

## **Sutter County Initial Study**

- 1. Project title:** Project #U-19-031 (Helm)
- 2. Lead agency name and address:** Sutter County Development Services Department,  
Planning Division  
1130 Civic Center Boulevard,  
Yuba City CA 95993
- 3. Contact person and phone number:** Steve Geiger, Senior Planner  
530-822-7400
- 4. Project sponsor's name and address:** Jeff Helm  
471 Century Park Drive, Suite B  
Yuba City, CA 95991
- 5. Project Location and APN:** Located on both the north and south sides of Butte House Road, between Oak Street and Mallott Road, Sutter, CA; APN 13-240-088 & 13-260-026
- 6. General Plan Designation:** LDR (Low Density Residential)
- 7. Zoning Classification:** ER (Estate Residential)
- 8. Description of project:**

A tentative subdivision map to divide 78.39 acres into 84 Estate Residential lots ranging in size from 0.64 acres to 1.84 acres.

This project will result in onsite agricultural activities ceasing on this existing Estate Residentially (ER) zoned land for development of 84 single-family homes. This project will be served by proposed internal public roads, constructed to County standards, that will connect with Butte House Road, Mallott Road, Butte Avenue and Sutter Street.

Project storm water runoff is proposed to be collected into an underground drainage system through drop inlets and conveyed by pipe to the eastern project boundary into either three detention ponds sized 1.15, 1.23 and 3.95 acres (6.33 acres total) to be established within an existing 200-foot-wide Pacific Gas and Electric (PG&E) Transmission Easement that contains an existing electric high voltage transmission line, or into a drainage ditch that extends along the entire eastern project boundary, also within the existing 200-foot wide PG&E Transmission Easement, and terminates at a detention basin sized approximately 3.0 acres, located near the southeast corner of the subject property.

Potable water is proposed to be provided by a connection to the Sutter Community Services District (Sutter CSD). The project site is currently located outside the District's boundary but is located within its sphere of influence (SOI) or future growth area for the District. If the project is approved, a separate application/public hearing process will occur with the Sutter County Local Agency Formation Commission (Sutter LAFCo) to annex the property into the District.

Wastewater service will be provided through the use of onsite septic and leach field systems

designed and installed under permit by the County Development Services Environmental Health Division in compliance with State law and local ordinance.

Dry utilities (AT&T, Comcast, natural gas) will be brought into the development to serve residents utilizing existing and proposed easements.

**9. Surrounding land uses and setting:** This project is in the Rural Planned Community of Sutter as identified by the 2030 General Plan and this project site is bordered by existing single-family residential homes to the west together with agricultural uses that include walnut and almond orchards, hay, soybeans, and rice crops. Single family homes also exist on agricultural land in the vicinity.

The West Interceptor Canal borders the project site to the north and the Wadsworth Canal is located ±1,400 feet east of the project site. Additionally, an existing Sutter Extension Water District canal borders the project site along its eastern boundary.

North: almond orchard; East: hay, soybeans and rice crops; South: almond orchard and rice; West: the developed community of Sutter and a walnut orchard.

**10. Other public agencies whose approval is required (e.g., permits, financing approval, Participation Agreement):** As part of the future development of this property into estate residential parcels, the applicant proposes that potable water be provided by a connection to the Sutter Community Services District (CSD) public water system. This will require annexation of the project site to the Sutter CSD under a separate application process with Sutter County Local Agency Formation Commission (LAFCO).

**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, has consultation begun?** The County initiated Assembly Bill 52 (AB 52) consultation through distribution of letters to seven (7) Native American tribes. A request to consult was received from the United Auburn Indian Community of the Auburn Rancheria (UAIC), and County staff provided additional information on the project site. Further consultation with UAIC resulted in the addition of two (2) mitigation measures to address potential impacts to Tribal Cultural Resources to a “less than significant” impact.

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

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

**DETERMINATION**

On the basis of this initial evaluation:

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

**Applicant Mitigation Agreement:**

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

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

\_\_\_\_\_  
Signature of Applicant/Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Steve Geiger  
Senior Planner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Doug Libby  
Environmental Control Officer

\_\_\_\_\_  
Date

**I. AESTHETICS**

Would the project:

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

**Responses:**

a) **Less than significant impact.** This project will not have a substantial adverse effect upon a scenic vista because there are no scenic vistas proximate to this project site. This property is within the Rural Planned Community of Sutter and is located almost 2,700 feet southeasterly from the Sutter Buttes and Overlay Zone. The project site is located outside the development envelope of the Highway 20 Design Guidelines. This project is located approximately 6.5 miles west of the Feather River and approximately 10 miles east of the Sacramento River. This property is designated Low Density Residential (LDR) and zoned Estate Residential (ER) District and the proposed density of 1.18 dwelling units per acre is consistent with the General Plan’s density range of 0.3 - 2 dwelling units per acre for ER development. The density proposed is less than the existing developed community of Sutter that borders this site to the west. As a result, this project will not substantially alter any vista and less than significant impact is anticipated.

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

c) **Less than significant impact.** This project is located within the Rural Planned Community of Sutter and has existing Estate Residential zoning in-place. This project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings because single family homes will be developed consistent with all applicable County standards. Public views of the development from Butte House and Mallott Roads and/or neighboring properties will be screened through the use of wood fencing and/or masonry/concrete walls

typical of residential neighborhoods. Onsite detention ponds will be open to public view and are proposed to be maintained by Sutter County through the establishment of appropriate financing district(s) to provide sufficient revenues to pay for this service by future residents in this development. The use of detention ponds is common in Sutter County because little infrastructure exists, and the Rural Planned Community of Sutter does not have a comprehensive community drainage system. A less than significant impact is anticipated.

d) **Less than significant impact.** This project will result in new lighting being introduced to the area through lighted street intersections and lighting resulting from individual single-family homes. This type of lighting is anticipated for this type of development on property that is already zoned Estate Residential. Street lighting fixtures will be directed downward on the street intersection(s) to be illuminated and development of individual homes will occur consistent with the current State Codes that all cities and counties must adopt. A less than significant impact is anticipated.

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

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

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

Would this project:

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

forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

d) Result in the loss of forest land or conversion of forest land to non-forest use?

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?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Responses:**

a) **Less than significant impact.** This project site is located in the Rural Planned Community of Sutter and is zoned Estate Residential. This property was identified by Sutter County’s 2015 General Plan completed in 1996 as Low Density Residential/Urban Reserve (LDR/UR). The Urban Reserve designation was removed as part of the 2030 General Plan and the property was rezoned from General Agricultural (AG) to Estate Residential (ER) for consistency with the General Plan and because it allows parcel sizes ranging from 0.5 to 3-acres that can be served by individual septic systems and have potable water supplied by the Sutter Community Services District (CSD).

The development of this existing Estate Residentially zoned land will convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to a non-agricultural use. As shown on the 2016 Sutter County Important Farmland map, the entire project site is designated as either Prime or Farmland of Statewide Importance with a small portion of land east of the terminus of College Avenue developed with barns on the area designated as Village No. 3 as “Urban and Built-Up.” This project site has been zoned and designated for residential uses for 23± years and residential development is an existing permitted use although historically agriculture as an interim use has remained. The State does not consider existing zoning when they establish their farmland mapping. The following General Plan Policies are pertinent to the development of this property.

