

**COUNTY OF SUTTER**  
**NEGATIVE DECLARATION**

**PROJECT TITLE:** Project #U24-0014 (Diamond Elite)

**PROJECT SPONSORS:** Applicant: Diamond Elite Labor Services, Inc.  
5805 South Butte Road, Yuba City, CA 95993

Applicant: Asmaa Gorski  
1375 Gray Ave, Yuba City, CA 95991

**PROJECT LOCATION:** 5805 South Butte Road; approximately 590 feet east of Humphrey Road

**ASSESSOR'S PARCEL NO:** 13-280-098

**PROJECT DESCRIPTION:** A Use Permit to allow for outdoor storage of portable toilets and shade trailers used by a farm labor contracting business on a ±3.62-acre parcel within the Agriculture (AG) Zoning District.

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

STATEMENT OF REASONS TO SUPPORT FINDING  
OF NEGATIVE DECLARATION

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

  
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Neal Hay  
Director of Development Services  
Environmental Control Officer

February 11, 2025  
\_\_\_\_\_  
Date

# **INITIAL STUDY AND ENVIRONMENTAL REVIEW CHECKLIST**

California Environmental Quality Act (CEQA)

## **PROJECT INFORMATION**

- 1. Project Title:** Project #U24-0014 (Diamond Elite)
- 2. Lead Agency Name and Address:** Sutter County Development Services Department  
Planning Division  
1130 Civic Center Boulevard  
Yuba City, CA 95993
- 3. Contact Person and Phone Number:** Raveena Sroya, Associate Planner  
(530) 822-7400 ext. 319
- 4. Project Sponsor's Name and Address:** Project Applicant: Diamond Elite Labor Services, Inc.  
1375 Gray Ave, Yuba City, CA 95991  
  
Property Owner: Asmaa Gorski  
1375 Gray Ave, Yuba City, CA 95991
- 5. Project Location & APN:** 5805 S Butte Road; APN: 13-280-098
- 6. General Plan Designation:** AG-80 (Agriculture, 80-acre minimum)
- 7. Zoning Classification:** AG (Agriculture) District
- 8. Description of project:** The project is a request for a Use Permit to allow a farm labor contracting business to utilize a ±10,500 square foot area of a ±3.62-acre parcel for the outdoor storage of approximately sixty (60) portable toilets and/or shade trailers. This project is designated as the "Agricultural Supplies and Services, Heavy" use type in the Zoning Code and requires approval of a Use Permit. The storage area is proposed to be limited to a fenced and screened area at the northeast end of the parcel. The business has four (4) employees who will make trips to and from the site to pick up or drop off equipment between the hours of 5:00 am and 5:00 pm. Maintenance and cleaning of the equipment will not be conducted onsite, and no other products or services are proposed to be provided. The portable toilets and shade trailers will be stored onsite year-round and will primarily be moved offsite during the agricultural season. The applicant has indicated that their busy season is March through September.  
  
The existing parcel is developed with a single-family residence, a barn, and a shop building. The parcel is served by a septic system and onsite domestic water well. Access to the site is provided by a driveway located on the western end of the parcel. The applicant will be required to construct a paved driveway tie into South Butte Road that complies with the commercial driveway standard width. Improvements must meet current County Development Standards for the road classification prior to commercial use of the site.
- 9. Surrounding land uses and setting:** The subject parcel is located on the north side of South Butte Road approximately 590 feet east of Humphrey Road. The subject parcel and parcels to the north, east, and west are zoned AG (Agriculture) and parcels to the south are zoned RAN (Ranchette). The parcel is located within the unincorporated area of Sutter County roughly halfway between the Rural Community of Sutter and the City of Yuba City. Much of the surrounding area is agricultural land and there are a few single-family residences located south of the subject parcel across South Butte Road.

Direction	General Plan Designation	Zoning	Existing Land Use(s)
North	Agriculture, 80-acre minimum (AG-80)	Agriculture (AG)	Rice field
South	Ranchette (RAN)	Ranchette (RAN)	Residences
East	Agriculture, 80-acre minimum (AG-80)	Agriculture (AG)	Rice field
West	Agriculture, 80-acre minimum (AG-80)	Agriculture (AG)	Rice field

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

- Sutter County Development Services Department Engineering Division: Encroachment Permit

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

On July 25, 2024, the County initiated Assembly Bill 52 (AB 52) consultation through distribution of letters to the Native American tribes provided by the Native American Heritage Commission (NAHC). No requests for consultation were received from any Native American tribes during the review period.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**


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

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



Raveena Sroya  
Associate Planner

2-11-2025

Date



Neal Hay, Director of Development Services  
Environmental Control Officer

February 11, 2025

Date

## 1.1 AESTHETICS

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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### I. Aesthetics.

