

COUNTY OF SUTTER
MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: Project #U22-0044 (Boparai)

PROJECT SPONSORS: Applicant:
Kin Boparai
5108 Breese Circle
El Dorado Hills, CA 95762

Owner:
Karan Farms, LLC
5108 Breese Circle
El Dorado Hills, CA 95762

PROJECT LOCATION: 3102 Michel Road, Nicolaus, CA 95659; On the southeast corner of the intersection of Marcum Road and Michel Road, west of Highway 70

ASSESSOR'S PARCEL NO: 33-230-009

PROJECT DESCRIPTION: An Administrative Permit to allow a small outdoor special events facility in the Agriculture (AG) Zoning District for private employee appreciation events, small weddings, birthday parties, and similar events attended by up to 99 guests per event. This project proposes to use a ±1.5-acre outdoor area of a 144.17-acre parcel with the remainder of the parcel to continue use as an almond orchard. Events will be limited to twelve (12) per year and will take place Friday through Sunday between the hours of 12:00pm-10:00pm.

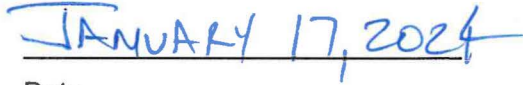
An Initial Study has been conducted by the Environmental Control Officer of the County of Sutter. The Environmental Control Officer finds that this project will not have a significant effect on the environment. The Initial Study is available for public review at the Sutter County Development Services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

**STATEMENT OF REASONS TO SUPPORT FINDING
OF MITIGATED NEGATIVE DECLARATION**

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



Neal Hay
Director of Development Services
Environmental Control Officer



Date

INITIAL STUDY AND ENVIRONMENTAL REVIEW CHECKLIST

California Environmental Quality Act (CEQA)

PROJECT INFORMATION

- 1. Project Title:** Project #U22-0044 (Boparai)
- 2. Lead Agency Name and Address:** Sutter County, Development Services Department
Planning Division
1130 Civic Center Blvd, Yuba City, CA 95993
- 3. Contact Person and Phone Number:** Raveena Sroya, Assistant Planner
530-822-7400 ext. 319; rsroya@co.sutter.ca.us
- 4. Project Location:** 3102 Michel Rd, Nicolaus, CA 95659
APN: 33-230-009
- 5. Project Sponsor's Name and Address:** Applicant: Kin Boparai
5108 Breese Circle, El Dorado Hills, CA 95762

Owner: Karan Farms, LLC
5108 Breese Circle, El Dorado Hills, CA 95762
- 6. General Plan Designation:** Agriculture, 80-acre minimum (AG-80)
- 7. Zoning:** Agriculture (AG) District
- 8. Description of Project:**

A request for an Administrative Permit to allow a small outdoor special events facility in the Agriculture (AG) Zoning District, within the unincorporated area of Sutter County. The project proposes to use a ±1.5-acre portion of an existing ±144.17-acre parcel, with the remainder of the parcel to continue operating as an almond orchard. The applicant proposes to host private employee appreciation events, small weddings, birthday parties, and similar events that will have a maximum of ninety-nine (99) guests per event. The special events facility will be limited to a maximum of twelve (12) events per year and the events will only take place Friday through Sunday between the hours of 12:00 p.m.-10:00 p.m.

There are six (6) existing agricultural accessory buildings on the property that are currently used for storage related to operations of the almond farm. The buildings are not proposed to be used for events and no modifications are proposed to these buildings. During events, a 42-inch-high steel tube barrier is proposed along all open sides of the structures to block public access from the proposed outdoor event venue area. Proposed site modifications include new landscaped area, prefabricated arbors, a water feature, outdoor stage, concrete patios/walkways adjacent to the existing agricultural accessory structures, and new designated parking areas. Approximately 18,700 square feet of the project area is proposed to be resurfaced with new landscaping and/or concrete. The parking and circulation areas are proposed to be located within the existing compacted base rock areas and two paved accessible parking spaces are proposed in compliance with ADA parking requirements.

All setup for events will take place the day of the event and all teardowns will be completed by noon the day following the event. All catering for events will be self-contained and bottled water and ice will be delivered for any events. There is no proposed use of the existing wells or septic system by the public for any events. The applicant is proposing to use portable restrooms and handwashing stations, which will be removed from the property when not in use. A four (4) cubic yard dumpster is proposed to be rented for events and will be removed when not in use.

The proposal includes bistro-style lighting placed at a maximum height of 15 feet. In addition, there is existing lighting located on the accessory buildings on the site. Music and entertainment for the events will be provided by a DJ and amplified speakers. The current agricultural employees will provide services as needed including event setup, teardown, and landscaping maintenance.

The primary access to the site and proposed event facility entrance is located along Michel Road, and no other site access is proposed along either Marcum Road or State Highway 70. An existing gate is located at the driveway along Michel Road and will be the primary entrance to the event facility and parking areas. There is a secondary driveway located approximately 270 feet south of the main gate which will provide access to additional parking spaces. The driveways and existing gate will be required to meet Sutter County Commercial access road requirements. The existing chain link fencing surrounding the buildings and area proposed for events blocks public access and creates a barrier from the existing almond orchard.

9. Surrounding Land Uses and Setting:

The rectangular, ±144.17-acre property is bound by Marcum Road to the north, State Highway 70 to the east, and Michel Road to the west. The project site is located within an area of primarily agricultural uses with some scattered residential uses.

Direction	General Plan Designation	Zoning	Existing Land Use(s)
North	Agriculture, 80-acre minimum (AG-80)	Agriculture (AG)	Agricultural Land
South	Agriculture, 80-acre minimum (AG-80)	Agriculture (AG)	Agricultural Land & Residences
East	Agriculture, 80-acre minimum (AG-80)	Agriculture (AG)	Agricultural Land
West	Agriculture, 80-acre minimum (AG-80)	Agriculture (AG)	Agricultural Land & Residences

The project site is located within the unincorporated portion of Sutter County, south of the rural community of East Nicolaus/Trowbridge. The project site and all adjacent parcels are zoned Agriculture (AG). Agricultural uses such as walnut orchards, oat fields and rice fields are located to the north, east, south, and west. The nearest residences are located northwest and southwest of the subject parcel.

North: oat/rice field, aquaculture pond; East: walnut orchard; South: rice fields; West: rice fields.

The project site is currently being operated as an almond orchard and there are six (6) agricultural accessory buildings that are currently being used for storage related to operations

of the existing almond farm. The buildings range in size from 3,105 square feet to 11,884 square feet. The buildings are not proposed to be used for events and no modifications are being proposed to these buildings. There are existing redwood trees located along Michel Road, to the west and north of the existing buildings, and the trees are proposed to remain in place.

The subject parcel has frontage along two County maintained roads: Marcum Road to the north and Michel Road to the west. The parcel also has frontage on State Highway 70 to the east. An existing gate is located at the driveway along Michel Road and a secondary driveway is located approximately 270 feet south of the main gate. There is also existing chain link fencing surrounding the agricultural accessory buildings.

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

- Sutter County – Development Services Department: Administrative Permit and Building Permits

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc?

On March 29, 2023, the County initiated Assembly Bill 52 (AB 52) consultation through the distribution of notification letters to seven (7) Native American tribes provided by the Native American Heritage Commission (NAHC). No requests for consultation were received from any Native American tribes during the review period.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact,” as indicated by the checklist on the following pages. Where checked below the topic with a potentially significant impact will be addressed in an environmental impact report.

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

DETERMINATION

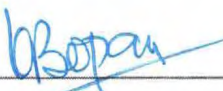
On the basis of this initial evaluation:

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

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.



Kin Boparai
Applicant/Representative

1/19/24

Date



Raveena Sroya
Assistant Planner

1/17/2024

Date



Neal Hay
Director of Development Services
Environmental Control Officer

JANUARY 17, 2024

Date

1.1 AESTHETICS

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. Aesthetics.				
Except as provided in Public Resources Code Section 21099 (where aesthetic impacts shall not be considered significant for qualifying residential, mixed-use residential, and employment centers), would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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.** The General Plan Technical Background Report identifies geographic features such as the Sutter Buttes, Feather River, Sacramento River, Bear River, and the valley's orchards as scenic resources within the County which contribute to the County's character. This project site is not within the Sutter Buttes Overlay Zone, is approximately 1.9 miles east of the Feather River, 3.3 miles south of the Bear River, and is not located in the immediate vicinity of the Sacramento River. The proposed project would allow a small special events facility on a site that has historically been used for agricultural operations. Site improvements proposed by the project consist of new landscaped area and new flatwork adjacent to the existing agricultural accessory structures. No new buildings beyond those that currently exist on the site are proposed by the project and the existing orchard on the site will not be removed as a result of this project. Therefore, this project will not substantially alter any scenic vista and a less than significant impact is anticipated.
- b) **No impact.** This project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, as there are no state scenic highway designations in Sutter County. Therefore, 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. The surrounding area is largely rural and features mostly

orchards and oat/rice fields and a few scattered single-family residences. The project site and surrounding parcels are zoned Agriculture (AG). Site improvements proposed by the project consist of new landscaped area, new flatwork adjacent to the existing agricultural accessory structures, and new designated parking areas. No new buildings beyond those that currently exist on the site are proposed by the project. The project does not propose to remove the existing orchard on the site; therefore, views from State Highway 70 and Marcum Road will not be affected by the proposed project. Access to the project site will be provided on Michel Road and there are existing redwood trees along this right-of-way that will provide screening for the proposed event facility from public view. Therefore, 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 wall mounted lighting on the agricultural accessory structures and bistro style lighting strung no higher than fifteen feet (15'). Outdoor lighting of the site has the potential to impact neighboring residences to the northeast and southeast 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 facility shall not exceed twenty feet (20') in total height and shall be oriented and shielded to direct the light downward onto the property and not spill onto adjacent properties or road rights-of-way. If the County receives lighting complaints, the County reserves the right to require, at the applicant/operator's expense, a photometric plan demonstrating compliance with County standards.

