments. The proposed project is a large special events facility on a site that is developed with an existing walnut orchard, a single-family residence, and various accessory structures. A less than significant impact is anticipated.

c) **No impact.** There are no existing or proposed schools within one-quarter mile of the project site. The closest existing school is Meridian Elementary School located approximately 3.9 miles southwest of the project site; therefore, no impact is anticipated.

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

e) **No impact.** This project is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; therefore, this project will not result in a safety hazard or excessive noise for people residing or working in the project area. The nearest public airport is Colusa County Airport which is located approximately 7.2 miles west of the project site. Due to the project’s distance from public airports, no impact is anticipated.

f) **Less than significant impact.** The proposed project will not impact the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan because the project site will maintain adequate frontage along Marcum Road and Michel Road and would not impede any emergency response or evacuation at or near the site. This proposed project does not pose a unique or unusual use or activity that would impair the effective and

efficient implementation of an adopted emergency response or evacuation plan. A less than significant impact is anticipated.

g) Less than significant impact. This project will not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. The General Plan indicates the Sutter Buttes and the “river bottoms,” or those areas along the Sacramento, Feather, and Bear Rivers within the levee system, are susceptible to 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. While the project is located on the south side of the base of the Sutter Buttes, the project does not include any new structures, and the area has existing fire protection services provided by Meridian Fire Protection District. Two conditions of approval are proposed to be added to the project which requires the applicant to provide portable fire extinguishers on site and to ensure that the access roads and gates meet the County Commercial access road requirements. With these conditions, 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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

a) **Less than significant impact.** This project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. The proposed project would allow a large special events facility on a site that has historically been used for agricultural operations and a single-family residence. No new buildings beyond those that currently exist on the site are proposed by the project. Portable restrooms and hand washing stations are proposed to be used for the duration of events. The Development Services Environmental Health Division reviewed this project and commented that there shall be no use of the onsite well or septic system by the public for any event. If development is proposed in the future that generates sewage or wastewater, it will be required to meet the local and state requirements for sewage or wastewater disposal in effect at the time of development. This project is not expected to violate water quality standards or waste discharge requirements. 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 project proposes to use portable handwashing stations and bottled water for events. No additional wells are proposed as part of this project. The project is not expected to increase water usage. No new building construction is proposed by this project. As a result, a less than significant impact is anticipated.

c) **Less than significant impact.** This project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site or substantially increase the rate or amount of surface runoff in a manner resulting in flooding on or off-site. This project will also not contribute runoff water which will exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff or impede or redirect flood flows. The parking area will be surfaced with 4" aggregate base to which the Development Services Engineering Division has determined would not increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. No other development, or paving is proposed with the Use Permit request, therefore less than a significant impact is anticipated.

d) **No impact.** 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. The parcels are not located within a flood hazard zone. No impact is anticipated.

e) **No impact.** This project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The County, along with other agencies, has prepared the Sutter Subbasin Groundwater Sustainability Plan that covers most of Sutter County, including the project site. The project is not expected to interfere with implementation of the Groundwater Sustainability Plan, particularly since the project is not anticipated to generate substantial new 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. 1988)

(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
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. The project site is located within a rural area within the unincorporated area of Sutter County. The project is located outside the Live Oak and Yuba City spheres of influence and the County’s recognized rural communities. 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 proposed project would allow a large special events facility within the Agriculture (AG) Zoning District. The Zoning Code allows the proposed project in the AG District with an approved Use Permit and the proposed project complies with the applicable County requirements of a special events facility. Where necessary, mitigation has been incorporated into the project and no additional mitigation measures are necessary. Therefore, 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)

XII. MINERAL RESOURCES.

Would the project:

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

Responses:

a-b) **No impact.** This project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state or the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. The General Plan and State of California Division of Mines and Geology Special Publication 132 do not list the site as having any 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

a-b) **Less than significant with 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, or excessive ground borne vibration or ground borne noise levels. The Sutter County General Plan Noise Element provides a basis for local policies to control and abate environmental noise and to protect the citizens of Sutter County from excessive noise exposure. The Sutter County Noise Ordinance (Article 21.5 of the Zoning Code) establishes standards and procedures to protect the health and safety of County residents from the harmful effects of exposure to excessive, unnecessary, or offensive noise. The proposed project is required to operate the business in a manner that complies with the noise ordinance.

This project site is located on the north side of Pass Road within the Sutter Buttes Overlay area. The project site is located in an area of primarily agricultural uses with some scattered residential uses. Based on aerial photos, the nearest residences are located approximately 2,580 feet east and 3,580 feet southwest of designated parking/circulation and event areas onsite. Due to the subject property's rural location, the ambient noise level in the area is expected to be relatively low with occasional noise from operation of agricultural equipment in the area, noise associated with typical rural residential development, and noise from vehicles occasionally driving by the property along Pass Road.

Construction Noise

Site improvements proposed by the project consist of new designated parking areas which may involve minor grading. Construction activities will temporarily increase noise levels in the project vicinity. Noise levels would fluctuate depending upon construction activity, equipment type, and duration of use, and the distance between noise source and receiver. General Plan Policy N 1.6 requires discretionary projects to limit noise-generating construction activities within 1,000 feet of noise-sensitive uses, such as residences, to specific daytime hours during weekdays and on Saturdays, and prohibits construction on Sundays and holidays unless permission for the latter has been applied for and granted by the County. The location of the proposed special event facility and construction activities is not within 1,000 feet of a noise-sensitive use. The closest existing residence is located approximately 2,580 feet east of the project location. Noise impacts associated with construction activities are expected to be less than significant.