Except as provided in Public Resources Code Section 21099 (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 type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

### Responses:

- a) **No impact.** The General Plan does not inventory any scenic vista on the subject property and there are no scenic vistas proximate to the project site. The General Plan Technical Background Report identifies geographic features such as the Sutter Buttes, Feather River, Sacramento River, Bear River, and the valley's orchards as scenic resources within the County, which contribute to the County's character. This project is not located within the Sutter Buttes Overlay Zone and is not located in the immediate vicinity of the Bear River, Feather River, or Sacramento River. There is no new development proposed at this time, as a result this project will not substantially alter any scenic vista and no impact is anticipated.
- b) **No impact.** As there are no scenic highways located in Sutter County, no impact is anticipated.
- c) **Less than significant impact.** The proposed project is located in a non-urbanized area and will not substantially degrade the existing visual character or quality of public views of the site and its surroundings. The projects proposed storage area is located at the north end of the parcel away from the County road and will be surrounded by fencing and landscaping to screen the portable restrooms and trailers from public view. Therefore, a less than significant impact is anticipated.
- d) **No impact.** This project will not create a new source of substantial light or glare which will adversely affect day or nighttime views in the area. There is no new lighting proposed in relation to this project. No impact is anticipated.

## 1.2 AGRICULTURE AND FOREST RESOURCES

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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### II. Agriculture and Forest 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:

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 type="checkbox"/>            | <input checked="" 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) **No impact.** This project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to a non-agricultural use. As shown on the 2018 Sutter County Important Farmland map, prepared pursuant to the Farmland Mapping and Monitoring Program, the majority of the subject parcel is designated as "Other Land" with a small portion of the parcel along the northwest side designated as "Farmland of Statewide Importance". The project site is currently developed

and the area of the parcel proposed to be used for storage is not designated as farmland so the project would not convert farmland to a non-agricultural use. No impact is anticipated.

- b) **Less than significant impact.** This project will not conflict with existing zoning for agricultural uses or a Williamson Act contract. The project site is not encumbered by a Williamson Act contract and is not adjacent to any other properties under a Williamson Act contract. The proposed use is an allowed use within the agricultural zoning district with approval of a Use Permit and is a use that is supportive of agricultural operations. A less than significant impact is anticipated.
- c) **No impact.** The project site and surrounding area does not contain forest land or timberland, and this project is located in the Sacramento Valley, a non-forested region. No impact is anticipated.
- d) **No impact.** This project will not result in the loss of forest land or conversion of forest land to a non-forest use because of its location within Sutter County. Sutter County is located on the valley floor of California’s Central Valley, and, as such, does not contain forest land. No impact is anticipated.
- e) **Less than significant impact.** This project will not involve other changes to the existing environment which could result in the conversion of farmland to a non-agricultural use or conversion of forest land to a non-forest use. Agriculture uses in the vicinity will continue and conflicts between the proposed project and nearby agricultural uses are not anticipated. The project does not propose infrastructure or other features that would present an opportunity for the conversion of farmland to a non-agricultural use. A less than significant impact is anticipated.

*(California Dept. of Conservation, Farmland Mapping and Monitoring Program. 2018)  
(County of Sutter, Zoning Code. 2022)*

### 1.3 AIR QUALITY

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### III. Air Quality.

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

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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-c) **Less than significant impact.** This project will not conflict with any air quality plan or result in a net increase of any criteria pollutant, nor expose sensitive receptors to substantial pollutant concentrations or objectionable odors. The proposed project 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 and sets operational rules and limitations for businesses that emit significant amounts of criteria pollutants. This project was circulated to FRAQMD for review and they had no comments.

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. As this project does not propose any new construction other than fencing, it will not trigger this threshold of significance. A less than significant impact is anticipated.

d) **Less than significant impact.** This project will not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. The project proposal does not include the maintenance, repair, or cleaning of any portable toilets on site. 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
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**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?