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. 2022)

1.2 AGRICULTURE AND FORESTRY RESOURCES

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

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

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

Responses:

- a) **Less than significant impact.** As shown on the 2018 Sutter County Important Farmland map, the subject parcel contains mostly “Prime Farmland” and a small section is designated as “Other Land”. The project site contains an almond orchard and six agricultural accessory structures. The project does not propose the removal of any orchard trees to accommodate the special events facility. The events are proposed to take place on a small portion of the land adjacent to the existing agricultural accessory structures where no crops/trees are currently planted, therefore the project will have a less than significant impact related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use.
- b) **Less than significant impact.** This project will not conflict with existing zoning for agricultural uses or a Williamson Act contract. The project site is located within the AG (Agriculture) District and is not encumbered by a Williamson Act contract. A small special event facility is an allowed use within the AG District with the approval of an Administrative Permit. 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 there is no forest land located in the vicinity. The project proposes a small special events facility on a portion of the subject parcel as a secondary use to the existing agricultural operations on the site. No orchard trees are proposed to be removed to accommodate the proposed special event facility. Agricultural uses in the vicinity would continue, and conflicts between the proposed project and nearby agricultural uses are not anticipated. This project does not propose infrastructure or other features that would present an opportunity for the conversion of farmland in the vicinity to a non-agricultural use. A less than significant impact is anticipated.

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

1.3 AIR QUALITY

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

Responses:

- a-d) **Less than significant impact.** This project will not conflict with any air quality plan, result in a net increase of any criteria pollutant, or expose sensitive receptors to substantial pollutant concentrations or objectionable odors. The proposed project would allow a small special events facility for private employee appreciation events, small weddings, and

birthday parties to occur on a site that is developed with an existing almond orchard and six agricultural accessory structures.

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

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

Proposed special events held on the property have the potential to generate toxic air impacts to neighboring residences due to exhaust emissions from vehicles arriving, parking, and leaving the site. Based on aerial photos, the nearest residences are located approximately 1,900 feet northwest and 1,550 feet southwest of designated parking/circulation areas onsite. Since only 12 annual events will be attended by up to 99 people these events will not occur frequently over the entire year (average of 1 event per month). Based on the limited frequency of these 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. Therefore, a less than significant impact is anticipated.

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

1.4 BIOLOGICAL RESOURCES

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. Biological Resources.				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on state or federally protected wetland (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of a native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

- a) **Less than significant impact.** This project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS). The California Natural Diversity Database (CNDDDB) is a positive-sighting database managed by CDFW. According to the CNDDDB, this area may contain habitat for special status wildlife. This project was circulated to CDFW for review, and they did not provide any comments.

The proposed project would allow a small special events facility for private employee appreciation events, small weddings, and birthday parties to occur on a site that is developed with an existing almond orchard and six agricultural accessory structures. The site has been extensively disturbed due to past agricultural use. The uses occurring in the area are not conducive for wildlife to locate within the project site and none have been inventoried. Therefore, a less than significant impact is anticipated.

- b) **Less than significant impact.** 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. An existing creek runs along the southern boundary of the subject property and may contain riparian habitat; however, the proposed special event facility, related site improvements, and designated parking areas will be limited to a portion of the parcel located approximately 1,250 feet north of the creek so there is no anticipated adverse effect on any riparian habitat or other sensitive community. A less than significant impact is anticipated.

- c) **No impact.** This project will not have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through

direct removal, filling, hydrological interruption, or other means. No wetlands are located at the project site according to the National Wetlands Inventory of the U.S. Fish and Wildlife Service. No impact is anticipated.

- d) **Less than significant impact.** This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of a native wildlife nursery site. An existing creek runs along the southern boundary of the subject property; however, the proposed special event facility, related site improvements, and designated parking areas will be limited to a portion of the parcel located approximately 1,250 feet north of the creek so the project will not interfere with wildlife movement or impede the use of a native wildlife nursery site. 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 and no oak trees are proposed to be removed as a result of this project. As a result, no impact is anticipated.
- f) **No impact.** The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan because a plan has not been adopted that affects this project site. As a result, no impacts are anticipated.

(County of Sutter, General Plan Technical Background Report. 2008)
(California Department of Fish and Wildlife, California Natural Diversity Database)
(U.S. Fish and Wildlife Service, National Wetlands Inventory, 2022)

1.5 CULTURAL RESOURCES

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

Responses:

- a-b) **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. The proposed project would allow a small special events facility for private employee appreciation events, small weddings, and birthday parties to occur on a site that is developed with an existing almond orchard and six agricultural accessory structures. 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. The project site is not located within the vicinity of the Bear River, Sacramento River, or Feather River, where archaeological resources are more likely to occur. There is no evidence on the project site indicating that historical or archaeological resources exist.

Since the property has been extensively disturbed to varying depths due to past agricultural activities, it is unlikely that any intact cultural resources exist. However, it is possible that cultural resources may be encountered during project construction. A mitigation measure is proposed that sets forth procedures to be followed should any cultural resources be encountered.

Mitigation Measure No. 2 (Cultural Resources): If archaeological resources are discovered on the project site, potential ground disturbing activities within one-hundred feet (100') of the find shall be halted immediately and the Development Services Department shall be notified. A qualified archaeologist shall examine the find and evaluate its significance. The archaeologist shall recommend measures needed to reduce effects on a written report to the County. The County shall be responsible for implementing the report recommendations.

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

- c) **Less than significant with mitigation incorporated.** The proposed project is not expected to disturb any human remains, including those interred outside of dedicated cemeteries. The property is not located near a cemetery. The project site is not located within the vicinity of the Bear River, Sacramento River, or Feather River, where burials are more likely to occur. However, there is the potential to unearth human remains during project construction ground disturbing activities. 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 twenty-four (24) hours. To address potential impacts to cultural resources, the following mitigation measure is being incorporated:

Mitigation Measure No. 3 (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 twenty-four (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)

1.6 ENERGY

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

Responses:

- a-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 small special events facility for private employee appreciation events, small weddings, and birthday parties to occur on a site that is developed with an existing almond orchard and six agricultural accessory structures. No new building construction is proposed by this project. Proposed outdoor lighting at the project site would be required to comply with the energy requirements of the State Building Codes, including the California Energy Code (Part 6 of Title 24) related to lighting design and installation, luminaire, and lighting controls. The energy efficiency standards of the State of California are some of the most stringent in the nation. As a result, the project would not result in a wasteful, inefficient, or unnecessary consumption of energy resources, and a less than significant impact is anticipated.

1.7 GEOLOGY AND SOILS

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

Responses:

- a) **Less than significant impact.** This project will not 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 State 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 impact 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 Capay silty clay, 0 to 2 percent slopes and Marcum clay loam, 0 to 2 percent slopes. The proposed project will be located on the western portion of the site with Marcum clay loam. The General Plan Technical Background Report indicates that soils with a 0 to 9 percent slope have only slight erodibility.

The project proposes approximately 18,700 square foot of existing compacted base rock to be resurfaced with concrete patios/walkways and landscaping. The proposed parking and vehicle circulation areas will remain as compacted base rock. The proposed site improvements will require minor site grading and has the potential to result in soil erosion due to loosened soils. Approximately 1.5 acres of the property will be disturbed with this project. As the project size is more than one acre, the applicant is required to obtain a National Pollution Discharge Elimination System (NPDES) General Construction Permit through the Regional Water Quality Control Board (RWQCB). Construction General Permit requirements include preparation of a Storm Water Pollution Prevention Plan (SWPPP) to ensure that soil is not released in storm water from the project site. To ensure that a less-than-significant impact occurs, the following mitigation measure is included, based on comments from the Development Services Engineering Division.

Mitigation Measure No. 4 (Geology and Soils): STORM WATER QUALITY PROTECTION – DURING CONSTRUCTION. SWPPP - Prior to the start of construction, the applicant shall prepare and submit a Storm Water Pollution 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 National Pollution Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities. The SWPPP shall be submitted to the County for review and to the Central Valley Regional Water Quality Control Board (RWQCB) 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 Waste Discharger Identification (WDID) number for each construction project.

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

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

- c) **Less than significant impact.** This project is not located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. As stated above in b), 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 proposed project will be located on the western portion of the site with Marcum clay loam soil. Site improvements proposed by the project consist of new landscaped area, new flatwork adjacent to the existing agricultural accessory structures, and new designated parking areas. No new buildings beyond those that currently exist on the site are proposed by the project. All future construction will be required to comply with the adopted California Building Code, specifically Chapter 18 for soils conditions and foundation systems, to address potential expansive soils that may require a special foundation design, a geotechnical survey, and engineering for foundation design. The Building Inspection Division will implement these standards as part of the building permit process. A less than significant impact is anticipated.
- e) **Less than significant impact.** This project does not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. The subject parcel has an existing septic system installed; however, the project does not propose to utilize the existing septic system for proposed events and no development is proposed requiring the use of a new septic system. Portable restrooms are proposed to be provided for the duration of an event. As a condition of approval, the existing onsite sewage disposal system leach field shall be protected and not subject to vehicular traffic, covered with impervious material, and other activities that could adversely affect the soil and site conditions. With these conditions, a less than significant impact is anticipated.
- f) **Less than significant impact.** The proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. There are no known unique paleontological resources or unique geologic features located in the vicinity of the project. Site improvements proposed by the project consist of new landscaped area,

new flatwork adjacent to the existing agricultural accessory structures, and new designated parking areas. The existing almond orchard will remain, and no new building construction is proposed by this project. Given past agricultural operations, it is unlikely that the project site has any intact paleontological resources. A less than significant impact is anticipated.

