

COUNTY OF SUTTER
MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: Project #U-19-023 (Handy)

PROJECT SPONSORS: Applicant:
Jerry Handy
8787 South Butte Road., Sutter, CA 95982

Landowner:
Joseph and Rebecca Handy
8807 South Butte Road., Sutter, CA 95982

PROJECT LOCATION: 8807 South Butte Road, approximately 1,800 feet east of Wyncoop Road;
Sutter, CA, 95982

ASSESSOR'S PARCEL NO: 13-200-050

PROJECT DESCRIPTION: A Use Permit to allow a large special events facility for weddings, birthday parties, and similar events to include twenty (20) annual events attended by up to 175 guests and two (2) annual events attended by up to 350 guests; a large agricultural education and entertainment facility to include eight (8) annual events attended by up to 150 guests; and agricultural homestays for up to four (4) guests daily. This project proposes to use and/or modify existing onsite improvements previously constructed for the existing commercial horse boarding, training, and breeding stable and equestrian event use, with proposed construction of a future 7,500 square foot event barn located north of grass parking area, approximately 500 feet north of the outdoor horse arena, and future greenhouses located between the existing barn and stalls and the east property line, approximately 100 feet north of the indoor arena. A Rezone from AG (Agriculture) to AG-PD (Agriculture, Planned Development Combining) District to allow for unsurfaced parking area for the facility. A request to remove a condition that requires the use permit for the existing commercial horse boarding, training, and breeding stable and equestrian event use (Use Permit #1592) to be reviewed and renewed every 5 years; and request to reduce the number of currently approved equestrian events from 59 to 29 annually.

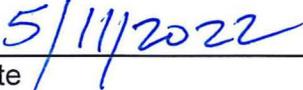
An Initial Study has been conducted by the Environmental Control Officer of the County of Sutter. The Environmental Control Officer finds that this project will not have a significant effect on the environment. The Initial Study is available for public review at the Sutter County Development Services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

STATEMENT OF REASONS TO SUPPORT FINDING
OF NEGATIVE DECLARATION

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



Neal Hay
Director of Development Services
Environmental Control Officer



Date

Sutter County Initial Study

- 1. Project title:** Project #U-19-023 (Handy)
- 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:** Applicant:
Jerry Handy
8787 South Butte Road
Sutter, CA 95982
- Owner:
Joseph and Rebecca Handy
8807 South Butte Road
Sutter, CA 95982
- 5. Project Location & APN:** 8807 South Butte Road, approximately 1,800 feet east of Wyncoop Road; APN: 13-200-050
- 6. General Plan Designation:** AG-40 (Agriculture, 40-acre minimum)
- 7. Zoning Classification:** AG (Agriculture) District
- 8. Description of project:** A Use Permit to allow a large special events facility for weddings, birthday parties, and similar events to include twenty (20) annual events attended by up to 175 guests and two (2) annual events attended by up to 350 guests; a large agricultural education and entertainment facility to include eight (8) annual events attended by up to 150 guests; and agricultural homestays for up to four (4) guests daily. This project proposes to use and/or modify existing onsite improvements previously constructed for the existing commercial horse boarding, training, and breeding stable and equestrian event use, with proposed construction of a future 7,500 square foot event barn located north of grass parking area, approximately 500 feet north of the outdoor horse arena, and future greenhouses located between the existing barn and stalls and the east property line, approximately 100 feet north of the indoor arena. A Rezone from AG (Agriculture) to AG-PD (Agriculture, Planned Development Combining) District to allow for unsurfaced parking area for the facility. A request to remove a condition that requires the use permit for the existing commercial horse boarding, training, and breeding stable and equestrian event use (Use Permit #1592) to be reviewed and renewed every 5 years; and request to reduce the number of currently approved equestrian events from 59 to 29 annually.
- 9. Surrounding land uses and setting:** This project is located within the Rural Planned Community of Sutter. The project site is located in an area of primarily agricultural uses with some scattered residential uses. Agricultural uses such as almond and walnut orchards and grazing land are located to the north, east, west, and south. Parcels to the east, south, and west are developed with residences.
- North: almond orchard, grazing land; East: residence, almond orchard; South: almond orchard; West: grazing land, walnut orchard, residence.
- 10. Other public agencies whose approval is required:** None

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? The County initiated Assembly Bill 52 (AB 52) consultation through distribution of letters to seven (7) Native American tribes. No requests to consult were received from the tribes, however, the United Auburn Indian Community of the Auburn Rancheria (UAIC) requested two mitigation measures be included with the project to address potential unanticipated discoveries on-site. The addition of these mitigation measures results in potential impacts to Tribal Cultural Resources being “less than significant”.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION

On the basis of this initial evaluation:

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

Applicant Mitigation Agreement:

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

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



Signature of Applicant/Representative

4/27/22

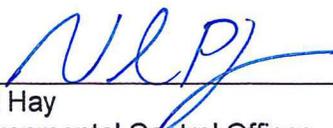
Date



Steve Geiger, Senior Planner

4/28/22

Date



Neal Hay
Environmental Control Officer

5/11/2022

Date

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

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

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

Responses:

a) **Less than significant impact.** This project will not have a substantial adverse effect upon a scenic vista. This property is located adjacent to the southern portion of the Sutter Buttes, less than ¼ mile from the Sutter Buttes and Overlay Zone, which identifies the area defined by the County as the beginning of the Sutter Buttes. The proposed project would allow a large special events facility for weddings, birthday parties, and similar events; a large agricultural education and entertainment facility; and agricultural homestays to occur on a site that has historically been used as a commercial horse boarding stable facility. The proposed special event facility and related uses will utilize existing buildings and improvements on the site. Since views of the Sutter Buttes add significant interest to potential use of the facility for weddings and special events by customers, the applicant will ensure these views are maintained. The applicant has indicated on the site plan a proposed future 7,500 square foot event barn to be located north of the existing improvements and parking area. This proposed building is consistent with the agricultural character of the site and vicinity and will be subject to the 35-foot maximum height permitted for non-agricultural buildings in the AG (Agriculture) zone district and is not anticipated to impact views of the Sutter Buttes.

This project is located approximately 8.5 miles west of the Feather River and approximately 8 miles east of the Sacramento River. As a result, this project will not substantially alter any vista of these rivers and a less than significant impact is anticipated.

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

c) **Less than significant impact.** The proposed project is located in a nonurbanized area and will not substantially degrade the existing visual character or quality of public views of the site and its surroundings. This project is located on property with Agriculture zoning. This project will not substantially degrade the existing visual character or quality of public views of the site, as the subject property is already developed with a residence, indoor and outdoor horse arenas, and buildings related to the commercial horse stable use. A future event barn is proposed to be located near the north property line, will be built consistent with the County's development standards in the AG District and will not impact public views from South Butte Road due to the substantial distance from the road. A less than significant impact is anticipated.

d) **Less than significant with mitigation incorporated.** This project will not create a new source of substantial light or glare which will adversely affect day or nighttime views in the area. The area of the project has low levels of ambient lighting predominately from agricultural and rural residential uses.

This project will utilize existing outdoor wall mounted lighting and new exterior lighting from temporary portable lighting proposed to be used for parking areas when evening events are held. Outdoor lighting of the site, especially temporary lighting utilized for special events, has the potential to impact neighboring residences to the east and west of the project site and adversely affect nighttime views in the area. To address this potential impact, the following mitigation measure is recommended:

Mitigation Measure No. 1 (Aesthetics): All outdoor lighting (permanent or temporary) related to the special event or commercial horse stable facility shall not exceed 20 feet in total height and shall be oriented and shielded to direct the light downward onto the property and not spill onto adjacent properties or road rights-of-way. Temporary lighting used for parking and outdoor activity areas shall be turned off by 11:00pm. If the County receives lighting complaints, the County reserves the right to require, at the applicant/operator's expense, a photometric plan demonstrating compliance with County standards.

With this mitigation measure incorporated, a less than significant impact is anticipated.