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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.** The California Natural Diversity Database (CNDDDB) is a positive-sighting database managed by CDFW. According to the CNDDDB, the nearest potential special status species in this area is a giant garter snake. The giant garter snake is likely present in the area due to the proximity of rice fields to the project site. The proposed storage of portable toilets and shade trailers is not anticipated to affect the habitat of the giant garter snake. The storage area will be within a fenced portion of the subject parcel and will not encroach on any rice fields. The subject parcel has been previously developed so the presence of wildlife habitat and native plant species is unlikely on the site due to the level of disturbance. This project was circulated to CDFW for review and no comments were provided. A less than significant impact is anticipated.
- b) **No impact.** No riparian habitat or other sensitive natural community is known to exist onsite or near the property, and there are no streams or rivers in the immediate vicinity. The nearest waterway is the Farington Lateral (irrigation canal) which is located approximately 430 feet west of the subject parcel. Due to the distance, no impact is anticipated.
- c) **No impact.** According to the National Wetlands Inventory of the U.S. Fish and Wildlife Service, there are no wetlands located on the project site. The Farington Lateral located 430 feet west of the subject parcel contains Riverine habitat. The proposed project is not expected to have an effect on any Riverine habitat and the storage areas will not encroach outside the parcel boundaries. No impact is anticipated.

- d) **No impact.** The property does not contain any waterways that may be used by wildlife for migration and is not near any native wildlife nursery sites. No 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. There are no oak trees located on the property, therefore no impact is anticipated.
- f) **No impact.** The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan because 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
<b>V. Cultural Resources.</b>				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Responses:

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

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

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

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

## 1.6 ENERGY

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VI. Energy.</b>				
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 project is a request for a Use Permit to allow the outdoor storage of portable toilets and shade trailers for farm workers. No operations will take place on site other than storage and transfer of the equipment to and from the site. No construction is proposed other than a fence and installation of landscaping to screen the storage areas from public view. The project will not require the creation of a new source of energy generation. 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
<b>VII. Geology and Soils.</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial 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 type="checkbox"/>	<input checked="" type="checkbox"/>

### Responses:

- a) **No impact.** This project will not directly or indirectly cause potential substantial adverse effects from rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides because the subject property is not located in an Alquist-Priolo Earthquake Fault Zone. Figure 5.1-1 in the General Plan Technical

Background Report does not identify any active earthquake faults in Sutter County as defined by the California Mining and Geology Board. The faults identified in Sutter County include the Quaternary Faults, located in the northern section of the County within the Sutter Buttes, and the Pre-Quaternary Fault, located in the southeastern corner of the County. Both faults are listed as non-active faults but have the potential for seismic activity. The project site is located within the Rural Community of Sutter approximately 2.6 miles southeast of the nearest Quaternary Faults. The project will not exacerbate existing seismic hazards in the region and the subject parcel is relatively flat; therefore, there is no potential for earthquakes, liquefaction, or landslides and no impact is anticipated.

- b) **Less than significant impact.** This project will not result in substantial soil erosion or the loss of topsoil. According to the USDA Soil Conservation Service, Soil Survey of Sutter County, California, on-site soil consists of Gridley clay loam, 0 to 1 percent slopes. The General Plan Technical Background Report indicates that soils with a 0 to 9 percent slope have slight erodibility. This project proposal consists of outdoor storage of portable toilets and shade trailers. There is no major grading involved with the project proposal. If more than one acre of property is disturbed, the applicant is required to obtain a NPDES (National Pollution Discharge Elimination System) and a Surface Water Pollution Prevention Permit (SWPPP) through the Regional Water Quality Control Board (RWQCB) to ensure soil is not released in storm water from the project site during construction. These requirements will be reflected as conditions of approval. A less than significant impact is anticipated.
- c) **Less than significant impact.** This project is not located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. As stated above in b), the project site contains soil with slight erodibility (0-1 percent slopes). This property is flat and expected to be stable. The General Plan Technical Background Report lists Sutter County as a landslide-free zone, except for the Sutter Buttes, and the property is not located in the Sutter Buttes. A less than significant impact is anticipated.
- d) **Less than significant impact.** This project is located on soil with a high shrink-swell potential. This type of soil requires properly designed building foundations and footings and diverting runoff away from buildings to prevent structural damage because shrinking and swelling. The proposed project consists of outdoor storage with no new buildings or structures proposed that would be affected by the expansive soil; therefore, a less than significant impact is anticipated.
- e) **Less than significant impact.** This project is located on Gridley clam loam which has more limitations for the use of septic tanks due to slow permeability of the soil, depth to siltstone, high shrink-swell potential, and low soil strength. The limitation of slow permeability can be overcome by increasing the size of the septic absorption field. Other modifications can be made to overcome the limitations. The existing residence on this property is served by a septic system, so the soils are not incapable of adequately supporting a septic system. There is no new septic system proposed with this project and use of the existing septic is not proposed. A less than significant impact is anticipated.
- f) **No impact.** The proposed project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. There are no known unique paleontological resources or unique geologic features located in the vicinity of the project. Therefore no 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
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### VIII. Greenhouse Gas Emissions.