**Policies LU 3.2 and LU 4.4 Estate Residential.** Limit new Estate Residential development to existing Rural Communities, new Rural Planned Communities, and unincorporated areas within the Live Oak sphere of influence and both the existing and possible future Yuba City sphere of influence. Prior to designating new Estate Residential land use, the Board of Supervisors shall find that there is a market demand for the use, existing Estate Residential land uses have been substantially built out, the use can be adequately served by services and infrastructure available at the time of project approval (either community or individual water and wastewater systems), and the use is compatible with adjacent and nearby uses. (LU 2-A)

**Policy LU 4.2 Urban and Suburban Residential.** Direct new urban and suburban residential development to defined Growth Areas where adequate public facilities and services are



available. For Estate Residential uses, public facilities may be provided by either community or individual water and wastewater systems. (LU 2-A)

**Policy AG 1.1 Agricultural Land Preservation.** Preserve and maintain agriculturally designated lands for agricultural use and direct urban/suburban and other nonagricultural related development to the cities, unincorporated rural communities, and other clearly defined and comprehensively planned development areas.

As previously stated, the residentially designated portion of this project site has been identified for residential uses for 23± years and allows for Estate Residential development. This application proposes to subdivide this property consistent with existing County policies and density standards. This project will not convert Prime Farmland or Farmland of Statewide Importance to non-agricultural use that wasn't previously planned for by either the County's 1996 or current 2030 General Plans. This project site is located within the Rural Planned Community of Sutter and development associated with this project site was previously considered by the General Plan EIR. As a result, a less than significant impact is anticipated.

b) **No impact.** This project will not conflict with existing zoning for agricultural uses or a Williamson Act contract because this property is not unencumbered by Williamson Act contract, so no impact is anticipated.

c) **No impact.** The proposed project does not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). The proposed project and surrounding area do not contain forest land because this area lies on the valley floor, a non-forested region. No impact is anticipated.

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

e) **Less than significant impact.** This project will not involve other changes 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 because the project will comply with the County's agricultural buffering standards of 300-feet for rice, field and orchard crops and 50-feet for rangeland/grazing as specified by Zoning Code Article 19 Agricultural Buffers, Table 1500-19-1. Within the proposed 300-foot-wide agricultural buffer along the eastern project boundary, a 200-foot-wide PG&E easement exists that is developed with an electric high voltage transmission line. Additionally, the applicant proposes to establish three onsite retention ponds within the buffer area. Establishing buffers will protect adjacent agricultural uses that are outside the Rural Planned Community of Sutter and required to be protected by County General Plan Policy AG 2.3. Additionally, new home buyers will be required to sign a Right to Farm disclosure informing them they may be subjected to impacts related to productive nearby farming activities. The requirement for the Right to Farm disclosure is common practice by the County and consistent with General Plan Policy AG 2.2. Due to the project being designed to comply with existing adopted standards, a less than significant impact is anticipated.

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

**III. AIR QUALITY**

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with, or obstruct implementation of, the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Responses:**

a-d) **Less than significant impact with mitigation incorporated.** This project will not conflict with or violate any air quality plan or result in a net increase of any criteria pollutant, nor expose sensitive receptors to pollutant concentrations or objectionable odors. This proposed project is a tentative subdivision map to divide 78.39 acres into 84 Estate Residential lots ranging from 0.64 acres to 1.84 acres in size. According to the Feather River Air Quality Management District (FRAQMD) 2010 Indirect Source Review Guidelines, Significant Impact Thresholds are triggered by the construction of 130 new single-family residences, 225,000 square feet of new light industrial space, or 130,000 gross square feet of new office space. This project will not trigger this threshold of significance because only 84 estate residential lots are proposed. Impacts associated with establishing ER sized lots (0.5 – 3-acres) are not anticipated to result in a significant impact. This project is subject to the District’s Indirect Source Fee at the residential rate. This will be required as a condition of approval. To mitigate future dust impacts resulting from development and build-out of the site, a mitigation measure is proposed requiring that a Fugitive Dust Control Plan be implemented, and appropriate permitting obtained from FRAQMD to ensure compliance with their requirements. The inclusion of this mitigation measure will reduce potential air quality impacts to a less than significant level.

**Mitigation Measure No. 1 (Air Quality):** Prior to any on-site grading or construction activities, the applicant shall submit a fugitive dust control plan to the Feather River Air Quality Management District (FRAQMD) for review and approval. The applicant shall comply with all FRAQMD standards and construction phase mitigation measures. A copy of the approved plan shall be submitted to the Development Services Department.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES</b>				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of a native wildlife nursery site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Responses:**

a-d) **Less than significant impact with mitigation incorporated.** The subject 78.39-acre property is located within the Rural Planned Community of Sutter as identified by the 2030 General Plan and this project site is bordered by existing single-family residential homes to the west together with agricultural uses that include walnut and almond orchards, hay, soybeans, and rice crops. Single family homes also exist on agricultural land in the vicinity.

The West Interceptor Canal borders the project site to the north and the Wadsworth Canal is located ±1,400 feet east of the project site. Additionally, an existing Sutter Extension Water District canal borders the project site along its eastern boundary. Based on the proximity to rice crops and water canals, there is a potential the subject property may provide habitat for Giant garter snake (GGS) and other biological species. To address this concern, the applicant was required to have a biological assessment prepared for the project to address potential impacts to biological resources.

During December 2019 and January 2020, Marcus H. Bole & Associates conducted a Biological Resource Evaluation and Wetland Determination on the subject 78.39-acre property (referred to as the “Action Area”) and provided the results of the biological assessment to the Planning Division. The assessment notes the project, as designed, will result in the removal of the walnut orchard, almond orchard, and row crops (wheat). The assessment evaluated the following threatened, endangered, proposed threatened or proposed endangered species: Giant garter snake, Western yellow-billed cuckoo, Valley elderberry longhorn beetle, Swainson’s hawk, Bank swallow, and Hartweg’s golden sunburst. Further information on the methodology of the assessment and the project’s setting is included in the biological assessment that is attached to this initial study.

The results of the biological assessment include eight (8) recommended mitigation measures necessary to avoid potential impacts to Giant garter snake, and one (1) mitigation measure necessary to avoid potential impacts to special status avian species:

**Mitigation Measure No. 2 (Biological Resources):** Initial grading and earthwork will be limited to daylight hours between May 1 and October 1. Individual lot development may take place throughout the year.

**Mitigation Measure No. 3 (Biological Resources):** Twenty-four-hours prior to the commencement of construction activities, the Action Area shall be surveyed for giant garter snakes by a United States Fish & Wildlife Service (USF&WS)-approved biologist. The biologist will provide the Service with a written report that adequately documents the monitoring efforts within 24-hours of commencement of construction activities. The Action Area shall be re-inspected by the monitoring biologist whenever a lapse in construction activity of two weeks or greater has occurred.

**Mitigation Measure No. 4 (Biological Resources):** A United States Fish & Wildlife Service (USF&WS)-approved biological monitor will be onsite during all ground disturbing activities to monitor construction actions. If any giant garter snakes are observed within or near the construction area, the biological monitor will be notified immediately so that they can make a positive identification of the snake. If a giant garter snake is found within the construction area, the biological monitor will have the authority to stop construction activities until appropriate corrective measures have been completed, or it is determined that the individual will not be harmed. Giant garter snakes encountered during construction activities will be allowed to move away from construction activities on their own. If a giant garter snake is unable to move away on its own, is trapped, or is injured, the U.S. Fish and Wildlife Service will be contacted immediately by telephone at (916) 414-6600/6601.

**Mitigation Measure No. 5 (Biological Resources):** All construction vehicles and project related equipment left onsite overnight will be thoroughly inspected each day for giant garter snakes before they are moved.

**Mitigation Measure No. 6 (Biological Resources):** A Worker Environmental Awareness Training Program for construction personnel shall be conducted by a United States Fish & Wildlife Service (USF&WS)-approved biologist for all construction workers, including contractors, prior to the commencement of construction activities.