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

1.8 GREENHOUSE GAS EMISSIONS

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

Responses:

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

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 is 70,000 square feet (1.6 acres) or less. The proposed area identified by the applicant for holding special events is approximately 63,464 square feet (±1.5-acres). Therefore, no further GHG emissions analysis is required for the proposed project and a less than significant impact is anticipated.

- b) **Less than significant impact.** This project will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project is within the boundaries of the Feather River Air Quality Management District (FRAQMD), which has not individually adopted any plans or regulations for reducing greenhouse gas emissions. 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. As noted in a) above, this project would be consistent with the County CAP. 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 (SVAQEPP), Northern Sacramento Valley Planning Area 2015 Triennial Air Quality Attainment Plan. 2015)

1.9 HAZARDS AND HAZARDOUS MATERIALS

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

IX. Hazards and Hazardous Materials.

Would the project:

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

a-b) **No impact.** This project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The proposed project would allow a small special events facility for private employee appreciation events, small weddings, and birthday parties to occur on a site that is developed with an existing almond orchard and six agricultural accessory structures. No new building construction is proposed. 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). The Development Services Environmental Health Division has reviewed the project and had no comments.

This project does not involve the routine transport, use, or disposal of hazardous materials. No 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 Marcum-Illinois Union Elementary School located approximately 1.1 miles north of the project site within the rural community of East Nicolaus/Trowbridge; therefore, no impact is anticipated.
- d) **No impact.** This project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5. As a result, the project will not create a hazard to the public or the environment; therefore, no impact is anticipated.
- e) **No impact.** This project is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; therefore, this project will not result in a safety hazard or excessive noise for people residing or working in the project area. The nearest public airport is the Sacramento International Airport, which is located approximately 13 miles south of the project site. Due to the project's distance from public airports, no impact is anticipated.
- f) **No 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 will maintain adequate frontage along Marcum Road and Michel Road and would not impede any emergency response or evacuation at or near the site. This proposed project does not pose a unique or unusual use or activity that would impair the effective and efficient implementation of an adopted emergency response or evacuation plan. No impact is anticipated.
- g) **No 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, the project will not expose people or structures to a significant risk of loss, injury, or death associated with wildland fires. Therefore, no impact is anticipated.

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

(California Department of Toxic Substances Control, Hazardous Waste and Substances Site List - Site Cleanup (Cortese List). 2022)

1.10 HYDROLOGY AND WATER QUALITY

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. Hydrology and Water Quality.				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in a substantial erosion or siltation on- or offsite;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flow?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

- a) **Less than significant impact.** This project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. The proposed project would allow a small special events facility for private employee appreciation events, small weddings, and birthday parties on a site that has historically been used for agricultural operations. No new buildings beyond those that currently exist on the site are proposed by the project. Portable restrooms and hand washing stations are proposed to be used for the duration of events. The Development Services Environmental Health Division reviewed this project and commented that there shall be no use of the onsite well or septic system by the public for any event. If

development is proposed in the future that generates sewage or wastewater, it will be required to meet the local and state requirements for sewage or wastewater disposal in effect at the time of development. This project is not expected to violate water quality standards or waste discharge requirements. Compliance with applicable requirements and water quality standards will minimize the project's impact to water quality. Therefore, a less than significant impact is anticipated.

- b) **Less than significant impact.** This project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. The project proposes to use portable handwashing stations and bottled water for events. No additional wells are proposed as part of this project. The project is not expected to increase water usage other than for irrigation of the proposed landscaping. The landscaping would use low-water plants and irrigation systems considered water-efficient. Landscaping is required to comply with the current Model Water Efficient Landscaping Ordinance (MWELo) prepared by the California Department of Water Resources, as required by the California Water Conservation in Landscaping Act (Government Code Section 65591 *et seq.*). A landscape plan has been submitted by the applicant demonstrating compliance with MWELo. The proposed landscaping is not expected to use a substantial amount of groundwater. A less than significant impact is anticipated.
- c) **Less than significant impact with mitigation incorporated.** There are no streams or rivers on or in the immediate vicinity of the project site that could be altered by this project. An existing creek runs along the southern boundary of the subject property; however, the proposed special event facility, related site improvements, and designated parking areas will be limited to a portion of the parcel located approximately 1,250 feet north of the creek. Due to the significant separation distance, site improvements and operations of the special events facility will not encroach into the vicinity of the creek.

According to Flood Insurance Rate Map (FIRM) No. 0603940720E issued by the Federal Emergency Management Agency (FEMA), the project site is located within Flood Zone "A". No new building construction is proposed by this project. Any future development would be required to comply with all provisions of the Sutter County - Floodplain Management Ordinance and FEMA regulations. The property is not located in an area served by a public stormwater drainage system.

The Development Services Engineering Division has proposed the following mitigation measure to reduce impacts related to grading and drainage to a less than significant level:

Mitigation Measure No. 5 (Hydrology and Water Quality): DRAINAGE STUDY, GRADING AND CONSTRUCTION. Prior to recordation of a map, issuance of a grading permit, encroachment permit, or building permit, the applicant shall obtain approval from the Director of a drainage study that reflects final design conditions for the proposed project per County Standards. The Drainage Study shall be completed and stamped by a Professional Engineer and determined by the County to be comprehensive, accurate, and adequate (SCIS Section 9).

All impacts to the site must be mitigated in the project area or lands acquired for mitigation by the project. Any Grading or Site Improvements shall be done per an approved plan and in accordance with Sutter County Development Standards. Plans

shall be reviewed and approved for construction by the Director of Development Services prior to the start of construction.

Mitigation Measure No. 6 (Hydrology and Water Quality): PRIVATE DRAINAGE IMPROVEMENTS. The applicant shall construct private onsite drainage ditches/basins that provide storm water retention/detention per a County approved drainage study for this project. Owner shall limit maximum discharge rates, where applicable, to pre-project "existing" conditions for peak 10- and 100-year storms per an approved on-site drainage study for the project. The drainage ditches/basins shall not be connected to the roadside swales. The applicant must obtain a grading permit from the County prior to any grading for storm water retention/detention ditches or basins. The applicant shall provide an as-built drawing of the drainage improvements that is stamped and signed by a licensed Engineer verifying that what was constructed complies with the approved plan for the site.

Mitigation Measure No. 7 (Hydrology and Water Quality): PRIVATE DRAINAGE FACILITIES MAINTENANCE AGREEMENT. The property owner shall enter into an agreement with Sutter County committing the property owners and all successors-in-interest to maintain the private drainage facilities (including on-site peak flow attenuation basins) in perpetuity in a manner to preserve storage capacity, drainage patterns, ultimate discharge points and quantities, and water quality treatment controls for stormwater discharges as identified in the drainage study and approved by Sutter County.

A less than significant impact is anticipated with the above mitigation measures.

- 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 "A" according to Flood Insurance Rate Map (FIRM) No. 0603940720E. The proposed project would allow a small special events facility for private employee appreciation events, small weddings, and birthday parties on a site that has historically been used for agricultural operations. Site improvements proposed by the project consist of new landscaped area, new flatwork adjacent to the existing agricultural accessory structures, and new designated parking areas. No new buildings beyond those that currently exist on the site are proposed by the project. 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) **No impact.** This project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. There is no currently adopted water quality control plan for the area. The Sutter Subbasin Groundwater Sustainability Plan was adopted by Sutter County. The project is not expected to interfere with implementation of the Groundwater Sustainability Plan, particularly since the project would not generate significant water demand. No impact is anticipated.

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

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

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

1.11 LAND USE AND PLANNING

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. Land Use and Planning.				
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

- a) **No impact.** This project will not physically divide an established community because the project site is located in a predominately agricultural area outside the Live Oak and Yuba City spheres of influence and the County's recognized rural communities. No new building construction is proposed by this project and the project will not modify any existing roadways that would result in a physical barrier to other surrounding parcels as a result. 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 proposed project would allow a small special events facility for private employee appreciation events, small weddings, and birthday parties within the Agriculture (AG) Zoning District. The Zoning Code allows the proposed project in the AG District with an approved administrative permit and the proposed project complies with the applicable County requirements of a special events facility. Where necessary, mitigation has been incorporated into the project and no additional mitigation measures are necessary. 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. 2022)

1.12 MINERAL RESOURCES

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

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- 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?

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)*

1.13 NOISE

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

This project site is located at the southeast corner of the intersection of Marcum Road and Michel Road. The project site is located in an area of primarily agricultural uses with some scattered residential uses. Agricultural uses such as walnut orchards, oat fields and rice fields are located to the north, east, south, and west. The nearest residences are located northwest and southwest of the subject parcel. Due to the subject property's rural location, the ambient noise level in the area is expected to be relatively low with occasional noise from operation of agricultural equipment in the area, noise associated with typical rural residential development, and noise from vehicles occasionally driving by the property along Marcum Road, Michel Road, or State Highway 70.

