

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

- LEAD AGENCY** Sutter County Development Services Department
Planning Division
1130 Civic Center Boulevard, Suite A
Yuba City, CA 95993
- PROJECT TITLE:** Project No. U22-0031 (Thiara)
- CONTACT PERSON:** Casey Murray, Senior Planner (530) 822-7400, ext. 245;
cmurray@co.sutter.ca.us
- PROJECT LOCATION:** NW corner of Barry and Muir Road, approximately 1,000-feet east of State Highway 99; Assessor's Parcel Nos.: 23-064-016, 23-064-005.
- PROJECT DESCRIPTION:** A rezone of 16.12 acres from ER (Estate Residential District) to ER-PD (Estate Residential, Planned Development Combining District) and a tentative subdivision map to create eight residential lots.
- FINDINGS/DETERMINATION:** An Initial Study of the effect of this project has been made, and it has been determined that there will be no significant adverse effects on the quality of the environment with mitigation incorporated; therefore, a Mitigated Negative Declaration is proposed.
- PUBLIC REVIEW PERIOD:** A 20-day public review period for the Mitigated Negative Declaration will commence on April 22, 2023 and end at 5pm on May 11, 2023, for interested and concerned individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received within the public review period. Copies or an electronic version of the Mitigated Negative Declaration are available for review or purchase at the County address provided above and available online at:
<https://www.suttercounty.org/government/county-departments/development-services/planning-services/project-notices-and-environmental-documents>
- PUBLIC MEETING:** This project has not been scheduled for a public hearing at this time.

COUNTY OF SUTTER
MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: Project #U22-0031 (Thiara)

PROJECT SPONSORS: Applicant and Owner:
Bakshinder Thiara
P.O. Box 3546, Yuba City, CA 95992

Project Engineer/Surveyor:
George L. Musallam, PE, LS
North Valley Engineering and Surveying
1547 Starr Drive, Suite J, Yuba City, CA 95993

PROJECT LOCATION: NW corner of Barry and Muir Road, approximately 1,000-feet east of State Highway 99, Yuba City

ASSESSOR'S PARCEL NO: 23-064-016, 23-064-005

PROJECT DESCRIPTION: A rezone of 16.12 acres from ER (Estate Residential District) to ER-PD (Estate Residential, Planned Development Combining District) and a tentative subdivision map to create eight residential lots.

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

4/18/23.

Date

Sutter County Initial Study

- 1. Project title:** Project #U22-0031 (Thiara)
- 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:** Robby Thacker, Contract Senior Planner
916-886-6036
- 4. Project sponsor's name and address:**
Applicant/Owner:
Bakshinder Thiara
P.O. Box 3546
Yuba City, CA 95992

Engineer/Surveyor:
George L. Musallam, PE, LS
North Valley Engineering and Surveying
1547 Starr Drive, Suite J
Yuba City, CA 95993
- 5. Project Location & APN:** NW corner of Barry and Muir Road, approximately 1,000-feet east of State Highway 99, Yuba City; APN: 23-064-016, 23-064-005
- 6. General Plan Designation:** ER (Estate Residential)
- 7. Zoning Classification:** ER (Estate Residential) District
- 8. Description of project:** The proposed project is a Rezone of 16.12 acres from ER (Estate Residential District) to ER-PD (Estate Residential, Planned Development Combining District) and a Tentative Subdivision Map to create eight residential lots. The proposed parcels will range in size from 1.52 – 2.31 acres and with a proposed density of 0.5 dwelling units per acre. The project includes construction of a private roadway within a 40-foot street-section to access Parcels 2-8. The project proposes to subdivide the project site and construct the required subdivision improvements including roadway, drainage, and utilities, and does not propose construction of any dwellings. Homes to be constructed in the proposed subdivision would be considered under a future separate permit. The entrance into the subdivision is offset 60 feet from the right-of-way to accommodate the installation of a gate at a later date.

Each lot is proposed to be served by an individual on-site well and septic system and on-site stormwater drainage detention basins. The project requires the ER-PD district designation to allow for the subdivision to be served by a private road and to waive the agricultural buffer requirement due to the proximity of an existing residence on Barry Road. The project also requests an exception to the County's standards to the lot width to depth ratio for lots 1 and 4 due to the irregular shape of the project parcels.