Would the project:

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

### Responses:

- a) **Less than significant impact.** This project will not generate additional greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. The Sutter County Climate Action Plan (CAP) was prepared and adopted in 2010 as part of the General Plan to ensure compliance with Assembly Bill (AB) 32, the Global Warming Solutions Act. Sutter County’s CAP includes a GHG inventory, an emission reduction target, and reduction measures to reach the target. As part of the CAP, the County adopted GHG screening tables, whereby if a project with a proposed building can qualify with 100 points, the project can be considered less than significant under CEQA. Small projects with no proposed development and minor levels of GHG emissions typically cannot achieve the 100-point threshold and therefore must quantify GHG emission impacts using other methods, an approach that consumes time and resources with no substantive contribution to achieving the CAP reduction target.

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

The proposed project consists of the outdoor storage of portable toilets and shade trailers which falls under the Agricultural Supplies and Services land use type. This use type is pre-screened out per the Greenhouse Gas Pre-Screening measures because it has been determined not to exceed 3,000 metric tons of CO<sub>2</sub>e per year. A less than significant impact is anticipated.

- b) **Less than significant impact.** This project will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project is within the boundaries of the Feather River Air Quality Management District (FRAQMD), which has not individually adopted any plans or regulations for reducing greenhouse gas emissions. The County has adopted a Climate Action Plan (CAP) that details methods to reduce greenhouse gas emissions. The proposed project will not conflict with the CAP because it was determined to be exempt from its requirements. A less than significant impact is anticipated.

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

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

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

## 1.9 HAZARDS AND HAZARDOUS MATERIALS

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



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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) **Less than significant impact.** This project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The Development Services Environmental Health Division is the Certified Unified Program Agency (CUPA) for Sutter County with responsibility for the administration of the “Unified Hazardous Waste and Hazardous Materials Management Regulatory Program” (Unified Program). All uses involving the storage and handling of hazardous materials are monitored by CUPA. CUPA has reviewed this project and stated they have no comments. The project involves storage and transport of portable toilets and shade trailers to and from the project site. No maintenance or cleaning is proposed to take on site. A less than significant impact is anticipated.
- c) **No impact.** There are no existing or proposed schools within one-quarter mile of the project site. The closest existing schools are Butte View Continuation High School located approximately 1.5 miles northwest of the project site and Brittan Elementary School located approximately 1.4 miles northwest of the project site; therefore, no impact is anticipated.
- d) **No impact.** This project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5. As a result, the project will not create a hazard to the public or the environment; therefore, no impact is anticipated.
- e) **No impact.** This project is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; therefore, this project will not result in a safety hazard or excessive noise for people residing or working in the project area. The nearest public airport is Sutter County Airport which is located approximately 6.5 miles east of the project site. Due to the project’s distance from public airports, no impact is anticipated.
- f) **Less than significant impact.** This property has adequate frontage on South Butte Road, which is of sufficient size to not impede any necessary emergency responses. The parcel has existing fencing installed along the perimeter of the site. Prior to use of the site for storage, the property owner will be required to provide a driveway and gate that meets standards determined by Sutter County Fire, including installing a Knox Box for emergency access. 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, therefore a less than significant impact is anticipated.
- g) **No impact.** 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, as susceptible to wildfires since much of the areas inside the levees are left in a natural state,

thereby allowing combustible fuels to accumulate over long periods of time. The project is not located within the general vicinity of an area susceptible to wildfires, 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
<b>X. Hydrology and Water Quality.</b>				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) result in a substantial erosion or siltation on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or-offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Responses:

- a) **Less than significant impact.** This project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. The project is a request for a Use Permit to allow the outdoor storage of portable toilets and shade trailers for farm workers. No operations will take place on site other than the storage and transfer of the equipment to and from the site. Cleaning and maintenance are not proposed with this project. The property has an existing septic system and water well installed to serve the existing single-family residence. Use of the septic and well is not proposed for any project operations. 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. A less than significant impact is anticipated.
- b) **Less than significant impact.** This project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Use of the existing well is not proposed for project operations. A less than significant impact is anticipated.
- c) **Less than significant impact.** This project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site or substantially increase the rate or amount of surface runoff in a manner resulting in flooding on or off-site. This project will also not contribute runoff water which will exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff or impede or redirect flood flows.

There are no streams or rivers on or in the immediate vicinity of the project site that could be altered by this project. The property is not located in an area served by a public stormwater drainage system. No construction is proposed with this project as the storage area will be located outdoors; therefore, this project is not expected to substantially alter the existing drainage pattern of the site or area. No additional impervious surfaces are proposed with this project. The Development Services Engineering Division has reviewed this proposed project and provided two conditions of approval, previously discussed in Section 1.7 Geology and Soils, to address potential erosion and siltation caused by the project. With these conditions of approval a less than significant impact is anticipated.

- d) **No impact.** There is no anticipated impact to this project site resulting from tsunamis and seiches because the land is not located adjacent to or near any water bodies of sufficient size to create such situations.
- e) **No impact.** This project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The County, along with other agencies, has prepared the Sutter Subbasin Groundwater Sustainability Plan that covers most of Sutter County, including the project site. The project is not expected to interfere with implementation of the Groundwater Sustainability Plan. 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)*

## 1.11 LAND USE AND PLANNING

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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### XI. Land Use and Planning.

Would the project:

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Physically divide an established community?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

### Responses:

- a) **No impact.** This project will not physically divide an established community because the project is located outside the Live Oak and Yuba City spheres of influence and the County's recognized rural communities. This project is located west of Yuba City in a predominately agricultural area. This project will not result in a physical barrier that will divide a community, so no impact is anticipated.
- b) **Less than significant impact.** This project will not conflict with an applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The County Zoning Code allows the proposed project in the Agriculture (AG) Zoning District with an approved Use Permit. The County has not adopted any land use plan, policy, or regulation for the purpose of avoiding or mitigating a specific environmental impact that affects this project. 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
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### XII. Mineral Resources.

Would the project:

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

**Responses:**

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

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

**1.13 NOISE**

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XIII. Noise.**

Would the project result in:

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

**Responses:**

- a) **Less than significant impact.** This project will not result in a substantial temporary or permanent increase in ambient noise levels in the project vicinity in excess of standards established in the local general plan or noise ordinances, or applicable standards of other agencies. The proposed project consists of the storage of portable toilets and shade trailers. No operations, cleaning, or maintenance is proposed to take place on site. Vehicle trips to and from the site will cause some additional ambient noise but with the low number of trips expected per day (3-4) there would not be a significant increase from existing vehicle noise along South Butte Road. The County Zoning Code Section 1500-21.50-070 Exceptions to Noise Standards lists agricultural activities as exempt from the provisions of the County noise standards. A less than significant impact is anticipated.

- b) **Less than significant impact.** This project will not result in excessive groundborne vibration or groundborne noise levels. General Plan Policy N 1.7 requires new development to minimize impacts of continuous vibration on adjacent uses during demolition and construction. No construction or demolition is proposed with this project other than installing a fence and landscaping. A less than significant impact is anticipated.
- c) **Less than significant impact.** This project is not located within the vicinity of a private airstrip, within an airport land use plan, or within two miles of a public airport, or public use airport and will not expose people residing or working in the project area to excessive noise. The nearest public airport is Sutter County Airport which is located approximately 6.5 miles east of the project site. The closest private agricultural airstrip is located approximately 1.3 miles southwest of the project site. Flight activity at these private airstrips is mostly for crop dusting and use of the airstrip is highly variable. A less than significant 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
<b>XIV. Population and Housing.</b>				
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Responses:

- a) **Less than significant impact.** This project will not induce substantial unplanned population growth in an area, directly or indirectly. According to the applicant, the business will have four (4) employees to transport the portable toilets and shade trailers to and from the site. No employees will be working on site. The applicant currently runs their business from a different location within the general area, so the employees are presumed to be local and relocation of the business to Sutter County will not create a direct increase in population. No additional residential development will result from this project. A less than significant impact is anticipated.
- b) **Less than significant impact.** This project will not displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere. The proposed project will not expand beyond the property boundaries. There is one existing single-

family residence on the property that is not proposed to be removed. The proposed storage area will be located away from the residence on the parcel and is not expected to impact residential use of the property. A less than significant impact is anticipated.