Construction Noise

Site improvements proposed by the project consist of new landscaped area, new flatwork adjacent to the existing agricultural accessory structures, and new designated parking areas. Construction activities including minor grading and paving will temporarily increase noise levels in the project vicinity. Noise levels would fluctuate depending upon construction activity, equipment type, and duration of use, and the distance between noise source and receiver. General Plan Policy N 1.6 requires discretionary projects to limit noise-generating construction activities within 1,000 feet of noise-sensitive uses, such as residences, to specific daytime hours during weekdays and on Saturdays, and prohibits construction on Sundays and holidays unless permission for the latter has been applied for and granted by the County. The location of the proposed special event facility and construction activities is not located within 1,000 feet of a noise-sensitive use. The closest existing residence is located approximately 1,500 feet southwest of the project location and there is another residence located approximately 1,900 feet northwest of the project location. Noise impacts associated with construction activities are expected to be less than significant.

Project Operational Noise

The proposed project would allow a small special events facility for private employee appreciation events, small weddings, and birthday parties up to a maximum of twelve (12) events per year and a maximum of ninety-nine (99) attendees at any one time. Events are proposed to be held Friday-Sunday between the hours of 12:00 p.m. and 10:00 p.m. The ±1.5-acre portion of the parcel proposed to be used for events is located on the western side of the subject parcel and is surrounded on the north, east, and south sides by existing orchard trees located on the site. The adjacent parcel to the west also consists of an existing orchard. Noise impacts to any nearby sensitive receptors would likely be mitigated due to the proposed special events facility being surrounded by orchard trees on all four sides.

The main source of noise at these events is anticipated to be produced from amplified sound systems during wedding activities. Noise levels from amplified sound systems vary considerably and depend upon the size of the area intended to be served, the crowd size, and the nature of the amplified sound (e.g. music versus voice announcements). Article 21.5, *Noise Control*, of the Sutter County Zoning Code establishes standards and procedures to protect the health and safety of County residents from harmful effects of exposure to excessive, unnecessary, or offensive noise. Section 1500-21.50-070 D. *Temporary Activities and Events*, provides an exemption from the Noise Control Ordinance for authorized outdoor or indoor events, gatherings, shows, bands, fairs, festivals, weddings, sporting events entertainment and similar events provided such activities take place between 7:00 a.m. to 10:00 p.m. and do not exceed an L_{eq} of 65 dBA when measured at any point on the property line over any 30-minute period. The following mitigation is recommended to ensure compliance with Article 21.5 of the Zoning Code.

Mitigation Measure No. 8 (Noise): Pursuant to Article 21.5 of the Sutter County Zoning Code, any special events held at the facility shall take place between the hours of 7:00 a.m. to 10:00 p.m. and shall not exceed an L_{eq} of 65 dBA when measured at any point on the property line over any 30-minute period. Any special events proposed outside of these hours shall submit for and require the approval of a Zoning Clearance for a Noise Exception by the Development Services Director, prior to the event taking place.

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

- c) **No impact.** This project is not located within the vicinity of a private airstrip, 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 Sacramento International Airport, which is located approximately 13 miles south of the project site. The closest private airstrips are located 2.8 and 3.0 miles east of the project site. Due to the project's distance from these facilities, no impact is anticipated.

(County of Sutter, General Plan 2030. 2011)

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

1.14 POPULATION AND HOUSING

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

XIV. Population and Housing.

Would the project:

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
-

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

Responses:

- a) **Less than significant impact.** This project will not induce substantial unplanned population growth in an area, directly or indirectly. No residential use is proposed with this project, so there would be no direct population impacts. The project applicant has indicated that workers hired for events would include caterers, a waste removal company, and entertainment (i.e. disc jockey). These workers would provide services about once a month and would likely travel to the site as needed. As a variety of events are proposed to take place at this facility, the number of workers needed for each event may change and different companies may be contracted for their services. There would not be any new full-time employees that may relocate to the area and cause substantial population growth in the area. The employees of the existing agricultural operations are proposed to provide landscaping maintenance and setup/teardown of equipment as needed during events. As a result, the population growth in the area will be negligible or nonexistent and a less than significant impact is anticipated.
- b) **No impact.** This project will not displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere. The proposed project will not expand beyond the property boundaries and will not displace any housing or people. No residences are proposed to be removed as a part of this project. No impact is anticipated.

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

1.15 PUBLIC SERVICES

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

XV. Public Services.

Would the project:

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

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

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

Responses:

a-i) **Less than significant impact.** This project location is provided fire protection by Sutter County and is located within County Service Area (CSA) C. The nearest fire station is located at 1988 Nicolaus Avenue within the rural community of East Nicolaus/Trowbridge, located 1.1 miles north of the subject property. Existing County roads will provide adequate transportation routes to reach the project site in the event of a fire and response time will not be affected by the proposed project. No new building construction is proposed by this project. Sutter County Fire Services provided comments requiring fire extinguishers to be provided throughout all existing buildings and for access roads and gates to meet the County commercial access road requirements. With these comments applied as conditions of approval, a less than significant impact is anticipated.

a-ii) **Less than significant impact.** This project will not have a significant impact on police protection. Law enforcement for unincorporated portions of Sutter County is provided by the Sutter County Sheriff's Department and traffic investigation services by the California Highway Patrol. The Sheriff's Department has reviewed this project and had no comments. Response time will not be affected by the proposed project. Existing County roads and State Highways will provide adequate transportation routes to reach the project site in the event of an emergency. The construction of new facilities would not be required to provide adequate law enforcement service to this project. A less than significant impact is anticipated.

a-iii) **No impact.** This project will not have a significant impact on schools because this project will not generate additional demand for school services. No new buildings or residences are proposed with this project, so there would be no increase in the number of students. The project is located within the East Nicolaus Joint Union High School District and Marcum-Illinois Union School District. No comments were provided by either school district regarding this project. No impact is anticipated.

a-iv) **No impact.** This project will not have a significant impact upon parks because it will not generate a need for additional park land or create an additional impact upon existing parks in the region. This project will not have a significant impact on parks countywide. This project will not result in any new residences which require park services; therefore, no impact is anticipated.

a-v) **No 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 are not anticipated. No new buildings or residences are

proposed with this project that would generate a demand for other public services. No impact is anticipated.

(County of Sutter, Zoning Code. 2022)

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

1.16 RECREATION

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. Recreation				
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 new 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)

1.17 TRANSPORTATION

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. Transportation.				
Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 in a rural area and is not served by mass transit. There are no designated pedestrian or bicycle routes in the area. The project site fronts Michel Road, which is a County maintained road. The General Plan classifies Michel Road as a Rural Local Roadway. Given the rural location of this property, personal vehicles will be the primary form of transportation. The site will have two gated access points along Michel Road with the primary access to be the existing 34-foot-wide driveway and a secondary 40-foot-wide access to the designated parking areas.

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 12 events per year attended by 99 guests would generate 40 vehicle trips coming to the site and 40 trips leaving the site, for a total of 80 vehicle trips on the days of proposed events. If the 80 vehicle trips are divided by 30 days, the average number of daily vehicle trips to the project site would only be 2.6. This increase in traffic is not considered significant in relation to the existing traffic volumes or road capacities and will not affect the existing LOS of Michel 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. SB 743 provides some guidance in that proposed projects resulting in fewer than 110 daily vehicle trips are assumed to have a less than significant vehicle miles traveled impact. This project is projected to generate an average of 3 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 Michel Road which is a straight north-south oriented road. 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 Michel Road, which is a County maintained road, along the entire western property line. An existing 34-foot-wide driveway provides the primary access to the special event facility and an existing 40-foot-wide secondary access is located along Michel Road approximately 270 feet south of the primary gate. Sutter County Fire Services provided comments requiring that access roads and gates meet the County commercial access road requirements, which includes standards for turnarounds, driveway surfacing, turn radius, driveway slope, vertical clearances, gate opening widths, and an emergency access entry system (i.e. knox box). This requirement will be included as a condition of approval. No impacts have been identified by the Development Services Engineering Division 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)

1.18 TRIBAL CULTURAL RESOURCES

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

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

Responses:

- a) i-ii) **Less than significant impact.** In September 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). None of the tribes expressed any concerns or requested consultation with the County regarding the project. Therefore, a less than significant impact is anticipated.

1.19 UTILITIES AND SERVICE SYSTEMS

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. Utilities and Service Systems.				
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Responses:

- a) **Less than significant impact.** This project will not require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, 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. The project proposes to use portable handwashing stations and bottled water for events and is not expected to increase water usage other than for irrigation of the proposed landscaping. Landscaping is required to comply with the current Model Water Efficient Landscaping Ordinance prepared by the California Department of Water Resources, as required by the California Water Conservation in Landscaping Act (Government Code Section 65591 *et seq.*). Therefore, the landscaping is not expected to use a substantial amount of groundwater. The subject parcel has an existing septic system installed; however, the project does not propose to utilize the existing septic system for proposed events and no development is proposed requiring the use of a new septic system. Portable restrooms are proposed to be provided for the duration of an event.

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

- b) **Less than significant impact.** This project will have sufficient water supplies available to serve the project and 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, use of the on-site well is not proposed for events. Water usage is limited to irrigation of the proposed landscaping and landscaping is not expected to use a substantial amount of groundwater. The Development Services Environmental Health Division reviewed this project and commented that no use of the onsite well is permitted for any event. A less than significant impact is anticipated.
- c) **No impact.** This project will not exceed wastewater treatment requirements of the applicable RWQCB because the project area is not served by a municipal wastewater treatment agency but rather by individual on-site septic systems. 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.** 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)

1.20 WILDFIRE

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

Responses:

- a-d) **No impact.** The subject property is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. Therefore, no impacts are anticipated with respect to wildfire hazard.