(County of Sutter, General Plan Technical Background Report. 2008)
 (County of Sutter, Zoning Code. 2020)

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a) **Less than significant impact.** While the subject property is zoned Agriculture (AG), it has been used primarily as a commercial horse stable facility for at least thirty (30) years. The proposed project would allow a large special events facility for weddings, birthday parties, and similar events; a large agricultural education and entertainment facility; and agricultural homestays to occur on a site that has historically been used as a commercial horse boarding stable facility. No agricultural crops are currently being grown on-site.

The subject property does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. This proposed project will not convert 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 northern portion of the project site is designated as Grazing Land and the southern portion is designated as Other Land. A less than significant impact is anticipated.

b) **Less than significant impact.** This project will not conflict with existing zoning for agricultural uses or a Williamson Act contract. As noted above, while the subject property is zoned Agriculture (AG), it has been used primarily as a commercial horse stable facility for at least thirty (30) years. The project site is not encumbered by a Williamson Act contract. A less than significant impact is anticipated.

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

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

e) **Less than significant impact.** This project will not involve other changes to the existing environment which could result in the conversion of farmland to a non-agricultural use or conversion of forest land to a non-forest use. This project does not include land being converted from forest land to non-forest use and no forest land is located in the vicinity. As previously noted, the subject property has been used primarily as a commercial horse stable facility for at least thirty (30) years with existing stables, barns, and horse arenas. While there are orchards planted on parcels to the west and east adjacent to the northern portion of the property, the commercial horse boarding stable and special event facility use will primarily be concentrated on the southern portion of the property, away from the adjacent orchards. The site plan indicates that parking area will be proposed adjacent to the existing orchards. The applicant has proposed a future 7,500 square foot event barn near the north property line. Future construction and use of this building are considered to be accessory to the proposed use of the property, and a less than significant impact is anticipated.

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	<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?

Responses:

a-c) **Less than significant impact.** This project will not conflict with any air quality plan or result in a net increase of any criteria pollutant, nor expose sensitive receptors to substantial pollutant concentrations or objectionable odors. The proposed project would allow a large special events facility for weddings, birthday parties, and similar events; a large agricultural education and entertainment facility; and agricultural homestays to occur on a site that has historically been used as a commercial horse boarding stable facility.

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

According to the FRAQMD 2010 Indirect Source Review Guidelines, Significant Impact Thresholds are triggered by the construction of 130 new single-family residences, 225,000 square feet of new light industrial space, or 130,000 gross square feet of new office space. This project will not trigger any of these thresholds of significance and as such, will have a less than significant impact upon air quality. This project was circulated to FRAQMD for review and they had no comments.

Proposed special events and agricultural education and entertainment events held on the property have the potential to generate toxic air impacts to neighboring residences due to exhaust emissions from vehicles arriving, parking, and leaving the site. Based on aerial photos, there are neighboring residences located approximately 150 feet to both the east and west of designated parking/circulation areas onsite. Since only 28 annual events will be attended by up to 175 people, and only two annual special events attended by up to 350 people, these events will not occur that frequently over the entire year (average of 2.5 events per month). In addition, the parking areas are both located approximately 150 feet from neighboring residences to the west and east. Based on the limited frequency of these large events, and the distance from parking areas to the sensitive receptors, potential toxic air impacts are not anticipated to be significant and will not result in health related impacts to nearby sensitive receptors.

d) **Less than significant with mitigation incorporation.** The subject property is located in an agricultural area with scattered residences and is developed with an existing commercial horse boarding, training, and breeding stable and where equestrian events occur. As such, the existing use and surrounding area are subject to odors associated with agricultural uses including horses and other livestock (i.e. fertilizers, manure). The proposed use will not result in any additional odors to the surrounding area over what currently exists.

Possible grading for construction of the proposed future 7,500 square foot event barn located at the north end of the subject property or grading for future construction of greenhouses proposed near the east property line and north of the indoor arena, has the potential to generate dust

impacts that may impact neighboring residences. To address this potential impact, a mitigation measure is recommended requiring that prior to any on-site grading for the future 7,500 square foot event barn or greenhouses, the applicant shall be required to 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 measures. A copy of the approved plan shall be submitted to the Development Services Department.

Mitigation Measure No. 2 (Air Quality): Prior to any on-site grading for the future 7,500 square foot event barn or greenhouses, the applicant shall be required to 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 measures. A copy of the approved plan shall be submitted to the Development Services Department.

With this mitigation measure required, a less than significant impact to air quality is anticipated.

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

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

The proposed project would allow a large special events facility for weddings, birthday parties, and similar events; a large agricultural education and entertainment facility; and agricultural homestays to occur on a site that has historically been used as a commercial horse boarding stable facility. The project site consists of a 17.49-acre parcel zoned Agriculture located within the rural community of Sutter. The southern portion of the site is developed with a residence, indoor and outdoor horse arenas, and other buildings related to the existing commercial horse boarding facility. While the subject property is zoned Agriculture, it has been used primarily as a commercial horse stable facility for at least thirty (30) years and heavily disturbed. Sites that have been used for this type of use are generally of limited use to wildlife due to the level of disturbance and are typically devoid of native plant species. There are no waterways in the project vicinity that may provide connectivity for listed species. The uses occurring in the area are not conducive for wildlife to locate within the project site and none have been inventoried. Therefore, a less than significant impact is anticipated.

b) **Less than significant impact.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS. There are no streams of significant size or rivers in the immediate vicinity. From the 2019 aerial photo of the property, there appears to be a seasonal drainage that runs east-west across the extreme northern portion of the property. Based on the site plan provided and review of the 2019 aerial photo, this drainage is located over 1,000 feet north of the existing improvements, designated grass parking area, and proposed future 7,500 square foot event barn. Due to the significant separation distance, construction of the proposed event barn will not encroach into the vicinity of the seasonal drainage. The future event barn will be developed on land previously disturbed by the existing equestrian use. No riparian habitat or other sensitive natural community is known to exist onsite or near the property.

To ensure the area in the vicinity of the seasonal drainage remains undisturbed and avoid any potential impacts to biological resources in its vicinity from activities or development related to the proposed use, the following mitigation measure is recommended:

Mitigation Measure No. 3 (Biological Resources): A 300-foot buffer area shall be established and extend south from the seasonal drainage that runs east-west across the northern portion of the subject property. All activities and future construction related to the proposed use shall be conducted outside of this buffer area.

With this mitigation measure required, a less than significant impact is anticipated.

c) **Less than significant impact.** This project will not have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means because there are no known wetlands located within the project site or vicinity. A less than significant impact is anticipated.

d) **Less than significant impact.** This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of a native wildlife nursery site because the site is developed primarily with improvements related to the existing commercial horse stable use. The project is not anticipated to significantly interfere with wildlife movement due to the fact that the site is not located near any rivers or significant streams. A less than significant impact is anticipated.

e) **No impact.** This project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because Sutter County has not adopted such an ordinance. Based on information included in the project application and review of the 2019 aerial photo of the site, there are no oak trees located on the property north of the existing improvements where a future 7,500 square foot event barn is proposed to be located and no oak trees are proposed to be removed as a result of this project. As a result, no impacts are anticipated.

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

(County of Sutter, General Plan Technical Background Report. 2008)
 (California Department of Fish and Wildlife, California Natural Diversity Database)
 (U.S. Fish and Wildlife Service, National Wetlands Inventory, 2020)

V. CULTURAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Responses:

a-c) **Less than significant with mitigation incorporated.** The proposed project will not cause a substantial adverse change in the significance of a historical resource or archaeological resource pursuant to §15064.5. Also, this project will not disturb any human remains, including those interred outside of dedicated cemeteries. The proposed project would allow a large special events facility for weddings, birthday parties, and similar events; a large agricultural education and entertainment facility; and agricultural homestays to occur on a site that has historically been used as a commercial horse boarding stable facility. In Section 4.6 of the General Plan Technical Background Report, Figure 4.6-1 does not list the property as being a historic site. There are no unique features or historical resources located on the project site and the property is not located near a cemetery. The project site is not located within the vicinity of the Bear River, Sacramento River, or Feather River. There is no evidence on the project site indicating that historical or archaeological resources exist. The site has been used primarily as a commercial horse stable facility for at least thirty (30) years and heavily disturbed.