**Mitigation Measure No. 7 (Biological Resources):** During construction operations, stockpiling of construction materials, portable equipment, vehicles, and supplies will be restricted to the designated construction staging areas (area of disturbed barns and out-buildings) and all operations will be confined to the minimal area necessary.

**Mitigation Measure No. 8 (Biological Resources):** Project-related vehicles will observe a 10-mile-per-hour speed limit within construction areas, except on existing paved roads where they will adhere to the posted speed limits.

**Mitigation Measure No. 9 (Biological Resources):** Prior to excavation of the detention ponds, the portion of the adjacent Sutter Extension Water District irrigation ditch shall be dry and decommissioned. Snake exclusion fencing shall be installed along the West Interceptor Canal and the areas south of the Action Area that could adjoin rice fields. Exclusion fencing will be inspected by the onsite biological monitor on a daily basis and will be repaired or replaced as required.

**Mitigation Measure No. 10 (Biological Resources):** If site preparation occurs within the spring bird nesting season (March 15 - August 30), a preconstruction survey shall be conducted by a qualified professional within 15 days prior to construction. If active nests (with eggs or living young) are found within 1,320 feet of the Action Area, no activity shall be permitted that might disturb or remove the active nests until the young birds are able to leave the nest and forage on their own. Setback buffers for the nests will vary depending on the species affected and the location of the nest. Buffer zones shall be determined on a case by case basis in consultation with a California Department of Fish and Wildlife approved biologist.

With the above mitigation measures required, this project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS). The proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The project will not have a substantial adverse impact on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means because there are no known wetlands located within the existing property. The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of a native wildlife nursery site.

e) **No impact.** The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because Sutter County has not adopted such an ordinance. Therefore, no impact is anticipated.

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

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**V. CULTURAL RESOURCES**

Would the project:

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

**Responses:**

a-c) **Less than significant impact with mitigation incorporated.** This project site is located approximately 2,700 feet southeasterly from the nearest point to the Sutter Buttes Overlay Zone. Additionally, the project site is located approximately 6.5 miles west of the Feather River and approximately 10 miles east of the Sacramento River. There is no evidence on the parcels indicating that archaeological resources exist within the project site due the historic use of the property being used agriculturally for growing orchard crops, rice and being registered to grow industrial hemp.

Figure 4.6-1 of the General Plan Technical Background Report (TBR) indicates a potential historic resource being located proximate to the project site. The 2030 General Plan Technical Background Report identifies a location within the County right-of-way, adjacent to the project site along Butte House Road as the site of the “Old Butte House” which was a stage coach stop. Still present is the watering trough, erected between 1910-1914 by the road districts; to defray the cost, ads were put in the newspaper. On the sides of the trough, names of various local business establishments were engraved in the cement which helped to defray the cost of the trough. Water was siphoned up from a well below the trough by a hand pump. This is the only trough of its kind in the area. Consultation with the Sutter County Museum revealed additional details about this site including information about the names of persons appearing on the trough.

Separately, per Assembly Bill (AB) 52, this project was referred to the Native American tribes identified by the Native American Heritage Commission (NAHC) as having traditional lands or cultural places within the project boundary. A request for consultation was received from the United Auburn Indian Community of the Auburn Rancheria (UAIC), and County staff provided additional information on the project site. Further consultation with UAIC resulted in the addition of two (2) mitigation measures to address potential impacts to Tribal Cultural Resources.

This project site has been previously disturbed through past agricultural activities. This project is a tentative subdivision map to divide 78.39 acres into 84 Estate Residential lots ranging from 0.64 acres to 1.84 acres in size. This density was previously analyzed by the 2030 General Plan EIR.

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

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

To mitigate potential impacts, two mitigation measures are proposed to protect and maintain the historic watering trough site and the possible disturbance of human remains should they be encountered.

**Mitigation Measure No. 11 (Cultural Resources):** Prior to commencing site grading for the project, the “Old Butte House” water trough and its surrounding area, located in the County right-of-way, shall be fenced and marked to identify its location and marked as a cultural site that shall not be disturbed. Upon completion of project development (site grading and establishment of fencing) for the construction of new homes, the applicant shall remove the fencing to the satisfaction of the Planning Division.

**Mitigation Measure No. 12 (Cultural Resources):** 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 §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.

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	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) **Less than significant impact.** This project will not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. This project is a tentative subdivision map to divide 78.39 acres into 84 Estate Residential lots ranging from 0.64 acres to 1.84 acres in size. The construction of eighty-four single-family homes is required to comply with the energy requirements of the State Building Codes, including California's energy code, Title 24, and will not result in a wasteful, inefficient, or unnecessary consumption of energy resources because the energy efficiency standards of the State of California are some of the most stringent codes in the nation. A less than significant impact is anticipated.

b) **Less than significant impact.** This project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Construction of proposed homes is required to meet all current State building requirements for energy efficiency that are some of the most stringent codes in the nation. A less than significant impact is anticipated.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**VII. GEOLOGY AND SOILS**

Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:  |                          |                          |                                     |                          |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Strong seismic ground shaking?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



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

**Responses:**

a) **Less than significant impact.** This project will not expose people or structures to substantial adverse effects from strong seismic ground shaking or liquefaction because the project site is not located in an Alquist-Priolo Earthquake Fault Zone. Figure 5.1-1 of the General Plan TBR does not identify any active earthquake faults in Sutter County as defined by the California Mining and Geology Board. The faults identified in Sutter County include the Quaternary Faults, located in the northern section of the County within the Sutter Buttes, and the Pre-Quaternary Fault, located in the southeastern corner of the County, just east of where Highway 70 enters the County (Figure 5.1-1 of the General Plan TBR). Both faults are listed as non-active faults but have the potential for seismic activity. The subject parcel is level with no significant slope and is not in the area where any documented fault exists; therefore, a less than significant impact is anticipated.

b) **Less than significant impact with mitigation incorporated.** This project will not result in substantial soil erosion or the loss of topsoil. The property contains soil that is listed in the U.S. Soil Conservation Service Soil Survey of Sutter County as having a 0-2 percent slope. The General Plan TBR indicates soils with a 0-9 percent slope have slight erodibility. There are no uses or additional buildings proposed for the parcels at this time; however, it is anticipated that grading will occur as part of future construction of the properties. Grading, in conjunction with the construction of buildings or uses, will be evaluated through the building permit process, which will involve the submission and review of grading plans. As the proposed project spans 78.39 acres in size, the applicant is required to obtain a Surface Water Pollution Prevention Permit (SWPPP) and a National Pollution Discharge Elimination System (NPDES) General

Construction Permit (Mitigation Measure No. 13) through the Regional Water Quality Control Board (RWQCB) to ensure that soil is not released in storm water from the project site during construction. With these requirements addressed as a mitigation measure, a less than significant impact is anticipated.