1.21 MANDATORY FINDINGS OF SIGNIFICANCE

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

Responses:

- a) **Less than significant impact.** Potential impacts to biological resources and cultural resources associated with future development of the proposed project were analyzed in this Initial Study. With implementation of the Mitigation Measures identified in this Initial Study, all direct, indirect, and cumulative impacts to cultural resources could be mitigated to a less than significant level. No special status species or their habitat were identified on the site. Development of the subject parcel would not cause fish or wildlife populations to drop below self-sustaining levels or restrict the movement/distribution of a rare or endangered species. Development of the proposed project would not affect significant historic resources or known archaeological or paleontological resources. Implementation of Mitigation Measures included in this Initial Study, as well as regulations governing human remains, would reduce potential impacts to cultural and paleontological resources to less than significant.
- b) **Less than significant impact.** No environmental impacts effects were identified in the initial study to indicate that the project would have impacts that are individually limited, but cumulatively considerable. In rural areas, lighting and noise impacts generally are localized in character and typically do not have cumulative effects. Implementation of Mitigation Measures included in this Initial Study for noise would reduce potential impacts to less than significant.

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

Environmental Reference Materials

1. California Department of Conservation. 2018. *Farmland Mapping and Monitoring Program*
2. California Department of Conservation, Division of Mines and Geology. 1988. *Special Report 132: Mineral Land Classification: Portland Cement Concrete-Grade Aggregate in the Yuba City-Marysville Production-Consumption Region*
3. California Department of Fish and Wildlife. *California Natural Diversity Database*
4. California Department of Toxic Substances Control, 2022. *Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*
5. California Department of Water Resources. 2003. *California's Groundwater – Bulletin 118 (Update 2003)*
6. County of Sutter. 2008. *General Plan Technical Background Report*
7. County of Sutter. 2011. *General Plan 2030*
8. County of Sutter. 2011. *General Plan 2030 Climate Action Plan*
9. County of Sutter. 2016. *Greenhouse Gas Pre-Screening Measures for Sutter County*
10. County of Sutter. 2022. *Zoning Code*
11. Feather River Air Quality Management District (FRAQMD), 2010. *Indirect Source Review Guidelines*
12. Federal Emergency Management Agency. 1988. *Flood Insurance Rate Map*
13. Sacramento Valley Air Quality Engineering and Enforcement Professionals (SVAQEPP). 2015. *Northern Sacramento Valley Planning Area 2015 Triennial Air Quality Attainment Plan.*
14. U.S. Department of Agriculture, Soil Conservation Service. 1988. *Sutter County Soil Survey*
15. U.S. Fish and Wildlife Service. 2022. *National Wetlands Inventory*

MITIGATION MONITORING PROGRAM – Project #U22-0044 (Boparai)

Mitigation Measure	Timing	Monitoring Agency
1.1 AESTHETICS		
<p>Mitigation Measure No. 1 (Aesthetics): All outdoor lighting (permanent or temporary) related to the special event 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. 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>
1.5 CULTURAL RESOURCES		
<p>Mitigation Measure No. 2 (Cultural Resources): If archaeological resources are discovered on the project site, potential ground disturbing activities within one-hundred feet (100') of the find shall be halted immediately and the Development Services Department shall be notified. A qualified archaeologist shall examine the find and evaluate its significance. The archaeologist shall recommend measures needed to reduce effects in a written report to the County. The County shall be responsible for implementing the report recommendations.</p>	<p>During construction activities</p>	<p>Construction personnel, Development Services</p>
<p>Mitigation Measure No. 3 (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 twenty-four (24) hours.</p>	<p>During construction activities</p>	<p>Construction personnel, Development Services</p>

1.7 GEOLOGY AND SOILS

Mitigation Measure No. 4 (Geology and Soils):
STORM WATER QUALITY PROTECTION – DURING CONSTRUCTION. SWPPP - Prior to the start of construction, the applicant shall prepare and submit a Storm Water Pollution 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 National Pollution Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities. The SWPPP shall be submitted to the County for review and to the Central Valley Regional Water Quality Control Board (RWQCB) 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 Waste Discharger Identification (WDID) number for each construction project.

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

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

During and Prior to Completion of the Project

Development Services Engineering Division

<p>Permit, the County's ordinances, and the NPDES Waste Discharge Requirements for the Sutter County Phase II NPDES Permit.</p>		
<p>1.10 HYDROLOGY AND WATER QUALITY</p>		
<p>Mitigation Measure No. 5 (Hydrology and Water Quality): DRAINAGE STUDY, GRADING AND CONSTRUCTION. Prior to recordation of a map, issuance of a grading permit, encroachment permit, or building permit, the applicant shall obtain approval from the Director of a drainage study that reflects final design conditions for the proposed project per County Standards. The Drainage Study shall be completed and stamped by a Professional Engineer and determined by the County to be comprehensive, accurate, and adequate (SCIS Section 9).</p> <p>All impacts to the site must be mitigated in the project area or lands acquired for mitigation by the project. Any Grading or Site Improvements shall be done per an approved plan and in accordance with Sutter County Development Standards. Plans shall be reviewed and approved for construction by the Director of Development Services prior to the start of construction.</p>	<p>Prior to Issuance of a Grading Permit, Encroachment Permit, or Building Permit</p>	<p>Development Services Engineering Division</p>
<p>Mitigation Measure No. 6 (Hydrology and Water Quality): PRIVATE DRAINAGE IMPROVEMENTS. The applicant shall construct private onsite drainage ditches/basins that provide storm water retention/detention per a County approved drainage study for this project. Owner shall limit maximum discharge rates, where applicable, to pre-project "existing" conditions for peak 10- and 100-year storms per an approved on-site drainage study for the project. The drainage ditches/basins shall not be connected to the roadside swales. The applicant must obtain a grading permit from the County prior to any grading for storm water retention/detention ditches or basins. The applicant shall provide an as-built drawing of the drainage improvements that is stamped and signed by a licensed Engineer verifying that what was constructed complies with the approved plan for the site.</p>	<p>Prior to Use of the Site as an Outdoor Event Center</p>	<p>Development Services Engineering Division</p>

<p>Mitigation Measure No. 7 (Hydrology and Water Quality): PRIVATE DRAINAGE FACILITIES MAINTENANCE AGREEMENT. The property owner shall enter into an agreement with Sutter County committing the property owners and all successors-in-interest to maintain the private drainage facilities (including on-site peak flow attenuation basins) in perpetuity in a manner to preserve storage capacity, drainage patterns, ultimate discharge points and quantities, and water quality treatment controls for stormwater discharges as identified in the drainage study and approved by Sutter County.</p>	<p>Prior to Use of the Site as an Outdoor Event Center</p>	<p>Development Services Engineering Division</p>
<p>1.13 NOISE</p>		
<p>Mitigation Measure No. 8 (Noise): Pursuant to Article 21.5 of the Sutter County Zoning Code, any special events held at the facility shall take place between the hours of 7:00 a.m. to 10:00 p.m. and shall not exceed an L_{eq} of 65 dBA when measured at any point on the property line over any 30-minute period. Any special events proposed outside of these hours shall submit for and require the approval of a Zoning Clearance for a Noise Exception by the Development Services Director, prior to the event taking place.</p>	<p>Ongoing</p>	<p>Development Services</p>

Attachments

1. Proposed Site Plan
2. Proposed Landscape Plan

REVISIONS	



THE ORCHARD EVENTS VENUE
 KARAN FARMS LLC
 5108 BREEZE CIRCLE
 EL DORADO HILLS, CA 95782
 3102 MICHEL RD.
 NICOLAUS, CA 95659
 S I T E P L A N

DATE: 9-10-23
 SHEET: 23-21A
 DRAWN BY: RO
 SCALE: 1"=20'
 SHEET: C-1

SCOPE OF WORK

- OUTDOOR EVENTS VENUE
- R.M.Q. DESIGN + CONSULTING; SCOPE OF WORK LIMITED TO OUTDOOR VENUE LAYOUT, PARKING AND ADDRESSING COMMENTS FROM SUTTER COUNTY PLANNING DEPARTMENT.
 - OUTDOOR VENUE CONSIST OF HARDSCAPE/LANDSCAPING AND OUTDOOR VENUE ACCESSORIES.
 - ACCESS TO AG BUILDINGS IS NOT ALLOWED. SEE PLAN FOR BARRIERS.
 - PORTABLE RESTROOM FACILITIES WILL BE PROVIDED AS RENTALS FOR EA. EVENT
 - NO NEW BUILDINGS OR MODIFICATIONS TO EXISTING AG BUILDINGS.
 - SIGNAGE IS NOT PROPOSED FOR THIS PROJECT.
 - FOOD SERVICE WILL BE PROVIDED ONLY BY CATERING SERVICE AS NEEDED.