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

Mitigation Measure No. 4 (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.

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

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

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

VI. ENERGY.

Would the project:

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

Responses:

a-b) **Less than significant impact.** The proposed project will not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation or conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The proposed project would allow a large special events facility for weddings, birthday parties, and similar events; a large agricultural education and entertainment facility; and agricultural homestays to occur on a site that has historically been used as a commercial horse boarding stable facility. Future construction of a 7,500 square foot event barn in the northern portion of the site 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. In addition, this project incorporates the future construction of solar panel covered RV parking for phase 2, which will offset operational energy needs at the site. A less than significant impact is anticipated.

VII. GEOLOGY AND SOILS.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Responses:

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

b) **Less than significant with mitigation incorporated.** This project will not result in substantial soil erosion or the loss of topsoil. According to the USDA Soil Conservation Service Soil Survey of the County, on-site soils consist of Olashes sandy loam, 0 to 2 percent slopes. This soil is characterized as being very deep, well drained, and located on alluvial fans. The General Plan Technical Background Report indicates that soils with a 0 to 9 percent slope have only slight erodibility.

The project will utilize existing buildings and the applicant requests that existing parking areas that have been used for the commercial horse stable use be allowed to remain unsurfaced with no additional grading or surfacing proposed. Any future grading for the proposed 7,500 square foot event barn to be located north of the grass parking areas has the potential to result in soil erosion. If the project area for the future event barn exceeds one acre (43,560 square feet) in size, the applicant will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and obtain a National Pollution Discharge Elimination System (NPDES) General Construction Permit through the Regional Water Quality Control Board (RWQCB) and provide it to the

Development Services Engineering Division prior to construction as it is required through all phases of grading and construction to ensure soil is not released in storm water from the project site during construction. To ensure that a less than significant impact occurs, the following mitigation measure is included.

Mitigation Measure No. 5 (Geology and Soils): STORM WATER QUALITY PROTECTION – DURING CONSTRUCTION.

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

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

If the applicant's request to use unsurfaced parking areas is not approved and surfacing such as gravel is required, the project shall be remanded back to County staff to have needed drainage analyzed and appropriate mitigation incorporated. This would require a re-circulation of this environmental document for additional public comment. Based on this information and with the above mitigation measure required, a less than significant impact is anticipated.

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

d) **Less than significant impact.** This project is not located on expansive soil creating substantial direct or indirect risks to life or property. The soil types on the project site, as stated above in b), have a low to high shrink-swell potential. All future construction will be required to comply with the

adopted California Building Code, specifically Chapter 18 for soils conditions and foundation systems, to address potential expansive soils that may require special foundation design, a geotechnical survey, and engineering for foundation design. The Building Inspection Division will implement these standards as part of the building permit process. A less than significant impact is anticipated.

e) **Less than significant impact.** This project does not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. Properties in the area of the project rely on the use of onsite septic tanks and leach field systems for the disposal of wastewater, as there is no municipal sewer system available in the area. The Development Services Environmental Health Division reviewed this project and commented that an evaluation of daily wastewater flow calculations between the original projected water flow calculations compiled in 1990 and current site activity projected water flows was conducted in 2019. The results of the evaluation show the projected daily wastewater flow for current site activity is slightly below, and should not exceed, the original leachfield capacity. As a condition of approval, the existing onsite sewage disposal system leachfield shall be protected from any vehicular traffic/parking and all other activities that may adversely affect the soil. In addition, the 10,000 square foot Minimum Usable Sewage Disposal Area (MUSDA) shall be relocated to be north of the horse pasture, north of the existing and proposed improvements. With these conditions required, a less than significant impact is anticipated.

f) **Less than significant with mitigation incorporated.** Paleontological resources include fossil remains, as well as fossil localities and rock or soil formations that have produced fossil material. Fossils are the remains or traces of prehistoric animals and plants. Fossils are important scientific and educational resources because of their use in: (1) documenting the presence and evolutionary history of particular groups of now extinct organisms, (2) reconstructing the environments in which these organisms lived, and (3) determining the relative ages of the strata in which they occur and of the geologic events that resulted in the deposition of the sediments that formed these strata and in their subsequent deformation.

The subject property is underlain by the Modesto formation. Two locations in Sutter County near Yuba City have yielded vertebrate fossils: a Pleistocene-age bison and a Pleistocene-age horse. The occurrence of recorded fossil remains in sediments referable to the Modesto formation suggests there is a potential for uncovering additional similar fossil remains during construction-related earth-moving activities within the project area. To address potential impacts to paleontological resources, the following mitigation measure is recommended:

Mitigation Measure No. 6 (Geology and Soils): If paleontological resources are encountered during construction or earth disturbance activities, all work within 100 feet of the discovery shall be stopped and the area protected from further disturbance until the discovery is evaluated. The Development Services Department shall be notified immediately. The resource shall be examined by a qualified consultant in accordance with Society of Vertebrate Paleontology (SVP) guidelines to determine their significance and to develop appropriate protection and preservation measures.

With the above mitigation required, potential impacts to paleontological resources are less than significant.

(County of Sutter, General Plan Technical Background Report. 2008)
(County of Sutter, General Plan EIR. 2011)

(USDA Soil Conservation Service, Sutter County Soil Survey. 1988)

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

Responses:

a) **Less than significant impact.** This project will not generate additional greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Sutter County is required to reduce greenhouse gas (GHG) emissions to 1990 levels by the year 2020 consistent with State reduction goals in Assembly Bill (AB) 32 (Global Warming Solutions Act of 2006). In 2016, Senate Bill 32 was passed, expanding on AB 32, and requires a further reduction in GHG emissions to 40% below the 1990 levels by 2030. The Climate Action Plan (CAP) was prepared and adopted as part of the General Plan to ensure compliance with AB 32. Sutter County's CAP includes a GHG inventory, an emission reduction target, and reduction measures to reach the target. The CAP also includes screening tables used to assign points for GHG mitigation measures. Projects that achieve 100 points or more do not need to quantify GHG emissions and are assumed to have a less than significant impact.

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

Since the adoption of the CAP, further analysis to determine if a project can be too small to provide the level of GHG emissions reductions expected from the screening tables or alternative emissions analysis methods has been performed. In that study, emissions were estimated for each project within the Governor's Office of Planning and Research (OPR) database. The analysis found that 90 percent of carbon dioxide equivalent (CO₂e) emissions are from CEQA projects that exceed 3,000 metric tons CO₂e per year. Both cumulatively and individually, projects that generate less than 3,000 metric tons CO₂e per year have a negligible contribution to overall emissions.

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

In June 2016, Sutter County adopted new GHG Pre-Screening Measures to be applied to new projects. Based on these Pre-Screening Measures, a Special Events Facility is pre-screened out and determined to comply with the Sutter County CAP and the 3,000-metric-ton Tier 1 screening threshold for CO₂e if the area utilized by the use is 70,000 square feet (1.6 acres) or less. The primary area for holding special events identified by the applicant is located at the existing Event Barn and outside area immediately east of this building, extending from the Event Barn to the Indoor Arena. While this area is approximately 40,000 square feet in size, there are additional areas located to the north including Buildings D and H proposed to be used for the agricultural home stays that may also be used in conjunction with weddings and other special events. This may result in the total actual area used for the Special Event Facility exceeding the 70,000 square feet threshold. As a result, the applicant has provided a GHG Emissions Analysis for the project.