(County of Sutter, General Plan Technical Background Report. 2008)  
 (County of Sutter, Zoning Code. 2022)

### 1.15 PUBLIC SERVICES

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XV. Public Services.</b>				
Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 in County Service Area (CSA) F. The nearest fire station is within the Rural Community of Sutter approximately 1.5 miles northwest of the project site. Response time will not be affected by the proposed project. Access roads will provide adequate transportation routes to reach the project site in the event of a fire. The project was routed to Sutter County Fire Services and conditions of approval were provided that require the applicant to comply with Fire Department access standards, which includes installing a Knox Box on the gate. A less than significant impact to fire services is anticipated.

a.ii) **Less than significant impact.** This project will not have a significant impact on police protection. Law enforcement for unincorporated portions of Sutter County is provided by the Sutter County Sheriff’s Department. The Sheriff’s Department was sent this project for review and no comments were provided. This project is not anticipated to affect response time for law enforcement services. Existing State Highways and County roads will provide adequate transportation routes to reach the project site in the event of an emergency. A less than significant impact is anticipated.

- a.iii) **Less than significant impact.** This project will not have a significant impact on schools. The property currently has one existing single-family residence will not generate additional housing that would result in a demand for school services. No comments were provided by the Brittan School District or the Sutter Union High School District regarding this project. If a building permit is obtained to construct a new structure, school impact fees will be collected to offset potential impacts. A less than significant 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 area or countywide. No new residences are proposed by this project. No impact is anticipated.
- a.v) **No impact.** The proposed project is not anticipated to impact other public facilities because the project will not result in the need for new or expanded public facilities. No new buildings are proposed with this project. 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
<b>XVI. Recreation</b>				
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. 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
<b>XVII. Transportation.</b>				
Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Responses:

- a) **Less than significant impact.** This project will not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Given the rural location of the subject parcel, personal vehicles will be the most likely form of transportation. The project area is not served by mass transit and there are no bicycle facilities in the area. 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 is the most appropriate measure of transportation impacts. "Vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project. This section also states vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. The County has not adopted a threshold of significance for vehicle miles traveled. 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. The applicant has indicated that there will be a maximum of 3-4 daily vehicle trips to the site by employees. This number would not cause a change to the level of service of South Butte Road. Therefore, a less than significant impact is anticipated.
- 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 is accessed by South Butte Road, which runs in an east-west direction along the property's southern frontage. No impacts have been identified by the Development Services Engineering Division or Fire Services indicating an increased hazard will result. A less than significant impact is anticipated.
- d) **Less than significant impact.** This project will not result in inadequate emergency access. Prior to commercial use of the site the applicant will be required to ensure 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. A less than significant impact is anticipated.

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

## 1.18 TRIBAL CULTURAL RESOURCES

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVIII. Tribal Cultural Resources.</b>				
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:				
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"/>
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). No requests for consultation were received from Native American tribes during the review period. Mooretown Rancheria provided a letter stating that there are no know tribal cultural resources on this site and if any new information or human remains are found they have a process to protect important artifacts. The property has been extensively disturbed to varying depths due to existing development which includes a single-family residence and two accessory structures. No

additional buildings are proposed with this project. A less than significant impact to tribal cultural resources as a result of this project 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
<b>XIX. Utilities and Service Systems.</b>				
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Responses:

- a) **Less than significant impact.** This project site is served by an onsite water well and an individual septic system; however, use of the well and septic system is not proposed for project operations therefore will not result in new or expanded water and wastewater facilities. The project is not located in an area served by a public storm water drainage facility. No new impervious areas are proposed that would contribute to increased runoff. The extension of electric power facilities, natural gas facilities and telecommunication facilities are provided by private companies, none of which have voiced concerns over existing services or extensions of their services to this project site. A less than significant impact is anticipated.
- b) **Less than significant impact.** The project does not propose use of the existing onsite well for project operations. Landscaping is proposed for screening of the storage area so there will be some water usage for irrigation of new landscaping. The applicant will be required to

comply with the State Model Water Efficient Landscape Ordinance (MWELo) which promotes water conservation efforts and landscape irrigation efficiency. With this requirement the water usage associated with this project is expected to have a less than significant impact.