SHEET INDEX

- C-1 OVERALL AND ENLARGED SITE PLAN
 C-2 SITE ACCESSIBILITY DETAILS
- LANDSCAPE PLANS PROVIDED BY:
 LANDSCAPE DESIGN SOLUTIONS
 PRISCILLA GIBSON
 3471 BUENA VISTA DRIVE
 SHINGO SPRINGS, CA 95682
 (916) 532-6395
- L-1 PLAN OVERVIEW
 L-2 PLANTING PLAN AND WUCOLS WATER USE RATINGS
 L-3 IRRIGATION PLAN AND MWLOL/WUCOLS WATER USE CALCULATIONS
- NOTE: LANDSCAPE PLANS DEPICT LANDSCAPING ONLY

DESIGN CRITERIA

- THIS PROJECT SHALL COMPLY WITH:
- 2022 CALIFORNIA BUILDING CODE
 - 2022 CALIFORNIA RESIDENTIAL CODE
 - 2022 CALIFORNIA MECHANICAL CODE
 - 2022 CALIFORNIA PLUMBING CODE
 - 2022 CALIFORNIA ELECTRICAL CODE
 - 2022 CALIFORNIA FIRE CODE
 - 2022 CALIFORNIA ENERGY CODE
 - 2022 CALIFORNIA ACCESSIBILITY RMQTS.
 - CALIFORNIA GREEN BUILDING STANDARDS CODE
- CLIMATE ZONE: 11
 EXPOSURE: C
 WIND SPEED: 110 MPH
 SEISMIC ZONE: D_s

PROJECT DATA

OWNER: KARAN FARMS LLC
 KIN BOPARAI
 5108 BREEZE CIRCLE
 EL DORADO HILLS, CA 95782

PROJECT LOCATION: 3102 MICHEL RD.
 NICOLAUS, CA 95659

PLANS PREPARED BY: R.M.Q. DESIGN + CONSULTING
 ROBERT QUINTERO
 3159 MONROE RD.
 YUBA CITY, CA 95993
 530-635-3837

APN #: 033-230-009
 ZONING: AG
 GENERAL PLAN: AG-80
 LOT ACRES: 144.170
 IN FLOODPLAIN: SPECIAL FLOOD HAZARD AREA (SFHA)

OFF STREET PARKING

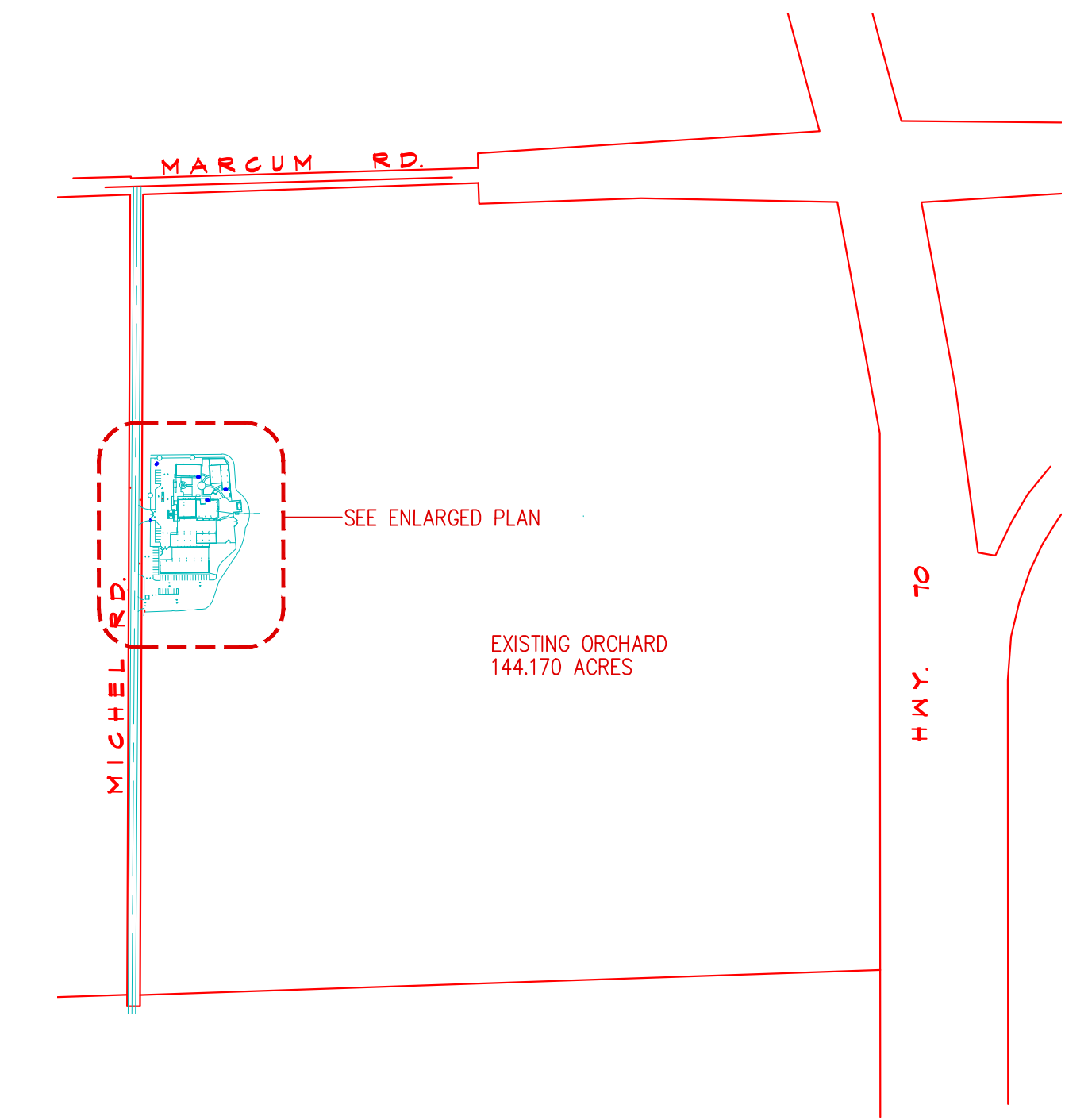
ZONING CODE TABLE 1500-20-1
 1 SPACE PER 2.5 GUESTS (OR AS DETERMINED BY ADMINISTRATIVE PERMIT)
 IN ADDITION, 1 SPACE PER EMPLOYEE

TOTAL NUMBER OF GUESTS: 99 / 2.5 = 40 SPACES REQUIRED
 TOTAL NUMBER OF EMPLOYEES: 5 = 5 SPACES REQUIRED
 TOTAL NUMBER OF SPACES REQUIRED = 45 SPACES
 MIN. 2 OF THE 45 SPACES ARE REQUIRED TO BE ACCESSIBLE
 TOTAL NUMBER OF SPACES PROVIDED = 45 SPACES

PARKING STRIPING:
 1. PARKING SPACE STRIPING OVER COMPACTED BASE WILL BE MARKED WITH WHITE PAINT
 2. ADA PARKING OVER CONCRETE SHALL BE PAINTED PER DETAILS