For the GHG Emissions Analysis, the applicant had a site-specific analysis prepared by ECORP Consulting, Inc. A copy of this analysis is included as an attachment to this initial study. The analysis states that under the current State of California regulatory framework, all new development projects in California are required to meet the updated 2019 Title 24 Building Energy Efficiency Standards, which went into effect on January 1, 2020. The 2019 update to the Building Energy Efficiency Standards focuses on several key areas to improve the energy efficiency of newly constructed buildings and additions and alterations to existing buildings. The 2019 standards are a major step toward meeting Zero Net Energy. Buildings permitted on or after January 1, 2020, must comply with the 2019 Standards. The 2019 Building Energy Efficiency Standards improve upon the 2016 Energy Standards for new construction of, and additions and alterations to, residential and nonresidential buildings. The 2019 Building Energy Efficiency Standards are approximately 30 percent more efficient than the previous 2016 Standards for nonresidential construction (CEC 2018). The 2016 Building Energy Efficiency Standards were 28 percent more efficient than the previous 2013 Standards for residential construction, and five percent better for nonresidential construction. The 2013 Standards were 25 percent more efficient than the 2010 Standards for nonresidential construction. Energy-efficient buildings require less electricity, and increased energy efficiency reduces fossil fuel consumption and decreases GHG emissions. Furthermore, as of January 2017, owners/builders of construction projects have been required to divert (recycle) 65 percent of construction waste materials generated during the project. This requirement greatly reduces the generation of GHG emissions by reducing decomposition at landfills, which is a source of CH₄, and reducing demand for natural resources.

Therefore, all new development, including that proposed by this project, will exceed 2010 Building Energy Efficiency Standards beyond 20 percent simply by complying with the 2019 Title 24 standards.

The project proposes upgrades to the existing equestrian facilities, with the addition of Agricultural Education and Entertainment capacities, a Special Events Facility, a Community Garden and Agricultural Home-Stays, and their associated features. A review of Table 2 of the 2016 Pre-Screening Measures for the County identifies multiple land use types associated with the Proposed Project facilities; specifically the "Agricultural Education and Entertainment", "Agricultural Homestays", "Community Garden", and the "Special Events Facilities" are the most applicable land uses corresponding to those proposed by the Project. As shown on Table 2 of the 2016 Pre-Screening Measures for the County, all four of the corresponding land use categories, of which the Proposed Project is consistent with, are prescreened out under the County protocol for analyzing Project GHG emissions. Therefore, no further GHG emissions analysis is required for the proposed project.

The GHG Emissions Analysis concludes by stating the project complies with the requirements of the County CAP. All new development, including that proposed by the Project, will exceed 2010 Building Energy Efficiency Standards beyond 20 percent simply by complying with the 2019 Title 24 standards. Further, the project is consistent with land use types found on Table 2 of the 2016 Pre-Screening Measures, with all four categories falling within the “Pre-Screened Out” option. This “Pre-Screened Out” option identifies projects that would not come close to exceeding the County adopted Bright-Line threshold of 3,000 metric tons of CO2e per year. This pre-screening out method would thus minimize time spent on small projects (such as that proposed in this evaluation), allowing Sutter County staff to focus their efforts on larger projects where meaningful reductions in GHG emissions can be achieved, and allowing a project to potentially be pre-screened out from unnecessary analysis. This threshold was developed based on substantial evidence that such thresholds represent quantitative levels of GHG emissions, compliance with which means that the environmental impact of the GHG emissions will normally not be cumulatively considerable under CEQA. Compliance with this threshold will be part of the solution to the cumulative GHG emissions problem, rather than hinder the State’s ability to meet its goals of reduced statewide GHG emissions.

Based on the GHG Emissions Analysis, the project will have a less than significant impact on GHG emissions.

b) **Less than significant impact.** This project will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project is within the boundaries of the Feather River Air Quality Management District (FRAQMD), which has not individually adopted any plans or regulations for reducing greenhouse gas emissions. However, FRAQMD adopted a document on August 7, 2015, through the Northern Sacramento Valley Planning Area and in collaboration with Butte County AQMD, Colusa County Air Pollution Control District (APCD), Glenn County APCD, Shasta County AQMD, and Tehama County APCD, titled the 2015 Triennial Air Quality Attainment Plan. This document provides thresholds given by some of the AQMDs and APCDs, and the thresholds given by FRAQMD from 2010, which are described and analyzed in the Air Quality impact section, still apply to Sutter County. In addition, the County has adopted a Climate Action Plan (CAP) that details methods to reduce greenhouse gas emissions. This project complies with the requirements of the CAP as discussed in Section a) above so a less than significant impact is anticipated.

(County of Sutter, General Plan Technical Background Report. 2008)
 (County of Sutter, General Plan 2030 Climate Action Plan. 2011)
 (County of Sutter, Greenhouse Gas Pre-Screening Measures for Sutter County. June 28, 2016.)
 (Sacramento Valley Air Quality Engineering and Enforcement Professionals (SVAQEEP), Northern Sacramento Valley Planning Area 2015 Triennial Air Quality Attainment Plan. 2015)
 (ECORP Consulting, Inc. July 2021. *Greenhouse Gas Emissions Assessment – Butte Star Ranch*)

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 because no hazardous materials are proposed to be utilized as part of the proposed project. The Development Services Environmental Health Division is the Certified Unified Program Agency (CUPA) for Sutter County with responsibility for the administration of the "Unified Hazardous Waste and Hazardous Materials Management Regulatory Program" (Unified Program). Elements of this program include hazardous waste generators and hazardous waste on-site treatment, underground storage tanks, above-ground storage tanks, hazardous material release response plans and inventories, risk management and prevention program, and Uniform Fire Code hazardous materials management plans and inventories. All uses involving the storage and handling of hazardous materials are monitored by CUPA. The Development Services Environmental Health Division has reviewed the project and had no comments. A less than significant impact is anticipated.

c) **No impact.** This project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There are no existing or proposed schools within one-quarter mile of the project site. The closest existing school is Sutter High School located approximately one mile to the east of the project site within the rural community of Sutter; therefore, no impact is anticipated.

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

e) **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; therefore, this project will not result in a safety hazard or excessive noise for people residing or working in the project area. The nearest public airport is the Sutter County Airport, which is located approximately nine miles southeast of the project site. Due to the project's distance from these facilities, a less than significant impact is anticipated.

f) **Less than significant impact.** This project will not impact the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan because the project site has adequate frontage on South Butte Road, which is of sufficient size to not impede any necessary emergency responses. Sutter County Fire Services conducted a site inspection of the subject property and no concerns were identified regarding emergency access. The existing two accesses from South Butte Road have been determined by Fire Services to be sufficient to serve the proposed project. This proposed project does not pose a unique or unusual use or activity that would impair the effective and efficient implementation of an adopted emergency response or evacuation plan. A less than significant impact is anticipated.

g) **Less than significant impact.** This project will not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires because the General Plan indicates the Sutter Buttes and the "river bottoms," or those areas along the Sacramento, Feather, and Bear Rivers within the levee system, are susceptible to wildfires since much of the areas inside the levees are left in a natural state, thereby allowing combustible fuels to accumulate over long periods of time. Since this property is located outside of the defined Sutter Buttes or "river bottom" areas, a significant risk of loss, injury, or death associated with wildland fires as a result of the proposed project is not anticipated and is considered less than significant.

(County of Sutter, General Plan Technical Background Report. 2008)
 (California Department of Toxic Substances Control, Hazardous Waste and Substances Site List - Site Cleanup (Cortese List). 2019)

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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X. HYDROLOGY AND WATER QUALITY.

Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

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

Responses:

a) **Less than significant with mitigation incorporated.** This project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. According to the applicant, the current septic system capacity was conservatively designed to handle 1,026 gallons per day and with the addition of low flow fixtures it is not anticipated that this maximum capacity will be reached with events attended by less than 250 people. For large events, portable toilets will be brought in to address wastewater demand. As previously stated, the Development Services Environmental Health Division reviewed this project and commented that an evaluation of daily wastewater flow calculations between the original projected water flow calculations compiled in 1990 and current site activity projected water flows was conducted in 2019. The results of the evaluation show the projected daily wastewater flow for current site activity is slightly below, and should not exceed, the original designed leach field capacity.

As previously stated, if the project size for the proposed future event barn is more than an acre, the applicant will be required to obtain coverage under the State Construction General Permit,

under the National Pollutant Discharge Elimination System (NPDES) program (Mitigation Measure 3) because it will be for a commercial use. This program requires implementation of erosion control measures designed to avoid significant erosion. The NPDES construction permit requires implementation of a Storm Water Pollution Prevention Program (SWPPP) that includes storm water best management practices to control runoff, erosion, and sedimentation from the site.