**Mitigation Measure No. 13 (Geology and Soils):** SWPPP & NPDES GENERAL CONSTRUCTION PERMIT - The applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) and file a Notice of Intent (NOI) with the State Water Resources Control Board to obtain coverage under the California State Water Resources - General Construction Activity Storm Water Permit. The applicant shall provide the WDID number for the project to the County.

c) **Less than significant impact.** This project will not be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. This property is level and expected to be stable. The General Plan TBR lists Sutter County as a landslide-free zone, except for the Sutter Buttes, and this property is not located in the Sutter Buttes. A less than significant impact is anticipated.

d) **Less than significant impact.** This project will not be located on expansive soil, as defined in Chapter 18, Section 1803.5.3 of the California Building Code, creating substantial risks to life or property. The County Soils Survey classifies the property's soil as being Olashes sandy loam and Subaco Clay, 0 to 2 percent slopes. These classifications are listed as having a low to moderate shrink-swell potential. All future construction is required to comply with the current adopted California Building Code, specifically Chapter 18 for soils conditions and foundation systems, to address potential expansive soils that may require special foundation design, a geotechnical survey, and engineering for foundation design. The Sutter County Building Division will implement these standards as part of the permitting process and a less than significant impact is anticipated.

e) **Less than significant impact.** This project will not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. On-site soil testing has already been completed for the proposed project by the Environmental Health Division of Development Services and minimum useable sewage disposal areas have been identified on each proposed lot. If development is proposed in the future on any of the proposed parcels 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. A less than significant impact is anticipated.

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

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**VIII. GREENHOUSE GAS EMISSIONS**

Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Responses:**

a) **Less than significant impact.** This project will not generate additional greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

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

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

Since the adoption of the CAP, further analysis to determine if a project can be too small to provide the level of GHG emissions reductions expected from the screening tables or alternative emissions analysis method has been performed. In that study, emissions were estimated for each project within Governor's Office of Planning and Research (OPR's) database. The analysis found that 90 percent of CO<sub>2</sub>e emissions are from CEQA projects that exceed 3,000 metric tons CO<sub>2</sub>e per year. Both cumulatively and individually, projects that generate less than 3,000 metric tons CO<sub>2</sub>e per year have a negligible contribution to overall emissions.

As a result of this analysis by the County, Sutter County has concluded that projects generating less than 3,000 metric tons of CO<sub>2</sub>e will not be evaluated using Sutter County's screening tables. Such projects require no further GHG emissions analysis and are assumed to have a less than significant impact.

Since the CAP analysis is based on a statewide database, the resulting value of 3,000 metric tons CO<sub>2</sub>e is applicable to Sutter County. In June 2016, Sutter County adopted new Greenhouse Gas (GHG) Pre-Screening Measures. The proposed project will result in the construction of one residence that is already allowed to be established by existing General Plan

density standards. Based on the GHG Pre-Screening Measures, construction of up to 132 single family dwelling units are “pre-screened out”, which means it falls below the 3,000 metric tons threshold. As the proposed project will result in 84 single family homes, no further GHG emissions analysis is necessary and a less than significant impact is anticipated.

b) **Less than significant impact.** The proposed project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project is within the boundaries of the Feather River Air Quality Management District (FRAQMD) which does not have any adopted plans or regulations for reducing greenhouse gas emissions. The project was circulated to FRAQMD for review, who did not indicate any concerns with regard to GHG emissions. In addition, Sutter County has adopted a CAP which details methods to reduce greenhouse gas emissions. Due to the small size of the project proposed, it was determined to be “pre-screened out” as discussed in section a) above. A less than significant impact is anticipated.

(County of Sutter, General Plan 2030 Climate Action Plan. 2011)  
 (County of Sutter, Greenhouse Gas Pre-Screening Measures for Sutter County. June 28, 2016.)  
 (Sacramento Valley Air Quality Engineering and Enforcement Professionals (SVAQEPP), Northern Sacramento Valley Planning Area 2015 Triennial Air Quality Attainment Plan. 2015)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**IX. HAZARDS/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 Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

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

**Responses:**

a-b) **Less than significant impact.** This project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. This proposed project will result in the construction of 84 single-family residences. The proposed project does not propose a significant hazard through the transport, use, or disposal of hazardous waste. However, the proposed construction of these properties has the potential to result in uses that may generate hazardous waste. Development meeting the thresholds of greater than 55 gallons of liquids, 500 pounds of solids, or 200 cubic feet of gases that are considered hazardous material are required to submit a Hazardous Materials Business Plan to the Environmental Health Division in compliance with the Certified Unified Program Agency (CUPA). A project condition will be added to require compliance with these thresholds. As such, no uses involving hazardous materials are proposed with the proposed project and a less than significant impact is anticipated.

c) **No impact.** This project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The nearest existing school to the project is Brittan School, located approximately 2,000 feet southwesterly of the project site (2340 Pepper Street, Sutter). The proposed project will not result in any hazard through the transport, use, or disposal of hazardous waste. Due to the nature of this project, no impacts are anticipated.

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

e-f) **Less than significant impact.** The proposed project will not result in a safety hazard for people residing or working in the project area of an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport or a private airstrip. The nearest public airport is the Sutter County Airport, which is located over eight miles southeasterly of the project site. The nearest private airstrip is the Wadsworth Airstrip, located approximately 1.2 miles southwesterly from of the project site. Due to the limited use of this airstrip and its orientation away from the project site, combined with the project's distance from the Sutter County Airport, a less than significant impact is anticipated.

g) **Less than significant impact.** This project will not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. The General Plan indicates the Sutter Buttes and the “river bottoms”, or those areas along the Sacramento, Feather, and Bear Rivers within the levee system, are susceptible to wildland fires since much of the area inside the levees are left in a natural state, thereby allowing combustible fuels to accumulate over long periods of time. Since this property is located southeasterly from the Sutter Buttes, there is some risk of wildland fires. Potable water for consumption, individual home fire sprinklers and development fire hydrants will be provided through a connection with the Sutter Community Services District (Sutter CSD). As a result, a significant risk of loss, injury, or death involving wildland fires as a result of the proposed project is not anticipated resulting in a less than significant impact

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>X. HYDROLOGY AND WATER QUALITY</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Result in a substantial erosion or siltation on- or offsite;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or-offsite;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flow?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 with mitigation incorporated.** This project will not violate any water quality standards or waste discharge requirements, because the proposed project will result in the construction of 84 single-family residences that will convey wastewater from homes to individual, on-site septic systems that will be installed under permit by the Environmental Health Division of Development Services. All wastewater generated is required to meet local and State requirements for wastewater disposal in effect prior to development occurring. The project was routed to the Central Valley Regional Water Quality Control Board (CVRQCB) for review. Based on their comments, the following mitigation measure is recommended:

**Mitigation Measure No. 14 (Hydrology and Water Quality):** The subdivider shall obtain all required permits from the Central Valley Regional Water Quality Control Board (CVRWQCB) and comply with all applicable requirements.

With the above mitigation required, a less than significant impact is anticipated.

b) **Less than significant impact.** The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge because potable water is proposed to be supplied to the project by a water connection to the Sutter CSD, whose existing water capacity is sufficient to serve the project.

c) **Less than significant impact with mitigation incorporated.** The project will not substantially impact the existing drainage pattern of the site or area, cause siltation on- or off-site, alter the existing drainage pattern of the site or area, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. The proposed project will not substantially alter the drainage in the area because there are no streams in the area that would be altered by the project. However, it is anticipated that grading and paving of the site, associated with future development, will occur and may result in some degree of alteration. Prior to development occurring on any proposed parcel, a grading plan is required to be prepared, submitted, and approved by the Engineering Division of Development Services, consistent with the County’s grading ordinance. The grading plan is required to adequately address drainage needs while not compromising the grading and soil conditions on-site. In addition, the proposed project will provide on-site detention basins along the east side of the project, whereby runoff flows will connect to. The applicant is required to establish financing mechanism(s), as provided by law, for residents of the development to pay sufficient monies necessary for the County to maintain the detention basins. Additionally, the property owner is required to conduct a drainage study to address specific detention and drainage needs (Mitigation Measure No. 15). Similarly, conditions will be added requiring the applicant to demonstrate compliance with the County’s Grading Ordinance and meeting the requirements for any Federal and State permits prior to development. To ensure that a less than significant impact occurs, the following Mitigation Measures are included:

**Mitigation Measure No. 15 (Hydrology and Water Quality): DRAINAGE STUDY.** Prior to recordation of a map or the issuance of a building, grading or encroachment permit, the applicant shall obtain approval from the Director of a drainage study that reflects final design conditions for the proposed project per County Standards. The Drainage Study should consider the impacts of the existing offsite drainage that historically impacts the site through existing roadside ditches and pipe systems. The Drainage Study shall be completed and stamped by a Professional Engineer and determined by the County to be comprehensive, accurate, and adequate. (SCIS Section 9)

**Mitigation Measure No. 16 (Hydrology and Water Quality): DRAINAGE, GRADING AND CONSTRUCTION.** All impacts to the site must be mitigated in the project area or lands acquired for mitigation by the project. Any Grading or Site Improvements shall be done per an approved plan and in accordance with Sutter County Development Standards. Plans shall be reviewed and approved for construction by the Director of Development Services prior to the start of construction.

d) **Less than significant impact.** This project will not risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones. While the very southeast corner of the property (south of Butte House Road) is identified as being within a Local Flood Hazard Area, the County anticipates the estimated depth to be less than 3-feet. Any homesites within this area will require an Elevation Certificate as part of establishing a home on these lots to confirm they have been elevated in compliance with the County's Floodplain Ordinance. The development of estate residential homes is not anticipated to risk the release of pollutants due to project inundation in this locally designated flood hazard area. There is no anticipated impact to this project site resulting from tsunamis and seiches because the land is not located adjacent to or near any water bodies of sufficient size to create such situations. A less than significant impact is anticipated.

e) **No impact.** The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. There are no currently adopted water quality control plans or sustainable groundwater management plans for the subject area. The proposed project will result in the construction of 84 single-family residences. No impact is anticipated.

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

**XI. LAND USE AND PLANNING**

Would the project:

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



**Responses:**

a) **No impact.** The proposed project will not physically divide an established community because the site is located within the existing Rural Planned Community of Sutter, as identified by the General Plan where this type of development is planned for in this location. No impacts are anticipated.

b) **Less than significant impact.** This project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental impact because this project involves the necessary entitlements to allow for the project. The County has not adopted a land use plan, policy, or regulation for the purpose of avoiding or mitigating a specific environmental effect that affects this project. This project is a tentative subdivision map to divide 78.39 acres into 84 Estate Residential lots ranging from 0.64 acres to 1.84 acres in size. Development of 84 single-family homes will occur on existing ER zoned parcel and this density was previously analyzed by the General Plan EIR. A less than significant impact is anticipated.

(County of Sutter, General Plan 2030. 2011)

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

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

**Responses:**

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

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

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**XIII.NOISE**

Would the project result in:

- |   |                          |                                     |                                     |                          |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b) Generation of excessive ground borne vibration or ground borne noise levels?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Responses:**

a) **Less than significant impact with mitigation incorporated.** This project will not result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinances, or applicable standards of other agencies. Development of the project and construction of homes will generate noise resulting from the equipment and methods necessary to construct the proposed project. During construction of the project, noise generated could temporarily increase above the adopted 70 decibels (dB) during the day and 65 dB at night. However, these instances will be infrequent and only during the construction stage, and the daily average noise levels will still not exceed the accepted non-transportation standards. In addition, the operation of the project will involve some noise generated by people and vehicular traffic but is anticipated to be less than the noise associated with construction as the project site contains only residential uses.

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

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

**Mitigation Measure No. 17 (Noise):** All project related noise-generating construction activities shall be limited to daytime hours between 7:00 a.m. and 6:00 p.m. on weekdays, 8:00 a.m. and 5:00 p.m. on Saturdays, and prohibited on Sundays and holidays unless permission for the latter has been applied for and granted by the County.

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

b) **Less than significant impact.** This project will not result in exposure of persons to or generation of, excessive ground borne vibration or ground borne noise levels. The project will result in the construction and establishment of 84 single-family residences. On-site construction may potentially result in a temporary increase in vibration or noise levels; however, once construction is complete, vibration and noise levels are anticipated to return to a level that will not exceed any standards. A less than significant impact is anticipated.

c) **Less than significant impact.** This project is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport and would not result in excessive noise levels for people residing or working in the project area. The nearest public airport is the Sutter County Airport, which is located over eight miles southeasterly of the project site. The nearest private airstrip is the Wadsworth Airstrip, located approximately 1.2 miles southwesterly from of the project site. Due to the limited use of this airstrip and its orientation away from the project site, combined with the project's distance from the Sutter County Airport, a less than significant impact is anticipated.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XIV. POPULATION AND HOUSING</b>				
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Responses:**

a-b) **Less than significant impact.** This project will not induce substantial population growth in an area, either directly or indirectly, or displace a substantial number of people or existing housing because only one residence currently exists on the property. This project will result in a total of 84 single-family residences. Using the current available U.S. Census estimate for Sutter County of 2.93 persons per household, this project could result in the addition of 246 additional persons to the Rural Planned Community of Sutter. Using the 2010 Census estimate for the population of Sutter (2,904 persons), this project could result in an 8.4 percent increase in the community's population once the project is built-out. Staff estimates the number of persons

living in Sutter is higher today than the 2010 Census estimate. As a result, the estimated population percentage increase is believed to be lower than reflected here. As a result, the amount of population growth in the Rural Planned Community of Sutter is anticipated to result in a less than significant impact.

Chapter 1600 of the Sutter County Ordinance Code is the Affordable Housing Program, wherein the County provides affordable housing for persons of very low, low, and moderate income. As stated in Section 1600-400 (Residential Development Projects), “every for-sale residential development project of ten (10) or more dwelling units...shall provide five percent (5%) of the units for sale at an affordable price to moderate- or low-income households.” Alternatively, the said development can also compensate for this housing stock through an in-lieu fee to an established Affordable Housing Trust Fund, as described in Section 1600-600(d). The in-lieu fee shall satisfy the value adopted by the Board of Supervisors, via resolution, and shall be paid prior to the issuance of a certificate of occupancy. The applicant proposes to meet the County’s Affordable Housing Ordinance requirements through the payment of the in-lieu fee of approximately \$27,000 per required unit to be provided. A total of four units are required for this project, or an in-lieu fee of approximately \$108,000 dollars to satisfy the affordable housing requirement. This will be reflected as a project condition and a less than significant impact is anticipated.

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**XV. PUBLIC SERVICES**

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

i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Responses:**

i) **Less than significant impact.** This project is provided fire protection by Sutter County and the nearest fire station is located at 2340 California Street in Sutter, which is approximately 0.52

miles away. Potential impacts to fire services will be mitigated through the collection of the County's development impact fee for "Fire Protection" per dwelling unit. Using the County's adopted impact fee for Fire services of \$1,259.69 per dwelling unit, this project would result in the collection of \$105,813.96 in fire impact fees at build-out. No comments were provided by Fire Services indicating this project would result in a significant impact. As a result, a less than significant impact is anticipated.

ii) **Less than significant impact.** This project is provided law enforcement services by the Sutter County Sheriff Department with traffic control provided by the California Highway Patrol. Potential impacts to the Sutter County Sheriff Department will be mitigated through the collection of the County's current development impact fee in the "Sheriff" and "Criminal Justice" impact fee categories per dwelling unit. Using the County's adopted impact fees for Sheriff and Criminal Justice services of \$2,108.41 per dwelling unit, this project would result in the collection of \$177,106.44 in impact fees at build-out. No comments were provided by the Sheriff Department indicating this project would result in a significant impact. As a result, a less than significant impact is anticipated.