9. Surrounding land uses and setting: The project is located on the immediate northwest corner of Barry and Muir Roads in the Yuba City area of Sutter County. The project lies approximately 0.5 miles south of the city limits of Yuba City and its current sphere of influence but is within Yuba City's possible future expanded sphere of influence. This area is designed as a growth area in the General Plan. The site is approximately 1,000 feet east of State Highway 99 which runs north/south through the City of Yuba City. The site is currently vacant but was historically used for commercial agriculture until recently. The site contains no existing structures or impervious surfaces and is generally level. The surrounding community

is primarily rural residential and agricultural in nature, with clusters of light industrial development and several assembly uses. Barry Elementary School is located immediately west of the project site with residential and agricultural uses bordering to the north, east, and south. The Oswald-Tudor Fire Station (Station 8) is located at the southeast corner of Barry Road and State Highway 99, south of Barry Elementary School.

10. Other public agencies whose approval is required: None

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? The County initiated Assembly Bill 52 (AB 52) consultation through distribution of letters to the Native American tribes provided by the Native American Heritage Commission (NAHC). No requests for consultation were received from any Native American tribes during the review period.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION

On the basis of this initial evaluation:

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

Applicant Mitigation Agreement:

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

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



Signature of Applicant/Representative

4/17/2023

Date



Robby Thacker
Contract Planner

4/14/23

Date



Neal Hay, Director of Development Services
Environmental Control Officer

4/18/23

Date

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

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

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

Responses:

a) **Less than significant impact.** This project will not have a substantial adverse effect on a scenic vista. The General Plan does not inventory any scenic vista on the subject property and there are no scenic vistas proximate to the 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. The project will result in a single-family residential subdivision consisting of grading and installation of roadway, utility, and drainage infrastructure. The area is not strictly dominated by orchards and includes a mix of residential, agricultural, assembly, and light industrial uses; therefore, the project would not significantly impact a vista of unobstructed orchards or agricultural land as a result of the proposed subdivision of land. This property is designated Estate Residential (ER) and zoned Estate Residential (ER) District and the proposed density of 0.5 dwelling units per acre is consistent with the General Plan’s density range of 0.3 - 2 dwelling units per acre for ER development which is consistent with the vision for this property in the 2030 General Plan. 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 because there are no state scenic highway designations in Sutter County. The project site is located along two, two-lane residential streets which primarily serve local residential traffic in the area and are not heavily traveled roadways. 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 because future homes will be developed consistent with all applicable County standards. This project is located on property with existing Estate Residential zoning and General Plan designation. The surrounding area is largely rural and features mostly orchards and scattered single-family residences, and to a lesser extent, light industrial and assembly uses. The project site and surrounding parcels are zoned AG (Agriculture), ER (Estate Residential), and P (Public). No new building construction is proposed by this project. Future improvements of the site would likely result in the construction of single-family residential homes and accessory structures consistent with existing residential subdivisions in the surrounding area. This project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings and a less than significant impact is anticipated.

d) **Less than significant 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. The area of the project has moderate to low levels of ambient lighting predominately from agricultural and rural residential uses and vehicle headlights on County roads. No new building construction or change of use is proposed by this project. The subdivision improvements including a new private roadway will not include light standards. New sources of light and glare would potentially be generated from private lighting affixed to future homes or project entry improvements; however, these improvements are minor in nature and are not considered significant sources of light or glare. This type of lighting is anticipated for this type of development on property that is already zoned Estate Residential and designated Estate Residential by the General Plan. Anticipated changes to existing levels of exterior lighting that will result from the construction of the project would be minimal. Less than significant impact is anticipated.

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

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

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

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

Responses:

a) **Less than significant impact.** This project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to a non-agricultural use. As shown on the 2018 Sutter County Important Farmland map, the subject parcel contains “Farmland of Statewide Importance,” however it has been designated by the General Plan for Estate Residential development, therefore the General Plan EIR analysis has previously contemplated the conversion of the land from agricultural use to residential development. The site contains fallow land and is not currently being used for commercial agricultural use. The project proposes to subdivide the land into eight residential lots and is intended to allow the future construction of residential dwellings once site improvements have been completed. The County General Plan designates the site as ER (Estate Residential) which is intended to allow the development of large lot residential uses with a corresponding ER (Estate Residential) zone district designation. The impacts associated with the type of proposed development were analyzed in the General Plan EIR. As a result, a less than significant impact is anticipated.

b) **Less than significant impact.** This project will not conflict with existing zoning for agricultural uses or a Williamson Act contract. The project site is zoned Estate Residential and the project proposes to reclassify the zoning to ER-PD (Estate Residential, Planned Development Combining District). Adjacent parcels surrounding the project are zoned ER, P (Public) and AG (Agriculture). The project site and all adjacent properties are not encumbered by a Williamson Act contract. The project site is currently zoned for large lot residential development and the proposed project is consistent with the proposed zone reclassification to ER-PD. No additional residential

development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project.