To further address potential water quality impacts, the Development Services Environmental Health Division has recommended the following additional mitigation measures:

Mitigation Measure No. 7 (Hydrology and Water Quality): The facility shall take quarterly bacteriological (E.coli and Total Coliform) water samples, annual nitrate water samples, and nitrite water samples every three years from the existing well serving the site. Water samples shall be analyzed by a certified water testing laboratory and results provided to the Sutter County Environmental Health Division.

Mitigation Measure No. 8 (Hydrology and Water Quality): Well water usage shall be restricted to hand washing and washing of utensils, restrooms, and the snack bar operations. Water served on the property to guests for consumption shall be from an approved source (bottled water).

With the above mitigation measures required, this project is not expected to violate water quality standards or waste discharge requirements and a less than significant impact is anticipated.

b) **Less than significant impact.** This project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. The General Plan Technical Background Report indicates the property is provided with groundwater by the Sutter Subbasin. Water levels in the Sutter Subbasin in the vicinity of the subject property have remained approximately 20 to 30 feet below ground surface and California's Groundwater Bulletin 118 prepared by the California Department of Water Resources indicates municipal and irrigation wells withdraw groundwater at a rate of 500-2000 gallons per minute.

The project site is not located in an area that is served by a public water provider. Water is provided by an on-site well. The Development Services Environmental Health Division reviewed this project and provided a mitigation measure restricting well water usage to hand washing and washing of utensils, restroom use and the snack bar operations. In addition, water served on the property to guests for consumption shall be from an approved source (bottled water). Based on the historical groundwater yields of wells located in the Sutter Subbasin referenced above, and groundwater usage by the existing commercial horse boarding, training, and breeding stable and equestrian event use that has been conducted on the property for over thirty years, the proposed project is not anticipated to adversely affect groundwater supplies. No additional wells are proposed as part of this project. As a result, a less than significant impact is anticipated.

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

There are no streams or rivers on or in the immediate vicinity of the project site that could be altered by this project. From the 2019 aerial photo of the property, there appears to be a seasonal drainage that runs east-west across the extreme northern portion of the property. Based on the site plan provided and review of the 2019 aerial photo, this drainage is located over 1,000 feet north of the existing improvements, designated grass parking area, and proposed future 7,500 square foot event barn. Due to the significant separation distance, construction of the proposed event barn will not encroach into the vicinity of the seasonal drainage. The property is not located in an area served by a public stormwater drainage system. As part of the project, the applicant is requesting the existing unpaved parking areas be allowed to remain unpaved and surfaced with grass. If the request is approved, no additional grading or gravel surfacing will be applied to these areas, resulting in no changes to the existing drainage on the site.

If the applicant's request to use unsurfaced parking areas is not approved and surfacing such as gravel is required, the project shall be remanded back to County staff to have needed drainage analyzed and appropriate mitigation incorporated. This would require a re-circulation of this environmental document for additional public comment. . A less than significant impact is anticipated.

d) **Less than significant impact.** This project will not risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones. The project site is located within Flood Zone "X" (Unshaded) according to Flood Insurance Rate Map (FIRM) No. 0603940075B, dated April 4, 1988, issued by the Federal Emergency Management Agency (FEMA). Flood Zone "X" (Unshaded) consists of areas located outside of flood hazard areas.

This project is not anticipated to risk the release of pollutants due to project inundation in a 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) **Less than significant impact.** This project will not conflict with or obstruct implementation of a water quality control plan as there is no currently adopted water quality control plan for the subject area. In 2014, the California legislature enacted the Sustainable Groundwater Management Act (SGMA) in response to continued overdraft of California's groundwater resources. The Sutter Groundwater Subbasin (Sutter Subbasin or Subbasin) has been identified by the California Department of Water Resources (DWR) as a medium-priority basin. As a result, Groundwater Sustainability Agencies (GSAs) in the Subbasin were required to develop and submit a Groundwater Sustainability Plan (GSP) to DWR by January 31, 2022. The Sutter Subbasin Groundwater Sustainability Plan was adopted by Sutter County on January 25, 2022.

The SGMA requires the GSP to achieve groundwater sustainability in the Subbasin by 2042. The adopted GSP provides a framework for sustainable groundwater management moving forward, including water budgets, sustainable management criteria, projects and management actions, monitoring, and implementation activities such as stakeholder outreach and the development of annual reports and five-year evaluations and assessments to the GSP.

SGMA defines sustainable groundwater management as "management and use of groundwater in a manner that can be maintained during the planning and implementation horizon without causing undesirable results" (SGMA Regulations Section 10721(v)). "Undesirable results" are defined by SGMA as any of the following effects caused by groundwater conditions occurring throughout the basin (SGMA Regulations Section 10721(x)):

- Chronic lowering of groundwater levels indicting a significant and unreasonable depletion of supply
- Significant and unreasonable reduction of groundwater storage
- Significant and unreasonable seawater intrusion
- Significant and unreasonable degraded water quality
- Significant and unreasonable land subsidence
- Depletions of interconnected surface water that have significant and unreasonable adverse impacts on beneficial uses of the surface water.

As previously stated, the subject property is developed with an existing commercial horse boarding, training, and breeding stable and equestrian event use that has been conducted on the property for over thirty years. A mitigation measure has been included for this project restricting well water usage to hand washing and washing of utensils, restroom use and the snack bar operations. In addition, water served on the property to guests for consumption shall be from an approved source (bottled water). The proposed project will not result in one of the "undesirable results" discussed above and will not conflict or obstruct implementation of the Sutter Subbasin Groundwater Sustainability Plan. A less than significant impact is anticipated.

(California Department of Water Resources (DWR), California's Groundwater – Bulletin 118 (Update 2003). 2003)

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

(Federal Emergency Management Agency, Flood Insurance Rate Map. 1988)

XI. LAND USE AND PLANNING.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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.** This project will not physically divide an established community because the project site is located outside the Live Oak and Yuba City spheres of influence. While the subject site is located within the Rural Community of Sutter, it is located within an agriculturally zoned area and this project will not result in a physical barrier that will divide the community, so no impact is anticipated.

b) **Less than significant impact.** This project will not conflict with an applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The Zoning Code permits the proposed project in the AG (Agriculture) District with an approved use permit for the proposed large special events facility, large agricultural education and entertainment facility, proposed agricultural homestays, and a rezone to AG-PD (Agriculture,

Planned Development Combining) District to allow for unsurfaced parking area. The requirements to establish such a facility are being followed. The County has not adopted any land use plan, policy, or regulation for the purpose of avoiding or mitigating a specific environmental effect that affects this project. Where necessary, mitigation has been incorporated into the project and no additional mitigation measures are necessary. A less than significant impact is anticipated.

(County of Sutter, General Plan 2030. 2011)

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

(County of Sutter, Zoning Code. 2020)

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

Responses:

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

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

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

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

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

Responses:

a-b) **Less than significant with mitigation incorporated.** This project will not result in a substantial temporary or permanent increase in ambient noise levels in the project vicinity in excess of standards established in the local general plan or noise ordinances, or applicable standards of other agencies. This project will also not result in excessive groundborne vibration or groundborne noise levels. The Sutter County General Plan Noise Element provides a basis for local policies to control and abate environmental noise and to protect the citizens of Sutter County from excessive noise exposure. The Sutter County Noise Ordinance (Article 21.5 of the Zoning Code) establishes standards and procedures to protect the health and safety of County residents from the harmful effects of exposure to excessive, unnecessary, or offensive noise. The proposed project is required to operate business in a manner that complies with the noise ordinance.

The 17.49 acre project site is located on the north side of South Butte Road, approximately 1,800 feet east of Wyncoop Road, within the Rural Planned Community of Sutter. The project site is located in an area of primarily agricultural uses with some scattered residential uses. Agricultural uses such as almond and walnut orchards and grazing land are located to the north, east, west, and south. Parcels to the east, south, and west are developed with residences. Due to the subject property's rural location, the ambient noise level in the area is expected to be relatively low with noise from vehicles occasionally driving by the property along South Butte Road, occasional noise from operation of agricultural equipment in the area, and noise associated with typical rural residential development, such as lawn mowers, leaf blowers, vehicle noise, etc. It's acknowledged that noise levels increase when horse related events are held at the existing commercial horse stable use, which has been in operation since 1988.