- c) **No impact.** This project will not result in a determination by a wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. This project is not located in an area that is served by a wastewater treatment provider. Individual sewage disposal systems are currently the only method of providing sewage disposal for the project area. Therefore, a demand will not be placed on a local sanitary sewer system and no impact is anticipated.
- d-e) **Less than significant impact.** This project will have a less than significant impact on solid waste. Any solid waste from this project will be disposed of through the local waste disposal company in a sanitary landfill in Yuba County which has sufficient capacity to serve the project. Project disposal of solid waste into that facility will comply with all federal, state and local statutes and regulations related to solid waste. As a result, a less than significant impact is anticipated.

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

## 1.20 WILDFIRE

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XX. Wildfire.</b>				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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.

**1.21 MANDATORY FINDINGS OF SIGNIFICANCE**

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XXI. Mandatory Findings of Significance.</b>				
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.** The project site has been previously developed with a single-family residence and two accessory structures. Due to existing development and previous uses of the subject parcel, it is unlikely any native plant or wildlife exist on this site. Therefore, the project will not have the ability to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- b) **Less than significant impact.** No environmental effects were identified in the initial study which indicates the project would have impacts that are individually limited, but cumulatively considerable.
- c) **Less than significant impact.** No environmental effects which will cause substantial adverse effects on human beings either directly or indirectly were identified in the initial study.

## **Environmental Reference Materials**

California Department of Conservation. 2018. *Farmland Mapping and Monitoring Program*

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

California Department of Fish and Wildlife. *California Natural Diversity Database*

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

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

County of Sutter. 2008. *General Plan Technical Background Report*

County of Sutter. 2011. *General Plan 2030*

County of Sutter. 2011. *General Plan 2030 Climate Action Plan*

County of Sutter. 2016. *Greenhouse Gas Pre-Screening Measures for Sutter County*

County of Sutter. 2022. *Zoning Code*

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

Federal Emergency Management Agency. 1988. *Flood Insurance Rate Map*

U.S. Department of Agriculture, Soil Conservation Service. 1988. *Sutter County Soil Survey*

U.S. Fish and Wildlife Service. 2022. *National Wetlands Inventory*

## **Attachments**

1. Aerial Photo Exhibit
2. Site Plan

# 5805 S Butte Road (APN 13-280-098)



## Legend

- Addresses
- Building Footprints
- Railroads
- Levees
- Open Waterways
  - Irrigation Canal
  - Creek
  - Drainage Ditch
  - River
  - State Drain
  - Ditch (reclass)
  - Natural Waterway (reclass)
  - <all other values>
- Tax Parcels
- Incorporated Cities
- Road Centerlines
  - 1
  - 3
  - 4
  - 5
  - <all other values>
- County Boundary 2022 (.25')
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