Project Operational Noise

The proposed project would allow a large special events facility with proposed events to include wedding receptions, birthdays, non-profit fundraisers, political fundraisers, community, and similar events. Events are proposed to range from one hundred (100) to eight hundred fifty (850) guests per event and a total of sixteen (16) events per year is proposed. The event facility is proposed to operate Thursday, Friday, Saturday, or Sunday between the hours of 8:00 a.m. - 11:00 p.m. The portion of the parcel proposed to be used for events is located approximately 850 feet north of Pass Road and is surrounded by existing orchard trees located on the site south of the event area. Adjacent parcels to the north, east, and west are currently vacant and not expected to develop with any noise sensitive uses. Noise impacts to any nearby sensitive receptors would likely be mitigated due to the proposed special events facility being surrounded by orchard trees.

The main source of noise at these events is anticipated to be produced from amplified sound systems during wedding activities. Noise levels from amplified sound systems vary considerably and depend upon the size of the area intended to be served, the crowd size, and the nature of the amplified sound (e.g. music versus voice announcements). Article 21.5, *Noise Control*, of the

Sutter County Zoning Code establishes standards and procedures to protect the health and safety of County residents from harmful effects of exposure to excessive, unnecessary, or offensive noise. Section 1500-21.50-070 D. *Temporary Activities and Events*, provides an exemption from the Noise Control Ordinance for authorized outdoor or indoor events, gatherings, shows, bands, fairs, festivals, weddings, sporting events entertainment and similar events provided such activities take place between 7:00 a.m. to 10:00 p.m. and do not exceed an L_{eq} of 65 dBA when measured at any point on the property line over any 30-minute period. The following mitigation is recommended to ensure compliance with Article 21.5 of the Zoning Code.

Mitigation Measure No. 3 (Noise): Pursuant to Article 21.5 of the Sutter County Zoning Code, any special events held at the facility shall take place between the hours of 7:00 a.m. to 10:00 p.m. and shall not exceed an L_{eq} of 65 dBA when measured at any point on the property line over any 30-minute period. Any special events proposed outside of these hours shall submit for and require the approval of a Zoning Clearance for a Noise Exception by the Development Services Director, prior to the event taking place.

With the above mitigation measures required, potential noise impacts are anticipated to be less than significant.

c) **No impact.** This project is not located within the vicinity of a private airstrip, within an airport land use plan, or within two miles of a public airport, or public use airport and will not expose people residing or working in the project area to excessive noise. The nearest public airport is Colusa County Airport which is located approximately 7.2 miles west of the project site. Flight activity at these private airstrips is mostly for crop dusting and use of the airstrip is highly variable. Due to the project’s distance from these facilities, no 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
XIV. POPULATION AND HOUSING.				
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 residential use is proposed with this project, so there would be no direct population impacts. Any employees hired for events would provide services

on a temporary basis (approximately 16 times per year) and would likely travel to the site as needed. As a variety of events are proposed to take place at this facility, the number of workers needed for each event may change and different companies may be contracted for their services. There would not be any new full-time employees that may relocate to the area and cause substantial population growth in the area. 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. There is one existing residence on the parcel. The residence is not proposed to be used for events or removed as a result of this project. A less than significant impact is anticipated.

(County of Sutter, General Plan Technical Background Report. 2008)
 (County of Sutter, Zoning Code. 2024)

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:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- | | | | | |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| i) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 type="checkbox"/> | <input checked="" 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 with fire protection by Meridian Fire Protection District. The nearest fire station is the Meridian Fire Station Number 65 is located in the community of Meridian approximately 4.45 miles southwest of the project site. There is also a fire station with the rural community of Sutter City approximately 5.42 miles southeast of the project site. Response time will not be affected by the proposed project. Access roads will provide adequate transportation routes to reach the project site in the event of a fire. No comments were provided by Meridian Fire Protection District regarding this project. If any new structures are constructed, fire impact fees will be collected to offset potential impacts. 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 was sent this project for review and no comments were provided. This project is not anticipated to affect response time for law enforcement services. Existing State Highways and County roads will provide adequate transportation routes to reach the project site in the event of an emergency. No new construction is proposed by this project at this time. If any new structures are constructed, development impact fees will be collected to offset potential impacts. A less than significant impact is anticipated.

a) iii) **No impact.** This project will not have a significant impact on schools. The proposed project will not result in any significant housing that will result in a demand for school services. No comments were provided by the Brittan School District or the Sutter Union High School District regarding this project. If a building permit is obtained to construct a new structure, school impact fees will be collected to offset potential impacts. No impact is anticipated.

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

a) v) **Less than significant impact.** The proposed project is not anticipated to have an impact on other public facilities. No new development is proposed at this time and the proposed special event facility on the property is expected to have no added impact to limited number of other public facilities in the area that may be impacted by this project. No new buildings or residences are proposed with this project that would generate a demand for other public services. No impact is anticipated.

(County of Sutter, Zoning Code. 2024)

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

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

Responses:

a-b) **No impact.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated, nor will the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the

environment. There are no existing neighborhood or regional parks in the project vicinity and this project does not propose recreational facilities or require the expansion of existing recreational facilities; therefore, no impacts are anticipated.

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

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

Responses:

a) **Less than significant with mitigation incorporated.** 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 area and is not served by mass transit. There are no designated pedestrian or bicycle routes in the area. The project site fronts Pass Road, which is a County maintained road. The General Plan classifies Michel Road as a Rural Local Roadway. Given the rural location of this property, personal vehicles will be the primary form of transportation. The site will have two gated access points along Pass Road with the primary access to be the existing 20-foot-wide driveway and a secondary 20-foot-wide driveway will provide access to the designated overflow parking areas.