According to the applicant's Project Statement, the proposed Agricultural Education and Entertainment use will typically involve schools touring the existing ranch to learn about agriculture, animal husbandry, etc., and will occur between the hours of 8 am and 6 pm, with up to 150 guests in attendance. In addition, the proposed Agricultural Homestays will accommodate up to four guests staying overnight to experience life on a ranch. Due to the nature and hours of these uses, this portion of the proposed project is not anticipated to create significant noise impacts.

The project also proposes a Special Event Facility for events such as weddings, birthday parties, etc., to include 20 events per year with up to 175 people attending, and 2 events per year with up to 350 people attending. These special events will have a 10 pm ending time. Based on both the number of people attending and the 10 pm ending time, these events have the potential to

generate noise impacts to surrounding properties. The applicant was therefore required to have a noise study prepared to analyze potential noise impacts on surrounding properties.

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

The applicant has submitted a noise study prepared by ECORP Consulting, Inc. (September 2020). The noise study states the special event facility is located on an active equestrian facility that accommodates activities such as horse boarding and training. This facility is bordered by South Butte Road and agricultural land to the south and agricultural land with rural residences to the north, east and west. According to the noise study, the nearest offsite sensitive receptors to the area where special events will be held are rural residences, the closest being approximately 300 feet distant from the location of where special events will be held.

The results of the noise study are based on noise prediction modeling. In order to estimate the worst-case noise levels that may occur at the nearest noise-sensitive receptors when events are occurring at the facility, onsite noise levels were calculated with the SoundPLAN 3D noise model, which predicts noise propagation from a noise source based on the location, noise level, and frequency spectra of the noise sources as well as the geometry and reflective properties of the local terrain, buildings and barriers.

The applicant originally proposed special events such as weddings to be attended by a maximum of 500 guests, which is the maximum number of guests that were evaluated in the noise study. The applicant has subsequently revised the project to propose fewer guests with 20 events per year with up to 175 people attending, and 2 events per year with up to 350 people attending. The main source of noise at these events is anticipated to be produced from amplified sound systems during wedding activities. Noise levels from amplified sound systems vary considerably and depend upon the size of the area intended to be served, the crowd size and the nature of the amplified sound (e.g. music versus voice announcements). Onsite noise as a result of wedding activities (i.e. amplified sound and crowd noise) was calculated using the SoundPLAN 3D noise model. The model accounts for three areas of crowd noise; a large area adjacent to the indoor arena and two smaller areas located outside of the Event Space and Event Barn, and two areas of amplified music; located adjacent to and between the Event Barn and the Event Space.

The results of the study indicate noise levels for special events would range from 49.5 dBA to 62.3 dBA in the area immediately surrounding the facility. Article 21.5 of the County Zoning Code authorizes outdoor or indoor events, gatherings, shows, bands, fairs, festivals, weddings, sporting events entertainment and similar events provided such activities take place between 7:00 a.m. to 10:00 p.m. and do not exceed an Leq of 65 dBA when measured at any point on the property line over any 30-minute period. Therefore, the facility as a result of weddings and other special events would not produce noise in excess of the County noise standard as long as conducted within the permitted hours.

Zoning Code Section 1500-21.5-080 does provide for noise exception requests, which would allow weddings and other special events to occur outside of these hours. Such requests require

approval of a Zoning Clearance by the County Development Services Director. Prior to any approval by the Director, a Notice of Intent must be mailed to neighboring property owners at least 10-days prior to approval for each event, allowing them the opportunity to request a hearing before the Planning Commission. The following mitigation is recommended to ensure compliance with Article 21.5 of the Zoning Code.

Mitigation Measure No. 9 (Noise): Pursuant to Article 21.5 of the Sutter County Zoning Code, weddings and other special events held at the facility shall be limited to the hours of 7:00 a.m. to 10:00 p.m. Any weddings and other special events proposed outside of these hours shall submit and receive approval of a Zoning Clearance for a Noise Exception by the Development Services Director prior to the event taking place.

The noise study concludes by stating the SoundPLAN was used to model noise as a result of wedding events on a worst-case basis. All noise producing sources on the project site were modeled for noise as if occurring at the same time and at the highest activity level to produce noise levels at the level as those predicted. Additionally, the Event Space and Event Barn structures, which act as barriers to the propagation of sound, were not accounted in the SoundPLAN model in order to provide a conservative analysis in consideration that these structures contain large doors that are kept open during wedding activities. However, these structures would result in some noise reduction. Further, the soft surfaces and vegetative screening on the project site and surrounding properties can absorb sound as previously described; however, noise propagation across these soft surfaces were not accounted for.

Construction activity for the future 7,500 square foot event barn and greenhouses will temporarily increase noise levels in the project vicinity during the construction period. Construction activities, including site clearing, excavation, grading, and building construction, would be considered an intermittent noise impact throughout the construction period of the project. Noise levels would fluctuate depending upon construction activity, equipment type, and duration of use, and the distance between noise source and receiver.

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

Mitigation Measure No. 10 (Noise): All noise-generating construction activities related to construction of the future 7,500 square foot event barn and greenhouses 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.

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

c) **Less than significant impact.** This project is not located within the vicinity of a private airstrip, public airport, or public use airport; therefore, it will not result in excessive noise levels for people residing or working in the project area. The nearest public airport is the Sutter County Airport,

which is located approximately nine miles southeast of the project site. The closest private airstrip is located two miles southeast of the project site. Due to the project's distance from these facilities, a less than significant impact is anticipated.

(County of Sutter, General Plan 2030. 2011)
 (County of Sutter, General Plan Technical Background Report. 2008)
 (ECORP Consulting, Inc. September 2020. *Butte Star Ranch Wedding Venue – Noise Impact Memorandum*)

XIV. POPULATION AND HOUSING.

Would the project:

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

Responses:

a) **Less than significant impact.** This project will not induce substantial unplanned population growth in an area, directly or indirectly. While the applicant has not indicated the number of employees that will work at the site, it is not expected to be significant. It is anticipated that employees will come from the local area; therefore, they will not create a direct increase in population. As a result, the amount of population growth in the area will be negligible and a less than significant impact is anticipated.

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

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

XV. PUBLIC SERVICES.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

i) **Less than significant impact.** This project will have a less than significant impact upon fire protection that is provided by County Service Area (CSA) F. The nearest fire station is located at 2340 California Street in Sutter, located 1.3 miles east of the subject property. Response time will not be affected by the proposed project. South Butte Road will provide an adequate transportation route to reach the project site in the event of a fire. This project proposes to use existing buildings on the subject parcel, with future plans to include construction of an additional 7,500 square foot event barn within the next ten years. Potential impacts to fire services from this future event barn will be mitigated through the collection of the County's development impact fee for fire protection in effect at the time of its construction. No comments were provided by Sutter County Fire Services regarding this project. A less than significant impact is anticipated.

ii) **Less than significant impact.** This project will not have a significant impact on police protection. Law enforcement for unincorporated portions of Sutter County is provided by the Sutter County Sheriff's Department and traffic investigation services by the California Highway Patrol. The Sheriff's Department has reviewed this project and had no comments. Response time will not be affected by the proposed project. Existing County roads will provide adequate transportation routes to reach the project site in the event of an emergency. This project proposes to use existing buildings on the subject parcel, with future plans to include construction of an additional 7,500 square foot event barn within the next ten years. Potential impacts to the Sutter County Sheriff's Department from this future event barn will be mitigated through the collection of the County's current development impact fee in the "Sheriff" and "Criminal Justice" impact fee categories in effect at the time of its construction. A less than significant impact is anticipated.

iii) **Less than significant impact.** This project will not have a significant impact on schools because this project will not generate additional demand for school services. This project proposes to use existing buildings on the subject parcel, with future plans to include construction

of an additional 7,500 square foot event barn within the next ten years. At the time of construction of the future 7,500 square foot event barn, if required school impact fees will be collected by the Brittan and Sutter Union High School Districts to offset potential impacts. No comments were provided by the school districts indicating this project will result in a significant impact. A less than significant impact is anticipated.

iv) **Less than significant impact.** This project will not have a significant impact upon parks because it will not generate a need for additional park land or create an additional impact upon existing parks in the region. This project proposes to use existing buildings on the subject parcel, with future plans to include construction of an additional 7,500 square foot event barn within the next ten years. This project will not have a significant impact on parks countywide. This project will not result in any new residences which require park services; therefore, 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, library, and health and social services will be mitigated through the collection of the County's adopted development impact fees for each category listed for future construction of the 7,500 square foot event barn. A less than significant impact is anticipated.