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

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

v) **Less than significant impact.** There are a limited number of other public facilities in the area that may be impacted by this project; however, potential impacts to general government, animal control, library and health and social services will be mitigated through the collection of the County's adopted development impact fees for each category listed. Using the adopted impact fees for the general government, animal control, library and health and social services categories, this project would result in the collection of \$225,211.56 in impact fees at build-out. A less than significant impact is anticipated.

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

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

(County of Sutter, adopted Development Impact Fees)

(County of Sutter, Subdivision Ordinance)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**XVI. RECREATION**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Responses:**

a) **Less than significant impact.** This project will not significantly increase the use of existing neighborhood and regional parks and other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated because this project is a tentative subdivision map to divide 78.39 acres into 84 Estate Residential lots ranging from 0.64 acres to 1.84 acres in size. The development of homes may result in a minor increase in the use of recreational facilities offered by both the County and nearby Yuba City. General Plan Policy PS 6.3 requires that at the time of master planning of the Rural Planned Community of Sutter, parkland shall be established at a ratio of 10 acres per 1,000 residents. According to the General Plan Technical Background Report prepared for the 2030 General Plan, in 2008 the County’s park ratio was 309 acres of parkland per 1,000 persons. There is no requirement for parkland dedication to develop the existing residentially zoned land in Sutter. As part of issuing a building permit for each dwelling, the County will collect the adopted “Park Acquisition” fee that can be used for recreation facilities in the future. As a result, a less than significant impact is anticipated.

b) **Less than significant impact.** This project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. This project is a tentative subdivision map to divide 78.39 acres into 84 Estate Residential lots ranging from 0.64 acres to 1.84 acres in size. General Plan Policy PS 6.3 requires that at the time of master planning of the Rural Planned Community of Sutter, parkland shall be established at a ratio of 10 acres per 1,000 residents. There is no requirement for parkland dedication to develop the existing residentially zoned land in Sutter. As part of issuing a building permit for each dwelling, the County will collect the adopted “Park Acquisition” fee that can be used for recreation facilities in the future. As a result, a less than significant impact is anticipated.

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

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

Would the project:

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

**Responses:**

a) **Less than significant impact.** The proposed project will not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. This property is located within the Rural Planned Community of Sutter, approximately 2.5 miles west of the Yuba City incorporated limits. Given its location, personal vehicles will be the most likely form of transportation.

This project is a tentative subdivision map to divide 78.39 acres into 84 Estate Residential lots ranging in size from 0.64 acres to 1.84 acres. Based on the number of lots proposed and the location of the subject property, the applicant was required to submit a traffic study to analyze the project’s potential traffic impacts to specific area roads and intersections identified by the Engineering Division of the Development Services Department. The following five intersections were addressed in the traffic analysis: Acacia Avenue/Butte House Road, Butte House Road/California Avenue, Butte House Road/Mallott Road, Butte House Road/Township Road, and Acacia Avenue/Sutter Avenue.

Access to the subject property will be provided primarily from Butte House Road, which is classified as an Urban Arterial by the Sutter County General Plan along this section. The General Plan Technical Background Report completed in 2008 lists an Average Daily Traffic (ADT) count of 2,450 and a Level of Service (LOS) A for this section of Butte House Road. In December 2019, a 24-hour traffic count was conducted for the required traffic study. The result of this count was that Butte House Road carried an ADT of 3,056 vehicles along the subject property’s frontage.

According to the traffic study submitted by the applicant, *Level of Service Analysis* was used to provide a basis for describing existing traffic conditions and for evaluating the significance of project traffic impacts. Level of Service (LOS) measures the *quality* of traffic flow and is represented by letter designations from 'A' to 'F', with a grade of 'A' referring to the best conditions, and 'F' representing the worst conditions. Based on methodologies accepted under adopted guidelines, the intersections studied currently operate at a LOS C or better which is within the County's minimum LOS D peak hour threshold. Current peak hour traffic volumes were compared to traffic signal warrants to determine whether traffic signals may already be justified. The study concluded that current traffic volumes do not reach the level that warrant signalization.

This project is expected to generate approximately 62 am and 83 pm peak hour trips. Data from the Institute of Transportation Engineers (ITE) suggests that on a daily basis the project could generate 624 trips (i.e., ½ inbound and ½ outbound). With regard to impacts to the analyzed intersections from existing traffic levels plus those generated by the proposed project, the study concluded that while the intersections may see average delays increase by a second or two, all study intersections will operate within the County's minimum LOS D peak hour threshold. Therefore, the project's traffic impacts are not significant from the standpoint of County LOS policy.

This project will add a small amount of traffic to roads parallel to Butte House Road such as Butte Avenue and Sutter Avenue. The contribution itself is likely to be less than 100 vehicles per day on any road and increases of this magnitude would not have an appreciable impact based on the overall capacity of the existing roadway system. The traffic study concluded that no specific mitigation is required.

This project will improve Butte House Road along its frontage to the standard section required by Sutter County. This work will include left turn lanes at the site access intersections. While the roadway will be widened up to the Mallott Road intersection, this intersection itself would continue to have a centerline stripe. This level of improvement exceeds that provided elsewhere on Butte House Road. Today there are no left turn lanes on Butte House Road at intersections in Sutter west of the project. To an extent this may be due to the lower speed limit adopted in the community (i.e., 35 mph). East of Mallott Road there are no left turn lanes between Sutter and the All-Way Stop at Township Road. East of Township Road there is a left turn lane at the Royo Ranchero Drive and at Madison Road as the route enters the City of Yuba City.

This project is located at the eastern boundary of the Rural Planned Community of Sutter. Very little sidewalk exists in the community, notably along the Sutter Union High School frontage and in new residential areas; however, there is generally unpaved shoulder adjacent to the paved roadway shoulder that is available to pedestrians throughout the town. Sidewalks will be provided along the project frontage on Butte House Road. Residents of the southern portion of the site will also be able to walk on Sutter Avenue into town, and while no sidewalks are available, because the volume of background traffic is low this route will be adequate. Similarly, the northern portion of the site is also linked to Butte Avenue, and this route is available, for pedestrians. In addition to pedestrian access, bicyclists will have the opportunity to use local street connections in addition to Butte House Road to reach the balance of the community. No additional mitigation is required.

Based on the conclusions of the traffic study, a less than significant impact will result from the proposed project.



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

The County has not adopted a threshold of significance for vehicle miles traveled. As stated in the traffic study required for the project, data from the Institute of Transportation Engineers (ITE) suggests that on a daily basis the project could generate 624 trips. These trips may involve persons traveling within the Rural Community of Sutter, traveling to Yuba City to the east, or possibly to the Sacramento region for work or shopping. While it is difficult to determine just how many vehicle miles would be involved in these trips, the traffic study prepared for the project indicates the project will not result in a significant impact to transportation. A less than significant impact is anticipated.

c) **Less than significant impact.** The proposed project will not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Butte House Road is straight along the subject parcel’s frontage and the proposed “tie-in” roads to Butte Avenue in the north and Sutter Street in the south of the project will also be straight. The traffic study prepared for the project reviewed potential sight distance issues and did not identify any impacts. Construction of all roads and intersections for the subdivision will be required to comply with the County’s adopted improvement standards. A less than significant impact is anticipated.

d) **Less than significant impact.** This project will not result in inadequate emergency access. The proposed subdivision has adequate frontage on Butte House Road and there is a separate access road extending into both the northern and southern portion of the subdivision. All project access is designed to comply with the County’s adopted improvement standards and fire access requirements. A fire station is located at 2340 California Street in Sutter, which is approximately 0.52 miles away. A less than significant impact is anticipated.