The Sutter County General Plan establishes the County's Level of Service (LOS) policy for County roads. LOS is a qualitative measure of traffic flow ranging from A to F, with A representing best conditions. General Plan Policy M 2.5 is to develop and manage the County roadway segments and intersections to maintain LOS D or better during peak hours, and LOS C or better at all other times. The County LOS standards apply to all County roadway segments and intersections, unless otherwise addressed in an adopted specific plan or community plan. Pass Road is classified as a Local Road by the Sutter County General Plan. While there are no traffic counts available for Pass Road, existing traffic levels are assumed to be minimal, serving existing residences located on the road. According to Table 3.2-6 of The Technical Background Report, an average daily traffic (ADT) count range of 7,000-10,600 is necessary for a two-lane roadway to be classified as a LOS C.

The proposed Special Event Facility would generate intermittent traffic associated with a maximum of sixteen (16) special events per year, including weddings, wedding receptions,

birthdays, political fundraisers, and non-profit or service club events. Events would occur on a single day, on either Thursday, Friday, Saturday, or Sunday, between the hours of 8:00 a.m. and 11:00 p.m., with attendance ranging from approximately 100 to 850 guests per event. For purposes of estimating vehicle trips, staff conservatively assumed an average vehicle occupancy of 2.5 guests per vehicle. Under this assumption, a smaller event attended by approximately 100 guests would generate about 40 vehicle trips arriving at the site and 40 vehicle trips departing the site, for a total of 80 vehicle trips on the day of the event. A larger event attended by approximately 850 guests would generate approximately 340 vehicle trips arriving at the site and 340 vehicle trips departing the site, for a total of 680 vehicle trips on the day of the event. Given that no more than sixteen events would occur annually, traffic generation would be infrequent and episodic rather than daily. When averaged across an entire year, the proposed events would result in approximately 22 vehicle trips per day (based on the maximum annual total of approximately 10,880 vehicle trips divided by 365 days). This conservative daily average overstates actual conditions, as traffic would primarily occur only on event days, with little to no activity other than residential traffic on non-event days. Based on the limited number of events, the spacing of events throughout the year, and the temporary nature of traffic associated with each event, the project would not result in a substantial increase in average daily traffic levels on surrounding roadways. This increase in traffic is not considered significant in relation to the existing traffic volumes or road capacities and will not affect the existing LOS of Pass Road. The General Plan has a policy to maintain roads at a LOS C or better (7,000-10,600 trips per day) during non-peak hours (Policy M 2.5); therefore, this project is consistent with this policy and a less than significant impact is anticipated. The following mitigation measures proposed to ensure compliance with County requirements for public improvements and traffic control:

Mitigation Measure No. 4 (Transportation): PUBLIC ROAD ACCESS. The applicant shall construct improvements and maintain controlled access to the main site as well as the east overflow parking area, through existing driveway access. Driveway connections to Pass Road shall be paved within the County Right of Way and will require the applicant to obtain an Encroachment Permit from Sutter County Development Services for any driveway improvements in the Right of Way.

Mitigation Measure No. 5 (Transportation): TRAFFIC CONTROL PLAN. Owner/operator shall maintain a traffic control plan which must be approved for traffic safety by the Development Services Department Engineering Division. The traffic control plan shall include the following requirements and standards at a minimum:

- a) A traffic flow path to ensure an orderly and safe arrival, parking and departure of all vehicles from State Route 20 to the site.
- b) The location of all temporary directional signs along travel routes, at driveway entrances and within parking lots to ensure orderly flow of traffic.
- c) Signs that will be placed in the County right of way shall be placed prior to events and removed at the conclusion of the events.
- d) The plan will need to ensure that traffic will not back-up or block private easements, county roads, intersections, or private driveways.

b) **Less than significant impact.** The proposed project would not conflict with or be inconsistent with CEQA Guidelines §15064.3, subdivision (b), which identifies vehicle miles traveled (VMT) as the most appropriate measure of transportation impacts. VMT represents the amount and distance of automobile travel attributable to a project, and VMT exceeding an applicable threshold of significance may indicate a significant transportation impact. The County has not adopted a quantitative threshold of significance for VMT. However, Senate Bill (SB) 743 provides guidance indicating that projects generating fewer than 110 daily vehicle trips may be presumed to result in

a less than significant VMT impact. The proposed project would allow a large special events facility on an approximately 80-acre parcel in the AG-SB (Agriculture–Sutter Buttes Overlay) Zoning District, utilizing approximately 6.57 acres for event-related activities. A maximum of sixteen (16) single-day events per year is proposed, with attendance ranging from approximately 100 to 850 guests per event. Based on conservative assumptions of 2.5 guests per vehicle, the maximum event scenario (850 guests) would generate approximately 680 total vehicle trips on an event day (340 inbound and 340 outbound). However, events would occur infrequently and would not generate daily traffic. When averaged across an entire year, the proposed events would result in substantially fewer than 110 average daily vehicle trips. As such, the project would fall below the SB 743 screening threshold for a potentially significant VMT impact.

Although the project would result in periodic increases in vehicle travel on event days, these increases would be temporary, limited in frequency, and would not represent a sustained increase in daily VMT. With implementation of standard event management practices, including on-site parking and event scheduling limitations, the project’s VMT impacts would remain less than significant. Therefore, no significant VMT impact would occur, impacts remain less than significant.

c) **Less than significant impact.** This project will not substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). The project site has frontage on Pass Road which is a straight east-west oriented road . An existing 23-foot-wide paved driveway provides the primary access to the project site. No impacts have been identified by the Development Services Engineering Division or Sutter County Fire Services indicating an increased hazard will result. A less than significant impact is anticipated.

d) **Less than significant impact.** This project will not result in inadequate emergency access. The project site has adequate frontage on Pass Road, which is a County maintained road. An existing 23-foot-wide paved driveway provides the primary access to the project site. No impacts have been identified by the Development Services Engineering Division or Sutter County Fire Services indicating the site will result in inadequate emergency access. A less than significant impact is anticipated. A less than significant impact is anticipated.