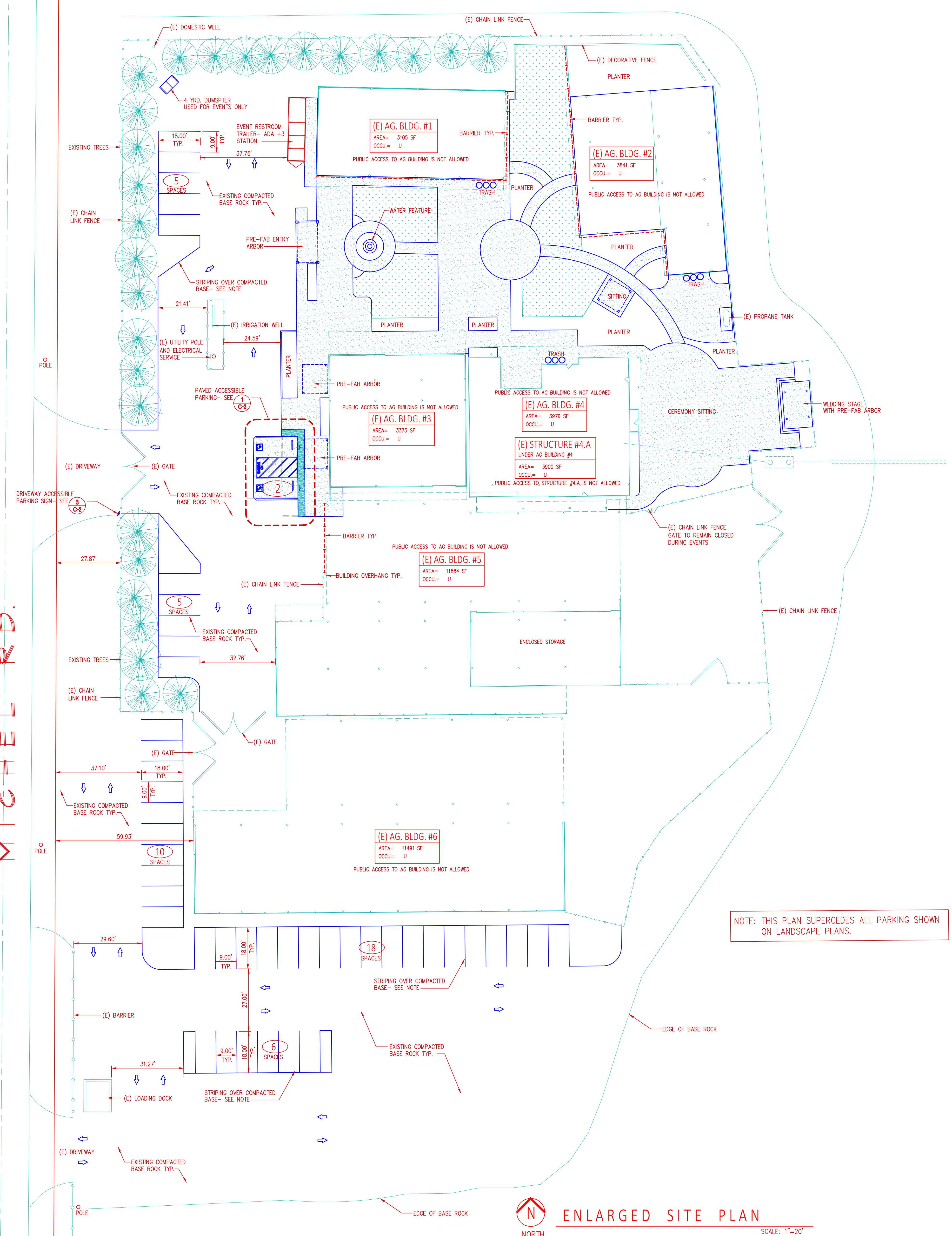
LEGEND

- 42" HIGH x 8"-0" STEEL TUBE BARRIER- USED FOR ALL PUBLIC EVENTS
- ARTIFICIAL TURF
- CONCRETE

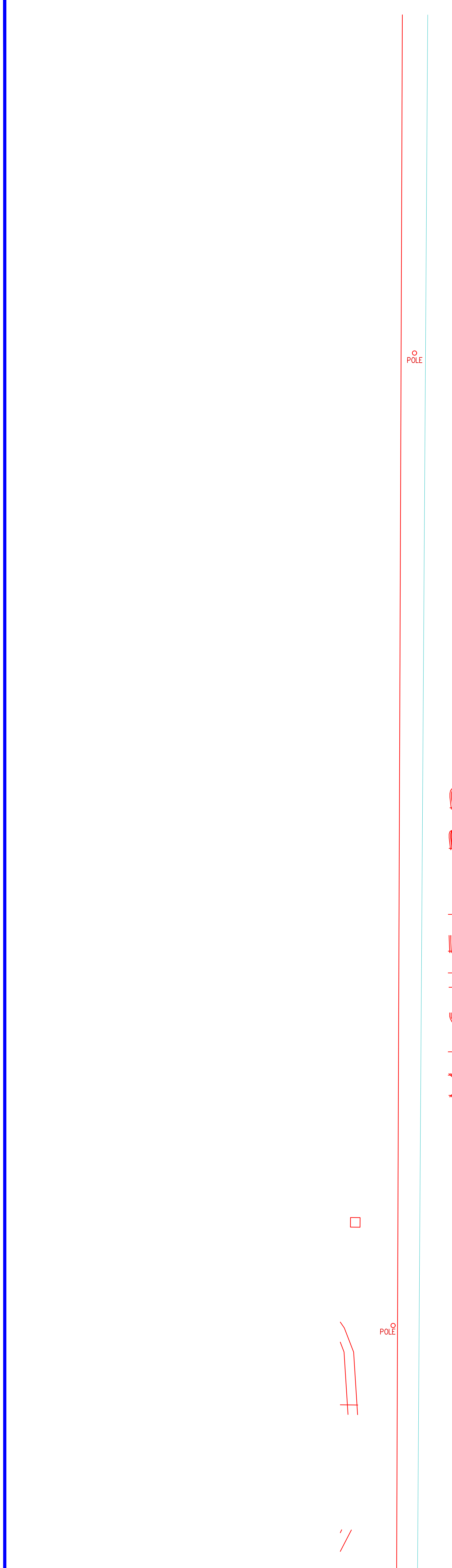


OVERALL SITE PLAN
 SCALE: 1"=500'

APN #: 033-230-009



ENLARGED SITE PLAN
 SCALE: 1"=20'



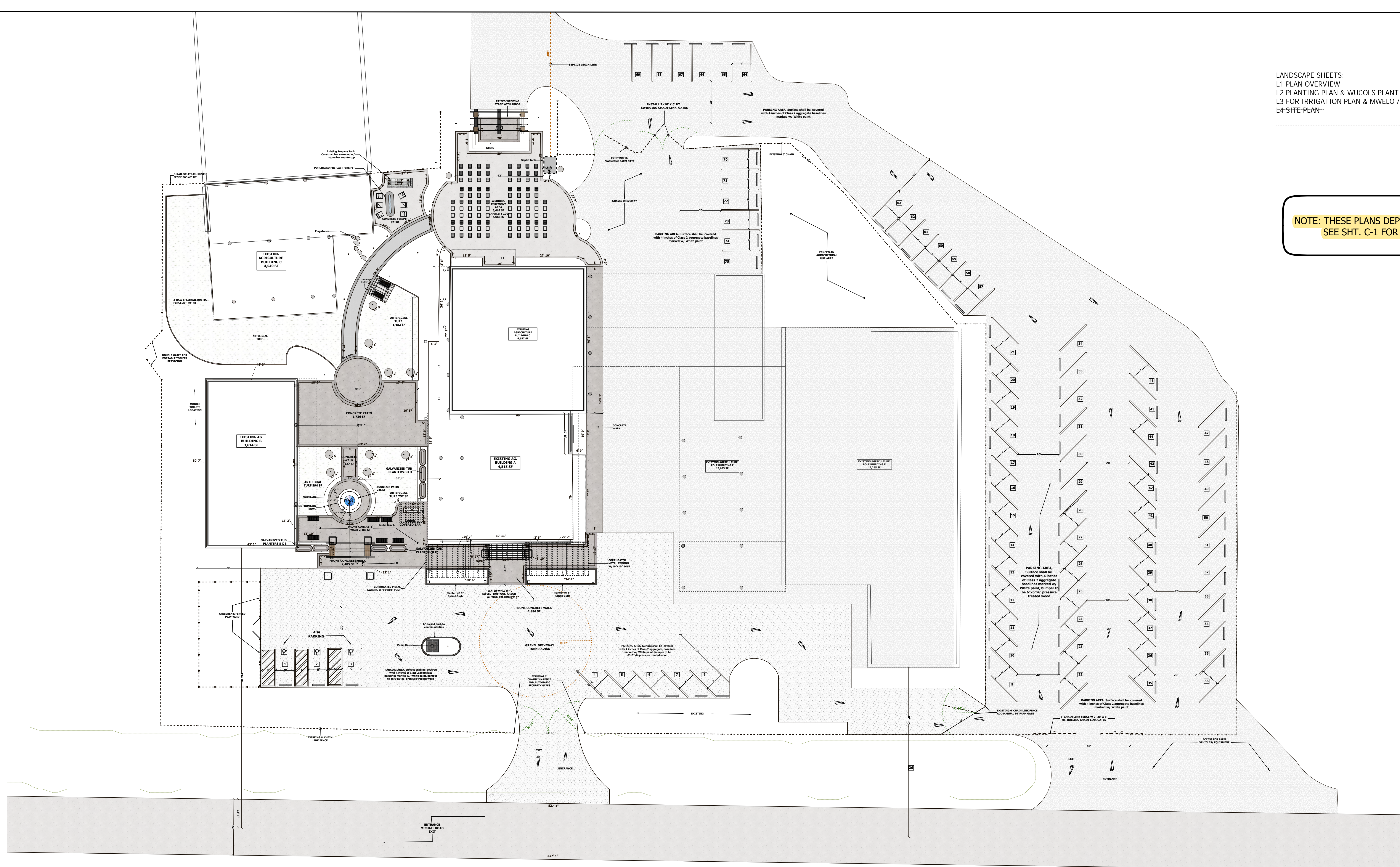
ENLARGED SITE PLAN
 SCALE: 1"=20'

LANDSCAPE SHEETS:
L1 PLAN OVERVIEW
L2 PLANTING PLAN & WUCOLS PLANT WATER USE RATINGS
L3 FOR IRRIGATION PLAN & MWEL / WUCOLS WATER USE CALCULATIONS
L4 SITE PLAN

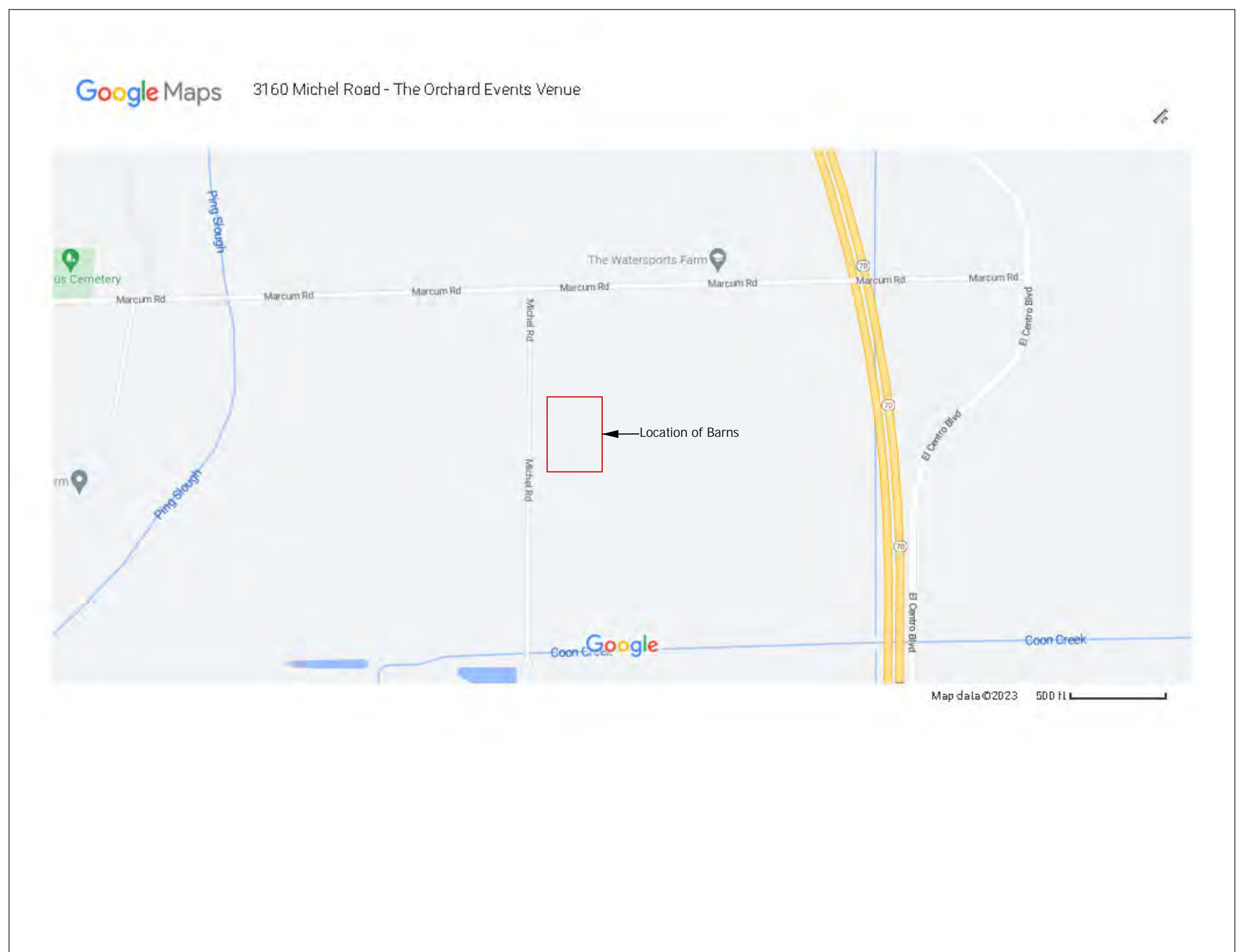
**NOTE: THESE PLANS DEPICT LANDSCAPE REQUIREMENTS ONLY
SEE SHT. C-1 FOR ALL PARKING REQUIREMENTS**