(County of Sutter, Zoning Code. 2020)

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

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

Responses:

a-b) **No impact.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated nor will the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. This project will not result in residential development. There are no existing neighborhood or regional parks in the project vicinity and this project does not propose recreational facilities or require the expansion of existing recreational facilities; therefore, no impacts are anticipated.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.** This project will not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. This property is located within the Rural Planned Community of Sutter and is not served by mass transit. There are no designated pedestrian or bicycle routes in the area, however, South Butte Road is used as a recreational bicycle route by cyclists due to its proximity to the Sutter Buttes. Given the rural location of this property, personal vehicles will be the primary form of transportation.

The project site fronts South Butte Road, which is a County maintained road. A 16-foot asphalt driveway located in the center portion of the property provides the primary access to the project site. At this location, South Butte Road has a 32 foot half-width right-of-way along its north half. As a condition of approval, the applicant will be required to dedicate a 10 foot public service easement (P.S.E.) to the County.

South Butte Road is classified as a Rural Collector by the Sutter County General Plan. Traffic count data was collected by the Development Services Engineering Division for South Butte Road in August 2021. Traffic count data resulted in an Average Daily Traffic (ADT) count of 1,108 vehicles. According to the General Plan Technical Background Report prepared in 2008, traffic counts for this section of South Butte Road was 3,620, for a Level of Service (LOS) B.

The proposed Special Event Facility will generate the most traffic to the site from guests with 2 events per year being attended by 350 guests and 20 events per year being attended by 175 guests. The proposed Agricultural Educational and Entertainment use will generate traffic from 150 guests attending 8 events per year. The existing equestrian events attended by up to 100 guests is proposed to be reduced from 59 to 29 events per year.

For determining the average number of vehicle trips to the project site for the proposed special events, staff assumed an average of 2.5 guests per vehicle. With this assumption, the 2 events attended by 350 guests would generate 140 vehicle trips coming to the site and 140 trips leaving the site, for a total of 280 vehicle trips on the days of those 2 events. Since only 2 events per

year will be attended by 350 guests, staff then evaluated the more frequently proposed 20 special events per year to be attended by 175 guests. Using the same assumption of 2.5 guests per vehicle, these events would generate 70 vehicle trips coming to the site and 70 trips leaving the site, for a total of 140 vehicle trips on the days of those 20 events.

Based on the 20 total proposed special events with 175 guests occurring twice a month on average, these events will generate approximately 280 vehicle trips for an entire month. If the 280 vehicle trips are divided by 30 days, the average number of daily vehicle trips to the project site would only be 9.3. Even if this number of trips is doubled to provide a more conservative number that would include the 2 special events attended by 350 guests, as well as other daily activities occurring at the facility, the average number of daily trips would only be about 20.

According to Table 3.2-6 of the Technical Background Report, an ADT range of 7,000 – 10,600 is necessary for a rural two-lane roadway to be classified as LOS C. The additional amount of traffic generated by this project is relatively minimal, as a minimum of 7,000 daily vehicle trips is required for South Butte Road to be classified as LOS C. Using either the August 2021 Average Daily Traffic (ADT) count of 1,108 vehicles or the ADT of 3,620 vehicles contained in the General Plan Technical Background Report (2008), this project will not generate an increase in traffic levels resulting in a change to the LOS for South Butte Road.

As stated, the proposed project is anticipated to result in an average increase of 20 daily vehicle trips. This increase in traffic is not considered significant in relation to the existing traffic volumes or road capacities and will not reduce the existing LOS of South Butte Road. The General Plan has a policy to maintain roads at a LOS C or better (7,000-10,600 trips per day) during non-peak hours (Policy M 2.5); therefore, this project is consistent with this policy and a less than significant impact is anticipated.

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

Senate Bill (SB) 743 governs the application of new CEQA guidelines for addressing transportation impacts based on VMT. Because Sutter County has not yet adopted guidelines or policies for dealing with VMT, guidance from the Governor's Office of Planning and Research (OPR) Technical Advisory was employed to evaluate VMT impacts. Screening criteria can be used to quickly identify whether sufficient evidence exists to presume a project will have a less than significant VMT impact without conducting a detailed study. Projects meeting at least one of the criteria below can be presumed to have a less than significant VMT impact, absent substantial evidence that the project will lead to a significant impact.

- **Small Projects:** Defined as a project that generates 110 or fewer average daily vehicle trips.
- **Affordable Housing:** Defined as a project consisting of deed-restricted affordable housing.
- **Local Serving Retail:** Defined as retail uses of 50,000 square feet or less can be presumed to have a less than significant impact.

- **Projects in Low VMT-Generating Area:** Defined as a residential or office project that is in a VMT efficient area based on an available VMT Estimation Tool. The project must be consistent in size and land use type (i.e., density, mix of uses, transit accessibility, etc.) as the surrounding built environment.
- **Proximity to High Quality Transit.** The directive notes that employment and residential development located within ½ mile of a high-quality transit corridor can be presumed to have a less than significant impact.

The OPR **Small Project** criteria is applicable to this project. This project is projected to generate an average of 20 additional daily vehicle trips based on staff's analysis referenced above. As the 110 ADT threshold for automobiles is not exceeded, the project's VMT impact can be presumed to be less than significant based on these criteria.

c) **Less than significant impact.** This project will not substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). The project site has frontage on South Butte Road which is a straight east-west oriented road . An existing 16-foot-wide paved driveway provides the primary access to the project site. No impacts have been identified by the Development Services Engineering Division or Sutter County Fire Services indicating an increased hazard will result. A less than significant impact is anticipated.

d) **Less than significant impact.** This project will not result in inadequate emergency access. The project site has adequate frontage on South Butte Road, which is a County maintained road. An existing 16-foot-wide paved driveway provides the primary access to the project site. No impacts have been identified by the Development Services Engineering Division or Sutter County Fire Services indicating the site will result in inadequate emergency access. A less than significant impact is anticipated.

(County of Sutter, General Plan Technical Background Report. 2008)
 (County of Sutter, General Plan 2030. 2011)

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

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

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

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c)

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Responses:

i-ii) **Less than significant impact with mitigation incorporated.** In September 2014, the California Legislature passed Assembly Bill (AB) 52, which added provisions to the Public Resources Code regarding the evaluation of impacts on tribal cultural resources under CEQA, and consultation requirements with California Native American tribes. The County initiated AB 52 consultation through distribution of letters to the seven (7) Native American tribes provided by the Native American Heritage Commission (NAHC). The United Auburn Indian Community of the Auburn Rancheria (UAIC) requested additional information on the project including photographs of the subject property.

After this information was provided to the UAIC, the tribe commented that based on the photographs and since no known archaeological site is in or near the project site, no further consultation was needed. The UAIC requested that two mitigation measures be included with the project to address the evaluation and treatment of inadvertent/unanticipated discoveries of potential tribal cultural resources (TCRs), archaeological, or cultural resources during ground disturbing activities.

Mitigation Measure No. 11 (Tribal Cultural Resources): If any suspected tribal cultural resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with the geographic area shall be immediately notified and shall determine if the find is a TCR (PRC section 21074). The Tribal Representative shall make recommendations for further evaluation and treatment as necessary.

Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless approved by the Tribe.

Mitigation Measure No. 12 (Tribal Cultural Resources): 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. Treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may

include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil.

Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB 52, has been satisfied.