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

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

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

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

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

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

a) i-ii) **Less than significant impact.** In September 2014, the California Legislature passed Assembly Bill (AB) 52, which added provisions to the Public Resources Code regarding the evaluation of impacts on tribal cultural resources under CEQA, and consultation requirements with California Native American tribes. In addition, Senate Bill (SB) 18 went into effect on January 1, 2005, and requires local governments to consult with Native American tribes prior to a General Plan Amendment and to provide notice to tribes during the planning process. The County initiated AB 52 and SB 18 consultation through distribution of letters to the seven (7) 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. No requests for consultation were received from Native American tribes during the review period. Mooretown Rancheria provided a letter stating that there are no known tribal cultural resources on this site and if any new information or human remains are found they have a process to protect important artifacts. United Auburn Indian Community of the Auburn Rancheria provided a response indicating that the project site appears outside of the tribe's area of cultural and traditional affiliation. No new development is proposed at this time. A less than significant impact to tribal cultural resources as a result of this project is anticipated.

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

Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				
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.** The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The property is not located in an area served by public services. Any new development at the project site that requires water and wastewater treatment will require a well and septic system, which will be installed under permit from the Environmental Health Division. The project is not located in an area served by a public storm water drainage facility. According to the Development Services Environmental Health Division, the existing septic system serving the residence and barn shall not be used for any events; the barn restroom shall be locked/inaccessible to guests. The septic drainfield, and replacement area, shall not subject to vehicular traffic or any activities that may impact the system's functionality or soil/site conditions. The extension of electric power facilities, natural gas facilities, and telecommunication facilities are provided by private companies, none of which have voiced concerns over existing services or extensions of their services with the new proposed use. A less than significant impact is anticipated.

b) **Less than significant impact.** No new development is proposed at this time, and any future development will require the necessary permits from the Environmental Health Division to comply with local and State standards. The project site was historically used for agricultural and residential purposes and was served by on-site water supplies. Water demand from the proposed project is not anticipated to be higher than the historic use of the property. Comments were received by the Environmental Health Division stating that no use of the private well for guest consumption, food preparation or handwashing shall be allowed. If the well is used for any of the aforementioned, the well may be subject to regulation by CA Department of Water Resources. This project is not anticipated to substantially increase the amount of water used onsite beyond what has been historically used. As a result, a less than significant impact is anticipated.

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

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

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

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

Responses:

a-d) **Less than a significant impact.** The subject property is located within the Sutter Buttes which has been determined by the Sutter County General Plan Technical Report to be an area of primary concern within the county due to its steep terrain, limited access, and remote location. The project site is within the counties only areas of wildfire concern and CALFIRE has determined the areas around the Sutter Buttes, the Sacramento, Feather, and Bear Rivers, and the Sutter Bypass as a moderate fire threat. The Sutter County General Plan Technical Report states that agricultural maintenance reduces fire risk with the regular irrigation that prevents vegetation from drying, the subject parcel is developed with walnuts and has historically been used for agricultural and residential use. The project's does not propose any future development nor is the site located near state responsibility areas or lands classified as very high fire hazard severity zones; Two conditions of approval are proposed to be added to the project which requires the applicant to provide portable fire extinguishers on site and to ensure that the access roads and gates meet the County Commercial access road requirements. With these conditions, 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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XXI. MANDATORY FINDINGS OF SIGNIFICANCE.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Responses:

a) **Less than significant impact.** Potential impacts to biological resources and cultural resources associated with future development of the proposed project were analyzed in this Initial Study. With implementation of the Mitigation Measures identified in this Initial Study, all direct, indirect, and cumulative impacts could be mitigated to a less than significant level. No special status species or their habitat were identified on the site. Development of the subject parcel would not cause fish or wildlife populations to drop below self-sustaining levels or restrict the movement/distribution of a rare or endangered species. Development of the proposed project would not affect significant historic resources or known archaeological or paleontological resources. Implementation of Mitigation Measures included in this Initial Study, as well as regulations governing human remains, would reduce potential impacts to cultural and paleontological resources to less than significant.

b) **Less than significant impact.** No environmental impacts effects were identified in the initial study to indicate that the project would have impacts that are individually limited, but cumulatively considerable. In rural areas, lighting and noise impacts generally are localized in character and typically do not have cumulative effects. Implementation of Mitigation Measures included in this Initial Study for noise would reduce potential impacts to less than significant.

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 measures have been incorporated to reduce potentially significant impacts to less than significant.