LEGEND		
Symbol	Qty	Description
	1	Existing Propane Tank
	1	Large Fountain
	8	Metal Bench
	6	Large concrete Planter- for front entry
	100	Attendance seating capacity
	8	Low Voltage Accent Light
	30	Low Voltage Accent Lights
	5	Low Voltage Lound Wall Lights
	7	110 V DUPLEX OUTLET
	3	Electrical Sub-Panel
	2	LIGHTING TIMER LOW VOLTAGE
	6	Drip Valves
	2	Emergency Shut-off Gate Valve
	1	Irrigation Controller
		Traffic flow arrow
		Leach Line
		Gate Swath

Parking Spaces			
Space number	45 Degree	90 Degree ADA	
Inside Front Fence	4,5,6,7,8	1,2,3 ADA	
South of Bldg. F	9 thru 56	Standard 90 Degree	
S.E. of Bldg. F		57 thru 63	
East of Bldg. F		64 thru 75	
Standard Space Size	9' W x 18' L	9' W x 18' L w/ ADA Access	ADA Space Size
Spaces Required	99 spaces (2 for 100 spaces)	15 Servers/105 + 15 spaces	
Spaces Available	75		



Scale: 1/20" = 1' 0"
0 5 10 15 20 25 30 35 40 45



REVISED:
5/11/2023
04/04/2023
DATE

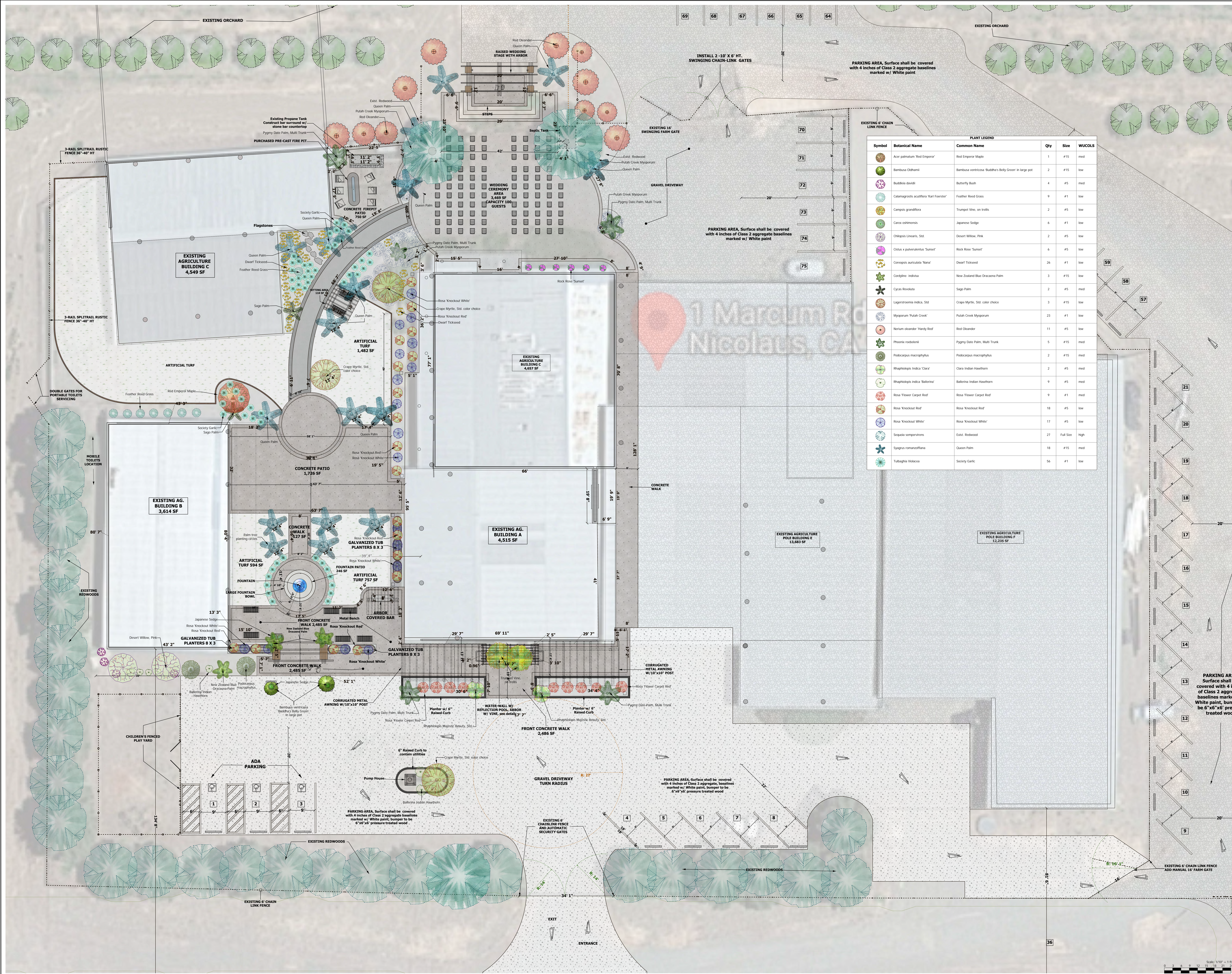
GENERAL OVERVIEW
AREA & SCOPE

1 OF 4
PAGE

1/20" = 1' 0"
SCALE



L-1



Symbol	Botanical Name	Common Name	Qty	Size	WUCOLS
	<i>Acer palmatum 'Red Emperor'</i>	Red Emperor Maple	1	#15	mod
	<i>Bambusa oldhamii</i>	Bambusa ventricosa Buddha's Billy Green in large pot	2	#15	low
	<i>Buddleja davidii</i>	Butterfly Bush	4	#5	mod
	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Feather Reed Grass	9	#1	low
	<i>Campsis grandiflora</i>	Trumpet Vine, on trellis	2	#5	low
	<i>Carex oshimensis</i>	Japanese Sedge	6	#1	low
	<i>Chloispa linearis 'Std'</i>	Desert Willow, Pink	2	#5	low
	<i>Citrus pulcherrimus 'Sumat'</i>	Rock Rose 'Sumat'	6	#5	low
	<i>Conocarpus auriculata 'Nana'</i>	Dwarf Tickseed	26	#1	low
	<i>Cordyline indivisa</i>	New Zealand Blue Dracaena Palm	3	#15	low
	<i>Cycas revoluta</i>	Sago Palm	2	#5	mod
	<i>Lagerstromia indica 'Std'</i>	Grape Myrtle, Std. color choice	3	#15	low
	<i>Myoporum putah Creek</i>	Putah Creek Myoporum	23	#1	low
	<i>Nerium oleander 'Hardy Red'</i>	Red Oleander	11	#5	low
	<i>Phoenix roebelenii</i>	Pygmy Date Palm, Multi Trunk	5	#15	mod
	<i>Podocarpus macrophyllus</i>	Podocarpus macrophyllus	2	#15	mod
	<i>Rhipidophora indica 'Clara'</i>	Clara Indian Hawthorn	2	#5	mod
	<i>Rhipidophora indica 'Ballerina'</i>	Ballerina Indian Hawthorn	9	#5	mod
	<i>Rosa 'Flower Carpet Red'</i>	Rosa 'Flower Carpet Red'	9	#1	mod
	<i>Rosa 'Knockout Red'</i>	Rosa 'Knockout Red'	18	#5	low
	<i>Rosa 'Knockout White'</i>	Rosa 'Knockout White'	17	#5	low
	<i>Sequoia sempervirens</i>	Exist. Redwood	27	Full Size	high
	<i>Syagusa romanoffiana</i>	Queen Palm	18	#15	mod
	<i>Tubaghia violacea</i>	Society Garlic	56	#1	low

PARKING AREA Surface shall be covered with 4 in of Class 2 aggregate baselines marked w/ White paint, bumper to be 6"x6"x6" pres treated wood

PARKING AREA Surface shall be covered with 4 inches of Class 2 aggregate, baselines marked w/ White paint, bumper to be 6"x6"x6" pressure treated wood

PARKING AREA Surface shall be covered with 4 inches of Class 2 aggregate baselines marked w/ White paint, bumper to be 6"x6"x6" pressure treated wood

EXISTING 6" CHAIN LINK FENCE ADD MANUAL 16" FARM GATE