1: 1,200



200.0 0 100.00 200.0 Feet

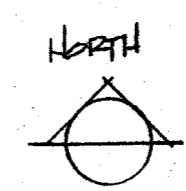
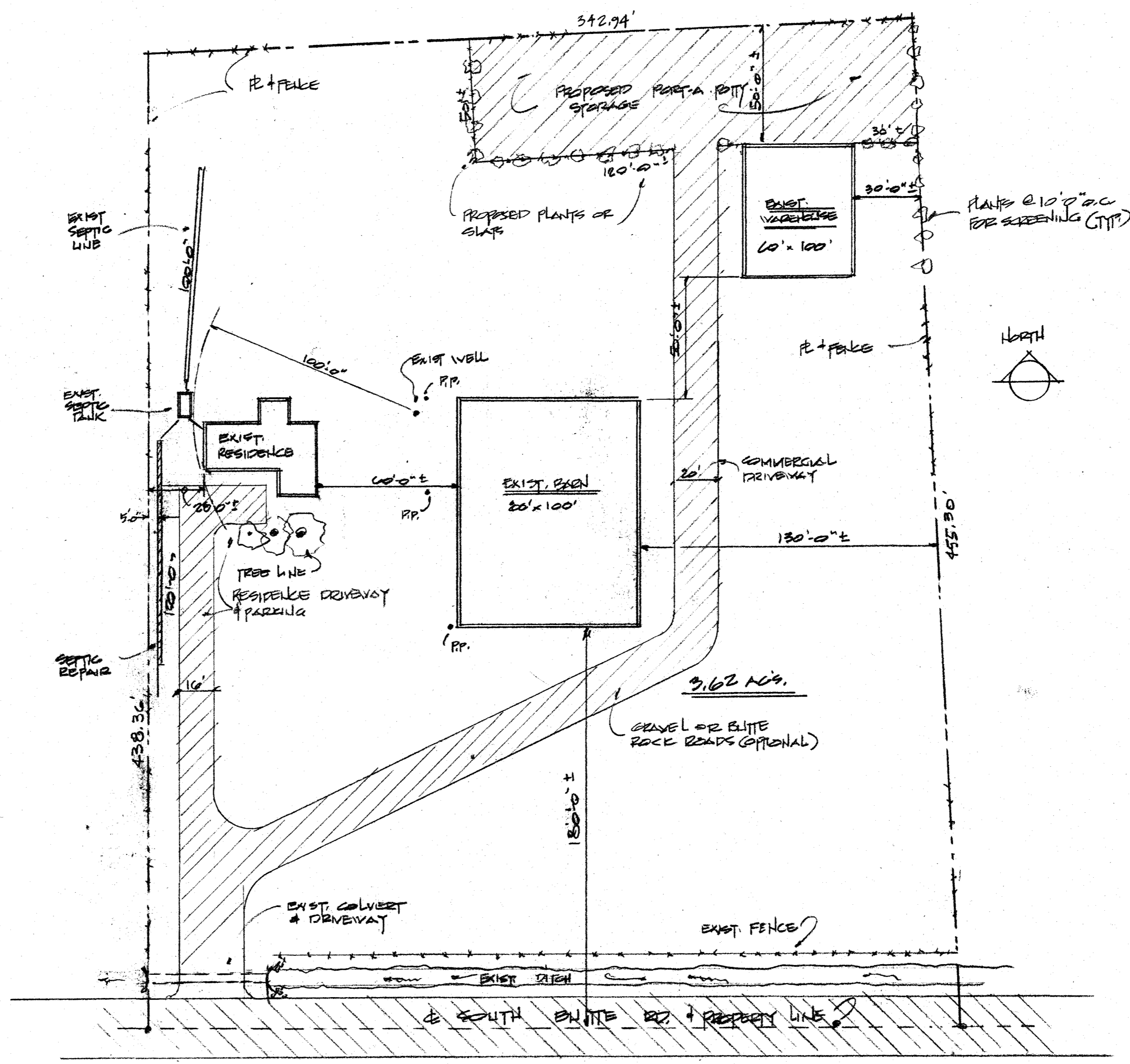
NAD\_1983\_StatePlane\_California\_II\_FIPS\_0402\_Feet  
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REVISIONS	BY

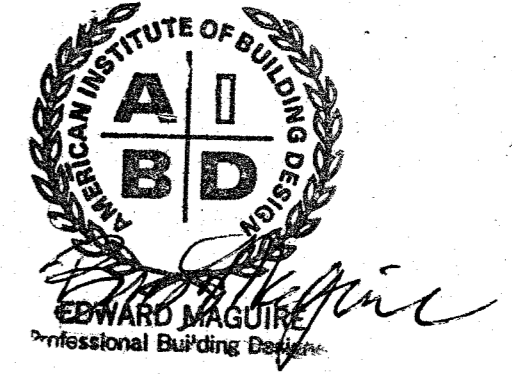


**SITE PLAN**  
1" = 40'-0"

AP N° 13-220-98

SITE PLAN FOR:  
**MR. ASMAA GORSI**  
5805 S BLITE RD., YUBA CITY, CA.

DESIGN BY  
**MAGUIRE BLDG. DESIGN**  
(530) 713-4313



DATE	3-10-2024
SCALE	AS NOTED
DRAWN	BL22
JOB	2405
SHEET	1
OF	SHEETS