MITIGATION MONITORING PROGRAM – Project #U24-0013 (Smith)

Mitigation Measure	Timing	Monitoring Agency
<p>Mitigation Measure No. 1 (Aesthetics): All outdoor lighting (permanent or temporary) related to the special event facility shall not exceed twenty feet (20') in total height and shall be oriented and shielded to direct the light downward onto the property and not spill onto adjacent properties or road rights-of-way. If the County receives lighting complaints, the County reserves the right to require, at the applicant/operator's expense, a photometric plan demonstrating compliance with County standards.</p>	<p>Prior to issuance of a building permit for new permanent lighting/Ongoing</p>	<p>Development Services Department Planning Division</p>
<p>Mitigation Measure No. 2 (Geology and Soils): STORM WATER QUALITY PROTECTION – DURING CONSTRUCTION.</p> <p>SWPPP – Prior to construction the applicant shall prepare and submit a Storm Water Pollution and Prevention Plan (SWPPP) if the project's cumulative disturbed area is one acre or more, to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the County's Improvement Standards and Land Grading and Erosion Control Ordinance and the requirements of the National Pollution Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities. The SWPPP shall be submitted to the County for review and to the Central Valley Regional Water Quality Control Board (CVRWQCB) as required by the NPDES General Permit in effect during construction. During construction, the applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The project applicant shall implement BMPs in accordance with the SWPPP and the County's Improvement Standards. The project applicant shall submit a state storm water permit Waste Discharger Identification (WDID) number for each construction project.</p> <p>If the Project cumulative disturbed area is less than one acre the applicant's engineer shall submit an engineer stamped letter along with a calculation certifying the cumulative disturbed area is less than one acre.</p> <p>NPDES GENERAL CONSTRUCTION PERMIT - If the project size is one acre or more, the applicant shall file a Notice of Intent (NOI) with the Central Valley Regional Water Quality Control Board (CVRWQCB), prior to</p>	<p>During and Prior to Completion of the Project</p>	<p>Development Services Department Engineering Division</p>

Mitigation Measure	Timing	Monitoring Agency
<p>construction, to obtain coverage under the California State Water Resources - General Construction Activity Storm Water Permit. Permits are issued by the State Water Resources Control Board, which can provide all information necessary to complete and file the necessary documents. Applicant shall comply with the terms of the General Construction Permit, the County's ordinances, and the NPDES Waste Discharge Requirements for the Sutter County Phase II NPDES Permit.</p>		
<p>Mitigation Measure No. 3 (Noise): Pursuant to Article 21.5 of the Sutter County Zoning Code, any special events held at the facility shall take place between the hours of 7:00 a.m. to 10:00 p.m. and shall not exceed an Leq of 65 dBA when measured at any point on the property line over any 30-minute period. Any special events proposed outside of these hours shall submit for and require the approval of a Zoning Clearance for a Noise Exception by the Development Services Director, prior to the event taking place.</p>	Ongoing	Development Services Department Planning Division
<p>Mitigation Measure No. 4 (Transportation): PUBLIC ROAD ACCESS. The applicant shall construct improvements and maintain controlled access to the main site as well as the east overflow parking area, through existing driveway accesses. Driveway connections to Pass Road shall be paved within the County Right of Way and will require the applicant to obtain an Encroachment Permit from Suter County Development Services for any driveway improvements in the Right of Way.</p>	Prior to Permitted Use of the Site	Development Services Department Engineering Division
<p>Mitigation Measure No. 5 (Transportation): TRAFFIC CONTROL PLAN. Owner/operator shall maintain traffic control plan which must be approved for traffic safety by the Development Services Department Engineering Division. The traffic control plan shall include the following requirements and standards at a minimum:</p> <ul style="list-style-type: none"> a) A traffic flow path to ensure an orderly and safe arrival, parking and departure of all vehicles from State Route 20 to the site. b) The location of all temporary directional signs along travel routes, at driveway entrances and within parking lots to ensure orderly flow of traffic. c) Signs that will be placed in the County right of way shall be placed prior to events and removed at the conclusion of the events. d) The plan will need to ensure that traffic will not back-up or block private easements, county roads, intersections, or private driveways. 	Prior to Permitted Use of the Site.	Development Services Department Engineering

Bibliography

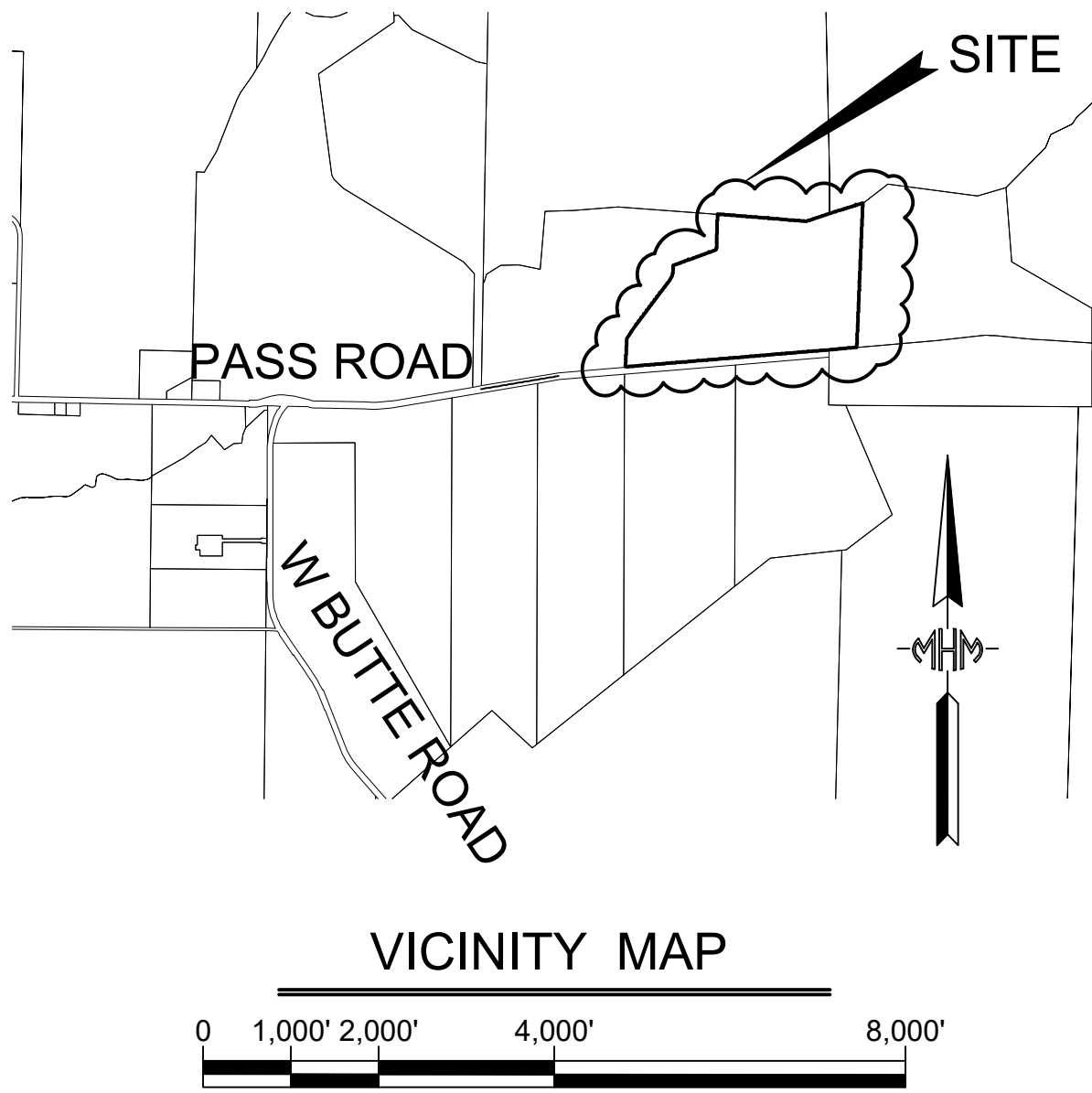
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Attachments:

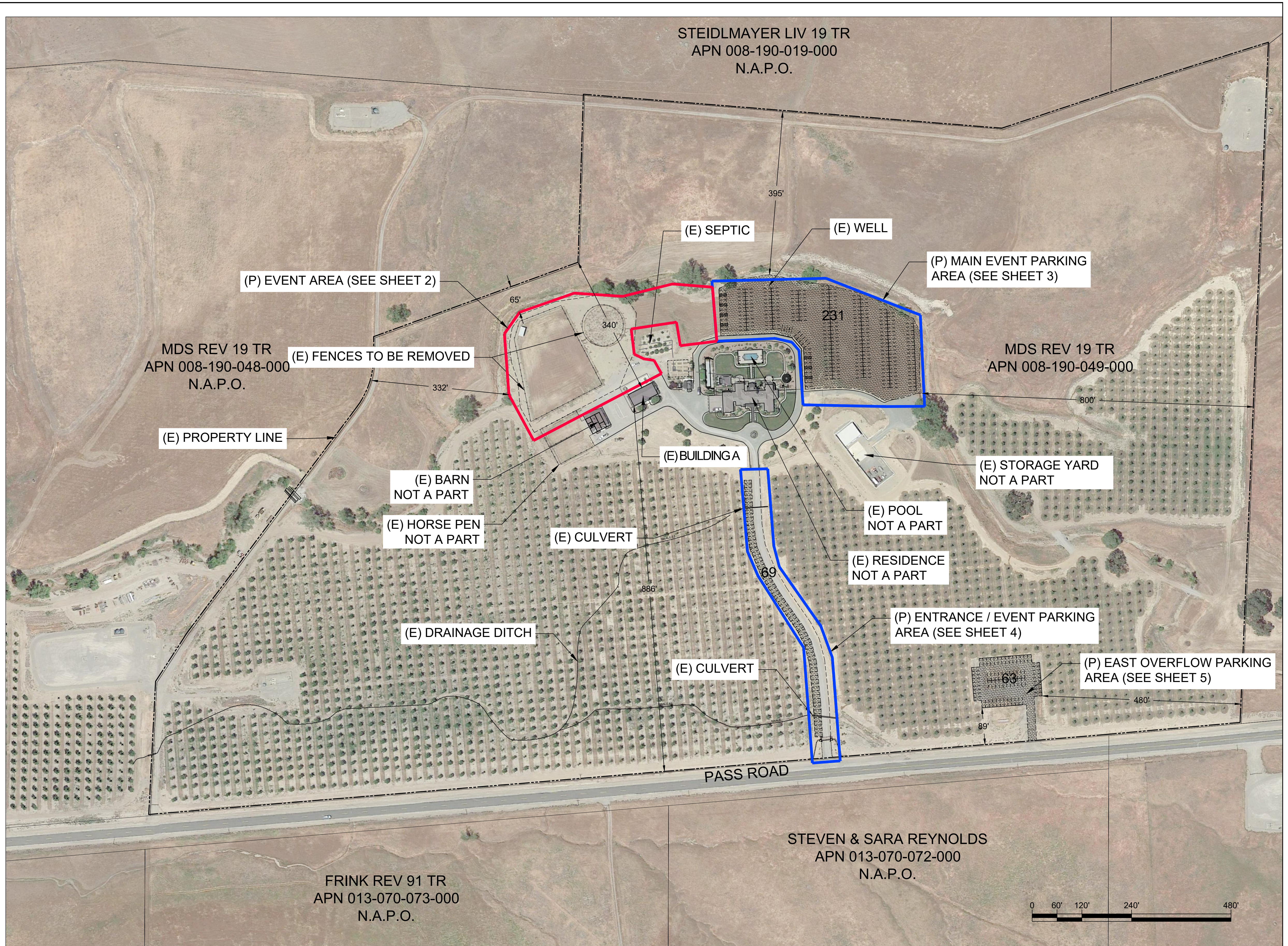
1. Proposed Site Plan

SHEET INDEX

SHEET NO:	DESCRIPTION
1	TITLE SHEET - OVERALL SITE PLAN
2	EVENT AREA
3	MAIN EVENT PARKING AREA
4	ENTRANCE / EVENT PARKING AREA
5	EAST OVERFLOW PARKING AREA