(Traffic Access Assessment for Sutter Ranch Subdivision; KD Anderson & Associates, Inc., January 30, 2020)

(Institute of Traffic Engineers, Trip Generation Manual, 10<sup>th</sup> Edition)

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**XVIII TRIBAL CULTURAL RESOURCES**

Would the project:

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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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ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Responses:**

i-ii) **Less than significant impact with mitigation incorporated.** In September of 2014, the California Legislature passed Assembly Bill (AB) 52, which added provisions to the Public Resources Code regarding the evaluation of impacts on tribal cultural resources under CEQA, and consultation requirements with California Native American tribes. The County initiated AB 52 consultation through distribution of letters to seven (7) Native American tribes. A request to consult was received from the United Auburn Indian Community of the Auburn Rancheria (UAIC), and County staff provided additional information on the project site. Further consultation with UAIC resulted in the addition of two (2) mitigation measures to address potential impacts to Tribal Cultural Resources:

**Mitigation Measure No. 18 (Tribal Cultural Resources):** If any tribal cultural resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. The appropriate tribal representatives from culturally affiliated tribes shall be immediately notified.

Work at the discovery location cannot resume until it is determined, in consultation with culturally affiliated tribes, that the find is not a TCR, or that the find is a TCR and all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB 52, has been satisfied. Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary.

**Mitigation Measure No. 19 (Tribal Cultural Resources):** A minimum of seven days prior to beginning earthwork, clearing and grubbing, or other soil disturbing activities, the applicant shall notify lead agency of the proposed earthwork start-date. The lead agency shall contact the United Auburn Indian Community (UAIC) with the proposed earthwork start-date and a UAIC Tribal Representative or Tribal Monitor shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of groundbreaking activity, or as appropriate for the type and size of project. During this inspection, a UAIC Tribal Representative or Tribal Monitor may provide an on-site meeting for construction personnel information on tribal cultural resources (TCRs) and workers awareness brochure.

If any TCRs are encountered during this initial inspection, or during any subsequent construction activities, work shall be suspended within 100 feet of the find and the measures included in Mitigation Measure No. 18 shall be implemented. Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign.

The contractor shall implement any measures deemed by CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize significant effects to the resources, including the use of a paid Native American Monitor during ground disturbing activities.

With the addition of these mitigation measures, potential impacts to tribal cultural impacts are less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XIX UTILITIES AND SERVICE SYSTEMS</b>				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or, are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it had adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Responses:**

a) **Less than significant impact.** This project will not exceed wastewater treatment requirements of the applicable RWQCB because the Rural Planned Community of Sutter is not served by a municipal wastewater treatment agency but rather by individual on-site septic systems. Wastewater resulting from future homes will be conveyed to individual on-site septic systems installed under permit by the Development Services Environmental Health Division consistent with State law and local ordinance. A less than significant impact is anticipated.

b) **Less than significant impact.** This project will not require or result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects. The Rural Planned Community of Sutter is not located in an area served by public wastewater services but rather private, on-site septic systems. Wastewater resulting from future homes will be conveyed to individual on-site septic systems installed under permit by the Development Services Environmental Health Division consistent with State law and local ordinance. A less than significant impact is anticipated.

c) **Less than significant impact.** This project will require the construction of new onsite storm water drainage facilities. Runoff resulting from this development is proposed to be collected through storm drains and conveyed to three proposed detention ponds sized 1.15, 1.23 and 3.95 acres each. The Rural Planned Community of Sutter does not have a comprehensive community municipal drainage system. New development must address its drainage impacts by retaining runoff on-site so that post-development flows do not exceed pre-development levels. Prior to development occurring, the County will review and must approve engineered grading plans demonstrating compliance with the County's grading ordinance and other improvement standards. The mitigation measures proposed in Section X. Hydrology and Water Quality in this initial study will ensure impacts are reduced to a less than significant level and not additional mitigation is necessary.

d) **Less than significant impact.** This project will have sufficient water supplies available to serve the project because the applicant proposes to annex the property to the Sutter CSD, the agency currently providing potable water to the Rural Planned Community of Sutter. Currently, the project site is located outside the Sutter CSD's district boundaries but is within its sphere of influence (SOI). The proposed project will consist of 84 estate residentially zoned lots and is not expected to require an amount of water that will place significant demand on the CSD's supplies. However, as a project condition, the developer will be required to pay the Sutter CSD adequate funds to account for all costs associated with the inclusion of the proposed project into the Sutter CSD system. A less than significant impact is anticipated.

e) **Less than significant impact.** This project will not result in a determination by the wastewater treatment provider which serves or may serve the project that it had adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments. The project is not located in an area that is served by a wastewater treatment provider but rather private, on-site septic systems. Wastewater resulting from future homes will be conveyed to individual on-site septic systems installed under permit by the Development Services Environmental Health Division consistent with State law and local ordinance. A less than significant impact is anticipated.

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

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

**Responses:**

a-d) **Less than significant impact.** The subject property is not located in or near a State responsibility area or lands classified as very high fire hazard severity zones. The proposed project is a tentative subdivision map to divide 78.39 acres into 84 Estate Residential lots ranging in size from 0.64 acres to 1.84 acres. The project will not substantially impair an adopted emergency response plan or emergency evacuation plan. The project will not exacerbate wildfire risks due to slope, prevailing winds, and other factors, and will not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a

wildfire. The project will not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. The project will not expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. A less than significant impact is anticipated.

**XX. MANDATORY FINDINGS OF SIGNIFICANCE**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

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

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

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

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

**XX MITIGATION MONITORING PROGRAM – Project #U-19-031 (Helm)**

<b>Mitigation Measure</b>	<b>Timing</b>	<b>Monitoring Agency</b>
<p><b>Mitigation Measure No. 1 (Air Quality):</b> Prior to any on-site grading or construction activities, the applicant shall submit a fugitive dust control plan to the Feather River Air Quality Management District (FRAQMD) for review and approval. The applicant shall comply with all FRAQMD standards and construction phase mitigation measures. A copy of the approved plan shall be submitted to the Development Services Department.</p>	<p>Prior to any on-site grading or construction activities</p>	<p>FRAQMD, Development Services</p>
<p><b>Mitigation Measure No. 2 (Biological Resources):</b> Initial grading and earthwork will be limited to daylight hours between May 1 and October 1. Individual lot development may take place throughout the year.</p>	<p>At time of grading and earthwork</p>	<p>Development Services</p>
<p><b>Mitigation Measure No. 3 (Biological Resources):</b> Twenty-four-hours prior to the commencement of construction activities, the Action Area shall be surveyed for giant garter snakes by a United States Fish &amp; Wildlife Service (USF&amp;WS)-approved biologist. The biologist will provide the Service with a written report that adequately documents the monitoring efforts within 24-hours of commencement of construction activities. The Action Area shall be re-inspected by the monitoring biologist whenever a lapse in construction activity of two weeks or greater has occurred.</p>	<p>Prior to commencement of construction activities, re-inspect when a lapse in construction activity of two weeks or greater has occurred</p>	<p>Approved biologist</p>
<p><b>Mitigation Measure No. 4 (Biological Resources):</b> A United States Fish &amp; Wildlife Service (USF&amp;WS)-approved biological monitor will be onsite during all ground disturbing activities to monitor construction actions. If any giant garter snakes are observed within or near the construction area, the biological monitor will be notified immediately so that they can make a positive identification of the snake. If a giant garter snake is found within the construction area, the biological monitor will have the authority to stop construction activities until appropriate corrective measures have been completed, or it is</p>	<p>During all ground disturbing activities</p>	<p>Approved biologist</p>