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

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

Responses:

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

This project will not require new water service as water will be provided by an existing on-site well. Wastewater treatment will be provided by the existing septic tank/leach field system. As previously stated, the Development Services Environmental Health Division reviewed this project and commented that an evaluation of daily wastewater flow calculations between the original

projected water flow calculations compiled in 1990 and current site activity projected water flows was conducted in 2019. The results of the evaluation show the projected daily wastewater flow for current site activity is slightly below, and should not exceed, the original leach field design capacity.

As previously stated, if the project size for the proposed future event barn is more than an acre, the applicant will be required to obtain coverage under the State Construction General Permit, under the National Pollutant Discharge Elimination System (NPDES) program (Mitigation Measure 2). This program requires implementation of erosion control measures designed to avoid significant erosion. The NPDES construction permit requires implementation of a Storm Water Pollution Prevention Program (SWPPP) that includes storm water best management practices to control runoff, erosion, and sedimentation from the site.

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

b) **Less than significant impact.** This project will have sufficient water supplies available to serve the project and reasonably foreseeable future development. The proposed project is not located in an area that is served by a public water provider. Water is provided by an on-site well that is assumed to be sufficient to serve this project. As previously stated, water levels in the Sutter Subbasin in the vicinity of the subject property have remained approximately 20 to 30 feet below ground surface. The Development Services Environmental Health Division reviewed this project and commented that well water usage shall be restricted to hand washing and washing of utensils for restrooms and the snack bar operations. In addition, water served on the property to guests for consumption shall be from an approved source. These requirements have been addressed through a previous mitigation measure (No. 8) addressed under the previous Hydrology and Water Quality section. A less than significant impact is anticipated.

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

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

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

XX. WILDFIRE.

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

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

Responses:

a-d) **No impact.** The subject property is not located in state responsibility areas or lands classified as very high fire hazard severity zones. CAL FIRE has determined that Sutter County has no mapped Very High Fire Hazard Severity Zones in the Local Responsibility Area (LRA). The project will not impair an adopted emergency response plan or emergency evacuation plan. The project will not exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The project will also not 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. 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. As previously stated, Sutter County Fire Services has reviewed the project and indicated no concerns with regard to emergency access or providing fire fighting response; therefore, no impacts are anticipated.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.

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

Responses:

a) **Less than significant impact.** No environmental effects were identified in the initial study which indicate 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.

MITIGATION MONITORING PROGRAM – Project #U-19-023 (Handy)

Mitigation Measure	Timing	Monitoring Agency
<p>Mitigation Measure No. 1 (Aesthetics): All outdoor lighting (permanent or temporary) related to the special event or commercial horse stable facility shall not exceed 20 feet in total height and shall be oriented and shielded to direct the light downward onto the property and not spill onto adjacent properties or road rights-of-way. Temporary lighting used for parking and outdoor activity areas shall be turned off by 11:00pm. If the County receives lighting complaints, the County reserves the right to require, at the applicant/operator's expense, a photometric plan demonstrating compliance with County standards.</p>	<p>Prior to issuance of building permit for new permanent lighting/Ongoing</p>	<p>Development Services</p>
<p>Mitigation Measure No. 2 (Air Quality): Prior to any on-site grading for the future 7,500 square foot event barn or greenhouses, the applicant shall be required to 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 measures. A copy of the approved plan shall be submitted to the Development Services Department.</p>	<p>Prior to any on-site grading for the future 7,500 square foot event barn or greenhouses</p>	<p>Development Services, Planning Division</p>
<p>Mitigation Measure No. 3 (Biological Resources): A 300-foot buffer area shall be established and extend south from the seasonal drainage that runs east-west across the northern portion of the subject property. All activities and future construction related to the proposed use shall be conducted outside of this buffer area.</p>	<p>Ongoing</p>	<p>Development Services, Planning Division</p>
<p>Mitigation Measure No. 4 (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.</p>	<p>During construction activities</p>	<p>Construction personnel, Development Services</p>
<p>Mitigation Measure No. 5 (Geology and Soils): STORM WATER QUALITY PROTECTION – DURING CONSTRUCTION.</p> <p>SWPPP – If the project size for the proposed future event barn is more than an acre, the applicant shall prepare and submit a Storm Water Pollution and Prevention Plan (SWPPP) to be executed through all phases of grading and</p>	<p>Prior to grading/building permit issuance</p>	<p>Development Services, Engineering Division</p>

Mitigation Measure	Timing	Monitoring Agency
<p>project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the County's Improvement Standards and Land Grading and Erosion Control Ordinance and the requirements of the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities. The SWPPP shall be submitted to the County for review and to the Central Valley Regional Water Quality Control Board as required by the NPDES General Permit in effect during construction. During construction, the applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The project applicant shall implement BMPs in accordance with the SWPPP and the County's Improvement Standards. The project applicant(s) shall submit a state storm water permit WDID number for each construction project.</p> <p>NPDES GENERAL CONSTRUCTION PERMIT - If the project size for the proposed future event barn is more than one acre, the applicant shall file a Notice of Intent (NOI) to obtain coverage under the California State Water Resources - General Construction Activity Storm Water Permit prior to building permit issuance. Permits are issued by the State Water Resources Control Board, which can provide all information necessary to complete and file the necessary documents. Applicant shall comply with the terms of the General Construction Permit, the County's ordinances, and the NPDES Waste Discharge Requirements for the Sutter County Phase II NPDES Permit.</p>		
<p>Mitigation Measure No. 6 (Geology and Soils): If paleontological resources are encountered during construction or earth disturbance activities, all work within 100 feet of the discovery shall be stopped and the area protected from further disturbance until the discovery is evaluated. The Development Services Department shall be notified immediately. The resource shall be examined by a qualified consultant in accordance with Society of Vertebrate Paleontology (SVP) guidelines to determine their significance and to develop appropriate protection and preservation measures.</p>	<p>During construction or earth disturbance activities</p>	<p>Development Services</p>
<p>Mitigation Measure No. 7 (Hydrology and Water Quality): The facility shall take quarterly bacteriological (E.coli and Total Coliform) water samples, annual nitrate water</p>	<p>Samples taken and analyzed quarterly,</p>	<p>Development Services, Environmental</p>

Mitigation Measure	Timing	Monitoring Agency
<p>samples, and nitrite water samples every three years from the existing well serving the site. Water samples shall be analyzed by a certified water testing laboratory and results provided to the Sutter County Environmental Health Division.</p>	<p>annually, and every 3 years</p>	<p>Health Division</p>
<p>Mitigation Measure No. 8 (Hydrology and Water Quality): Well water usage shall be restricted to hand washing and washing of utensils, restrooms, and the snack bar operations. Water served on the property to guests for consumption shall be from an approved source (bottled water).</p>	<p>Ongoing</p>	<p>Development Services, Environmental Health Division</p>
<p>Mitigation Measure No. 9 (Noise): Pursuant to Article 21.5 of the Sutter County Zoning Code, weddings and other special events held at the facility shall be limited to the hours of 7:00 a.m. to 10:00 p.m. Any weddings and other special events proposed outside of these hours shall submit and receive approval of a Zoning Clearance for a Noise Exception by the Development Services Director prior to the event taking place.</p>	<p>Ongoing</p>	<p>Development Services</p>
<p>Mitigation Measure No. 10 (Noise): All noise-generating construction activities related to construction of the future 7,500 square foot event barn and greenhouses 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>Development Services</p>
<p>Mitigation Measure No. 11 (Tribal Cultural Resources): If any suspected tribal cultural resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with the geographic area shall be immediately notified and shall determine if the find is a TCR (PRC section 21074). The Tribal Representative shall make recommendations for further evaluation and treatment as necessary.</p> <p>Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location</p>	<p>During ground disturbing construction activities</p>	<p>Development Services, Planning Division</p>

Mitigation Measure	Timing	Monitoring Agency
<p>within the project area where they will not be subject to future impacts. The Tribe does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless approved by the Tribe.</p>		
<p>Mitigation Measure No. 12 (Tribal Cultural Resources): 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. Treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil.</p> <p>Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB 52, has been satisfied.</p>	<p>During ground disturbing construction activities</p>	<p>Development Services, Planning Division</p>

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