MAIN LOT	231
ACCESS ROAD	69
EAST OVERFLOW	63
TOTAL SPACES	363



WORKING DWG
NOT FOR CONSTRUCTION
8-18-23

REV.	DATE	BY	APPR.	DESCRIPTION

DESIGNED BY: SURVEY	VERIFY SCALE
DRAWN BY: LAE	BAR IS ONE INCH ON ORIGINAL DRAWING.
CHECKED BY:	0" = 1"
JOB NO.: 12-605	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.
FILE NAME: 12605survey	

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Ph: (530)742-6485/Fax:(530)742-5639

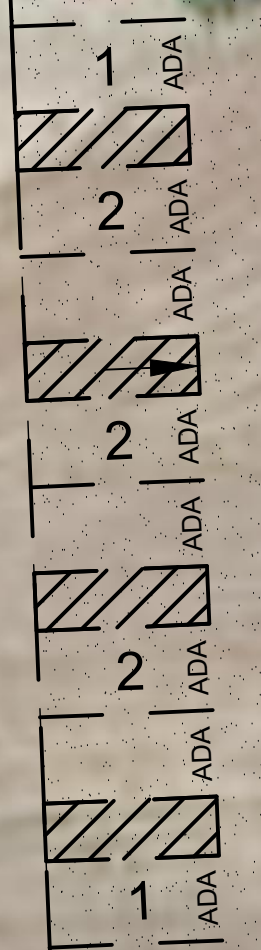
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13189 PASS ROAD
SUTTER, CALIFORNIA 95982