Mitigation Measure	Timing	Monitoring Agency
determined that the individual will not be harmed. Giant garter snakes encountered during construction activities will be allowed to move away from construction activities on their own. If a giant garter snake is unable to move away on its own, is trapped, or is injured, the U.S. Fish and Wildlife Service will be contacted immediately by telephone at (916) 414-6600/6601.		
<b>Mitigation Measure No. 5 (Biological Resources):</b> All construction vehicles and project related equipment left onsite overnight will be thoroughly inspected each day for giant garter snakes before they are moved.	Inspected each day	Construction personnel
<b>Mitigation Measure No. 6 (Biological Resources):</b> A Worker Environmental Awareness Training Program for construction personnel shall be conducted by a United States Fish & Wildlife Service (USF&WS)-approved biologist for all construction workers, including contractors, prior to the commencement of construction activities.	Prior to commencement of construction activities	Approved biologist
<b>Mitigation Measure No. 7 (Biological Resources):</b> During construction operations, stockpiling of construction materials, portable equipment, vehicles, and supplies will be restricted to the designated construction staging areas (area of disturbed barns and out-buildings) and all operations will be confined to the minimal area necessary.	During construction operations	Construction personnel
<b>Mitigation Measure No. 8 (Biological Resources):</b> Project-related vehicles will observe a 10-mile-per-hour speed limit within construction areas, except on existing paved roads where they will adhere to the posted speed limits.	During construction operations	Construction personnel
<b>Mitigation Measure No. 9 (Biological Resources):</b> Prior to excavation of the detention ponds, the portion of the adjacent Sutter Extension Water District irrigation ditch shall be dry and decommissioned. Snake exclusion fencing shall be installed along the West Interceptor Canal and the areas south of the Action Area that could adjoin rice fields. Exclusion fencing will be	Prior to excavation of detention ponds	Approved biologist



Mitigation Measure	Timing	Monitoring Agency
inspected by the onsite biological monitor on a daily basis and will be repaired or replaced as required.		
<b>Mitigation Measure No. 10 (Biological Resources):</b> If site preparation occurs within the spring bird nesting season (March 15 - August 30), a preconstruction survey shall be conducted by a qualified professional within 15 days prior to construction. If active nests (with eggs or living young) are found within 1,320 feet of the Action Area, no activity shall be permitted that might disturb or remove the active nests until the young birds are able to leave the nest and forage on their own. Setback buffers for the nests will vary depending on the species affected and the location of the nest. Buffer zones shall be determined on a case by case basis in consultation with a California Department of Fish and Wildlife approved biologist.	Within 15 days prior to construction (within spring bird nesting season)	Qualified professional
<b>Mitigation Measure No. 11 (Cultural Resources):</b> Prior to commencing site grading for the project, the “Old Butte House” water trough and its surrounding area, located in the County right-of-way, shall be fenced and marked to identify its location and marked as a cultural site that shall not be disturbed. Upon completion of project development (site grading and establishment of fencing) for the construction of new homes, the applicant shall remove the fencing to the satisfaction of the Planning Division.	Prior to commencing site grading	Development Services
<b>Mitigation Measure No. 12 (Cultural Resources):</b> 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 §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.	During construction activities	Construction personnel

Mitigation Measure	Timing	Monitoring Agency
<p><b>Mitigation Measure No. 13 (Geology and Soils):</b> SWPPP &amp; NPDES GENERAL CONSTRUCTION PERMIT - The applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) and file a Notice of Intent (NOI) with the State Water Resources Control Board to obtain coverage under the California State Water Resources - General Construction Activity Storm Water Permit. The applicant shall provide the WDID number for the project to the County.</p>	<p>Prior to construction</p>	<p>Applicant/ subdivider</p>
<p><b>Mitigation Measure No. 14 (Hydrology and Water Quality):</b> The subdivider shall obtain all required permits from the Central Valley Regional Water Quality Control Board (CVRWQCB) and comply with all applicable requirements.</p>	<p>Prior to and during construction</p>	<p>Subdivider</p>
<p><b>Mitigation Measure No. 15 (Hydrology and Water Quality):</b> DRAINAGE STUDY. Prior to recordation of a map or the issuance of a building, grading or encroachment permit, the applicant shall obtain approval from the Director of a drainage study that reflects final design conditions for the proposed project per County Standards. The Drainage Study should consider the impacts of the existing offsite drainage that historically impacts the site through existing roadside ditches and pipe systems. The Drainage Study shall be completed and stamped by a Professional Engineer and determined by the County to be comprehensive, accurate, and adequate. (SCIS Section 9)</p>	<p>Prior to recordation of a map or issuance of building, grading or encroachment permit</p>	<p>Development Services</p>
<p><b>Mitigation Measure No. 16 (Hydrology and Water Quality):</b> DRAINAGE, GRADING AND CONSTRUCTION. All impacts to the site must be mitigated in the project area or lands acquired for mitigation by the project. Any Grading or Site Improvements shall be done per an approved plan and in accordance with Sutter County Development Standards. Plans shall be reviewed and approved for construction by the Director of Development Services prior to the start of construction.</p>	<p>Plans reviewed and approved for construction prior to start of construction</p>	<p>Subdivider</p>

Mitigation Measure	Timing	Monitoring Agency
<p><b>Mitigation Measure No. 17 (Noise):</b> All project related noise-generating construction activities shall be limited to daytime hours between 7:00 a.m. and 6:00 p.m. on weekdays, 8:00 a.m. and 5:00 p.m. on Saturdays, and prohibited on Sundays and holidays unless permission for the latter has been applied for and granted by the County.</p>	<p>During construction</p>	<p>Construction personnel</p>
<p><b>Mitigation Measure No. 18 (Tribal Cultural Resources):</b> If any tribal cultural resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. The appropriate tribal representatives from culturally affiliated tribes shall be immediately notified.</p> <p>Work at the discovery location cannot resume until it is determined, in consultation with culturally affiliated tribes, that the find is not a TCR, or that the find is a TCR and all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB 52, has been satisfied. Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign.</p> <p>The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary.</p>	<p>During ground disturbing construction activities</p>	<p>Development Services</p>
<p><b>Mitigation Measure No. 19 (Tribal Cultural Resources):</b> A minimum of seven days prior to beginning earthwork, clearing and grubbing, or other soil disturbing activities, the applicant shall notify lead agency of the proposed earthwork start-date. The lead agency shall contact the United Auburn Indian Community (UAIC) with the proposed earthwork start-date and a UAIC Tribal Representative or Tribal Monitor shall be invited to inspect the</p>	<p>Prior to beginning earthwork or other soil disturbing activities</p>	<p>Development Services</p>

<b>Mitigation Measure</b>	<b>Timing</b>	<b>Monitoring Agency</b>
<p>project site, including any soil piles, trenches, or other disturbed areas, within the first five days of groundbreaking activity, or as appropriate for the type and size of project. During this inspection, a UAIC Tribal Representative or Tribal Monitor may provide an on-site meeting for construction personnel information on tribal cultural resources (TCRs) and workers awareness brochure.</p> <p>If any TCRs are encountered during this initial inspection, or during any subsequent construction activities, work shall be suspended within 100 feet of the find and the measures included in Mitigation Measure No. 18 shall be implemented. Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign.</p> <p>The contractor shall implement any measures deemed by CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize significant effects to the resources, including the use of a paid Native American Monitor during ground disturbing activities.</p>		

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