Article 19 of the Zoning Code contains agricultural buffering standards, which are applicable for new or expanded non-agricultural use or development such as the subdivision of Estate Residential properties or other residential subdivisions that require discretionary approval, are located outside established City sphere of influence boundaries or rural community boundaries, are located on land that is not zoned AG, and is adjacent to agriculturally zoned property with existing agricultural uses. The purpose of agricultural buffers is to provide for the long-term viability of agricultural operations and to minimize potential conflicts between adjacent agricultural and new, non-agricultural development and uses. Agricultural buffers are required to be located on the non-agricultural property.

A walnut orchard is located on agriculturally zoned property to the south, this project requires discretionary approval, and the site is located outside sphere of influence and rural community boundaries; therefore, agricultural buffering standards apply to this project. The agricultural buffering standards require a 300-foot buffer (setback) between the orchard and future homes within the subdivision. Only the southern two lots (Lot 7 and Lot 8) would fall within the buffer.

As part of the proposed rezoning to ER-PD, the applicant is requesting to waive the agricultural buffer requirements. The applicant has justified waiving the requirement since an existing home on Barry Road just west of the subdivision exists with the buffer. The subdivision is also separated from the orchard by Barry Road and its 60-foot-wide right-of-way. Additionally, new home buyers will be required to sign a Right to Farm disclosure informing them they may be subjected to impacts related to productive nearby farming activities. As a result, 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, in an area characterized by agriculture and residential development. 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) **No 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 farmland to a non-agricultural use or forest land to non-forest use. The project site is designated Estate Residential by the General Plan, and the proposed residential use is consistent with the ER designation and proposed ER-PD zone district. Agricultural uses that exist to the south and east of the project site will continue to be able to operate as such with construction of the proposed subdivision. Therefore, no impact is anticipated.

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

(County of Sutter, Zoning Code. 2022)

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:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input 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) **Less than significant with mitigation incorporated.** This project would not conflict with or obstruct implementation of an applicable air quality plan. Both the federal and State governments have established ambient air quality standards, based on their respective Clean Air Acts, for various air pollutants identified as “criteria” air pollutants. The federal Clean Air Act identifies six criteria pollutants: reactive organic gases (ROG), nitrogen oxides (NOx), carbon monoxide (CO), sulfur dioxide, lead, and particulate matter less than 10 micrometers in diameter (PM₁₀), a subset of which is particulate matter less than 2.5 micrometers in diameter (PM_{2.5}). The California Clean Air Act identifies these six federal criteria pollutants, along with four others.

Under both Clean Air Acts, air basins are classified as being in “attainment” or “nonattainment” of these ambient air quality standards, or they are “unclassified”. Any air district that has been designated as a nonattainment area relative to federal and/or State ambient air quality standards for ozone, CO, sulfur dioxide or nitrogen dioxide is required to prepare and submit a plan for attaining and maintaining the standards for which it is in nonattainment.

The project site is within the boundaries of the Feather River Air Quality Management District (FRAQMD), which covers both Sutter and Yuba Counties. The FRAQMD is either in attainment of or unclassified for all federal and State ambient air quality except for federal standards for ozone and PM₁₀. Portions of Sutter County are also in nonattainment of State standards for ozone. The FRAQMD, in cooperation with other air districts in the northern Sacramento Valley, has prepared the Northern Sacramento Valley Planning Area Air Quality Attainment Plan for the attainment of State ozone standards. Plans have also been prepared for the attainment of federal ozone and PM₁₀ standards.

According to the FRAQMD 2010 Indirect Source Review Guidelines, Significant Impact Thresholds are triggered by the construction of projects larger than 130 new single-family residences, 225,000 square feet of new light industrial space, or 130,000 gross square feet of new office space. Since this project does not propose construction of any homes and is a subdivision of land to create eight residential lots, it will not trigger this threshold of significance.