EVENT SITE PLAN
TITLE SHEET - OVERALL SITE

PLAN SCALE: 1" = 120'
PROFILE SCALE:
DATE: 10-07-24
DWG. NO. SHEET
12-605 1 OF 5



TOTAL 18'X9' PARKING STALLS: 300
 ADA ACCESSIBLE STALLS: 14



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 6-18-24

REV.	DATE	BY	APPR.	DESCRIPTION

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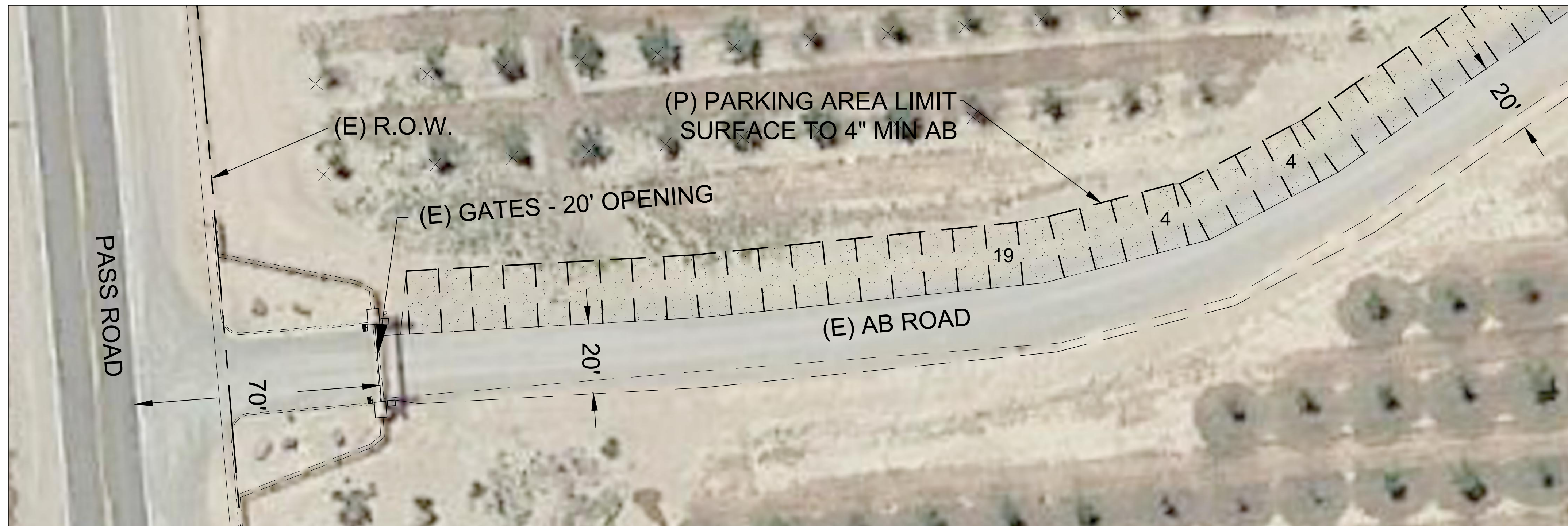
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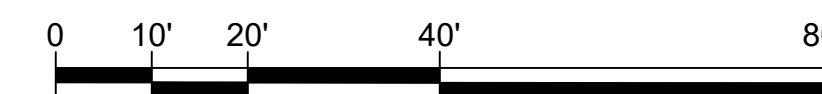
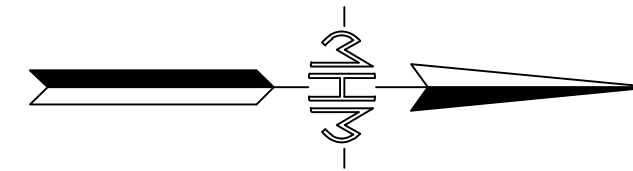
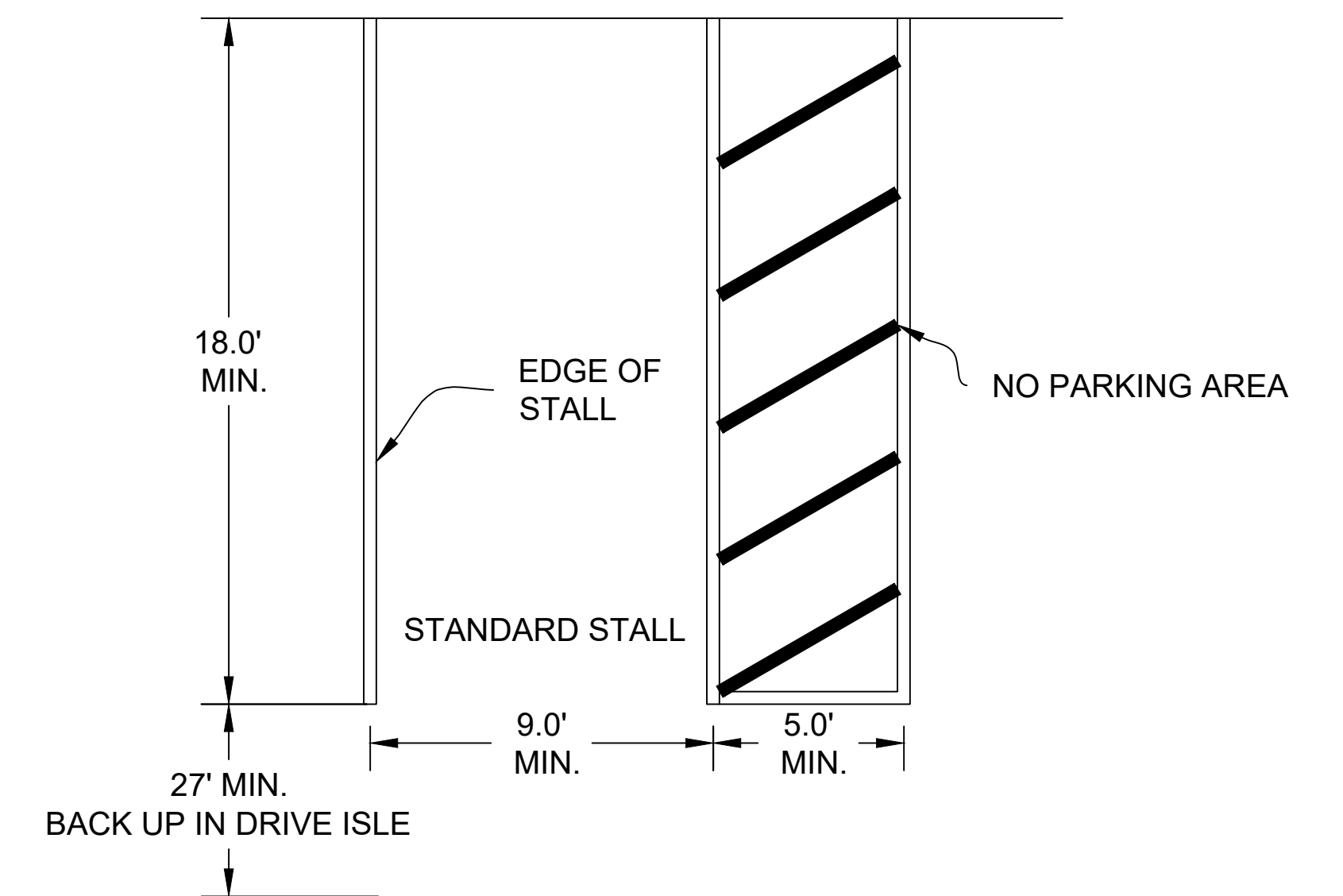
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 13189 PASS ROAD
 SUTTER, CALIFORNIA 95982

EVENT SITE PLAN
 EVENT AREA SITE PLAN

PLAN SCALE: 1"=20'	DWG. NO. 12-605	SHEET 2 OF 5
PROFILE SCALE:		
DATE: 10-07-24		



STALL NOTES:



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8-18-23

REV.	DATE	BY	APPR.	DESCRIPTION

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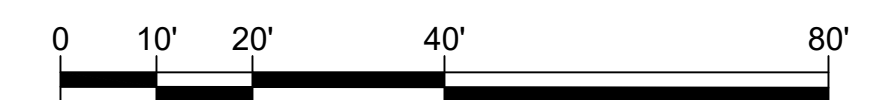
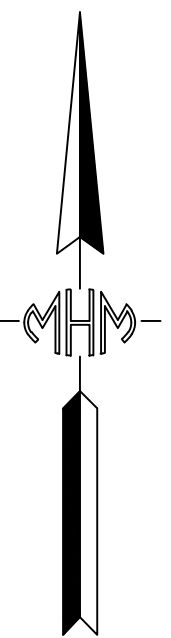
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EVENT SITE PLAN
ENTRANCE / EVENT PARKING AREA

PLAN SCALE: 1"=20'
PROFILE SCALE:
DATE: 10-07-24
DWG. NO. SHEET
12-605 4 OF 5



WORKING DWG
NOT FOR CONSTRUCTION
8-18-23

REV.	DATE	BY	APPR.	DESCRIPTION

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EVENT SITE PLAN
EAST OVERFLOW PARKING AREA

PLAN SCALE: 1"=20'
PROFILE SCALE: _____
DATE: 10-07-24
DWG. NO. SHEET
12-605 5 OF 5