Short-Term Construction Impacts

Construction activities for the proposed project would emit criteria air pollutants from a variety of activities, including operation of heavy equipment and use of worker vehicles, vendor trucks, and hauling trucks. Emissions of ozone precursors (ROG and NOx) are primarily generated by mobile sources and largely vary as a function of vehicle trips per day and the type, quantity, intensity, and frequency of heavy-duty, off-road equipment used. Typically, a large portion of construction-related ROG emissions results from the application of asphalt on to parking areas, and the application of architectural coatings. Construction-related fugitive dust emissions of PM₁₀ would vary from day to day, depending on the level and type of activity, silt content of the soil, and the weather.

Based on the minor nature of the scope of the project consisting of the construction of eight-lots and a private roadway, estimated construction emissions of NOx, ROG, and PM₁₀ generated during construction of the subdivision is not expected to exceed FRAQMD thresholds of significance. Therefore, project construction activities will not interfere with the implementation of air quality attainment plans for ozone or PM₁₀. Project construction impacts on air quality will be less than significant.

The FRAQMD considers a project with no operational phase a Type-2 project. A Type-2 project is considered less than significant if the averaged project life emissions do not exceed 25 lbs/day of NOx or ROG, and the daily emissions of PM₁₀ does not exceed 80 lbs/day. Projects that qualify as a Type-2 project should implement the Standard Mitigation Measures.

Mitigation Measure No. 1 (Air Quality): The project applicant shall implement the following FRAQMD-recommended Standard Mitigation Measures for projects that do not exceed construction or operational thresholds of significance.

- Implement the Fugitive Dust Control Plan prior to any on-site grading or construction activities. The applicant shall submit the fugitive dust control plan to the FRAQMD for review and approval. A copy of the approved plan shall be submitted to the Development Services Department.
- Construction equipment exhaust emissions shall not exceed FRAQMD Regulation III, Rule 3.0, Visible Emissions limitations (40 percent opacity or Ringlemann 2.0).
- The contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained prior to and for the duration of onsite operation.
- Limit idling time to 5 minutes – saves fuel and reduces emissions in accordance with 13 California Code of Regulations (CCR) Chapter 10 Section 2485 and 13 CCR Chapter 9 Article 4.8 Section 2449.
- Utilize existing power sources or clean fuel generators rather than temporary power generators.

- Develop traffic plans to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service. Schedule operations affecting traffic for off-peak hours. Minimize obstruction of through-traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites.
- Portable engines and portable engine-driven equipment units used at the project work site, with the exception of on-road and off-road motor vehicles, may require CARB Portable Equipment Registration with the State or a local district permit. The owner/operator shall be responsible for arranging appropriate consultation with CARB or FRAQMD to determine registration and permitting requirements prior to equipment operation at the site.

Overall, because this project would not generate emissions above FRAQMD's thresholds of significance for construction and operational activities, and would implement the relevant mitigation listed above, a less-than-significant impact on air quality is anticipated.

b) **Less than significant impact.** Neither construction nor operation of the proposed project would generate emissions that would exceed the FRAQMD thresholds of significance, and the project would implement the FRAQMD recommended Standard Mitigation Measures. Therefore, the project would not result in a significant net increase of criteria air pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. A less-than-significant impact is anticipated.

c) **Less than significant impact.** This project would not expose sensitive receptors to substantial pollutant concentrations. The nearest potential sensitive receptors are several residences to the west and east adjacent to the project site. As discussed in a) above, project construction and operational emissions would not exceed FRAQMD significance thresholds. As such, the nearby sensitive receptors would not be exposed to substantial amounts of pollutant emissions, especially when Mitigation Measure No. 1 is implemented.

The project would generate short-term construction emissions of diesel particulate matter (DPM), which is considered a toxic air contaminant that could lead to increased cancer risk with prolonged exposure. DPM emissions would be generated by the operation of off-road construction equipment (e.g., excavators, loaders, cranes, graders) and on-road diesel heavy-duty vehicles.

Toxic air contaminant emissions are considered significant if the emissions lead to a cancer risk of 10 cancers per million people and the Non-Cancer Hazard Index is 1.0. The project construction and operational emissions would be well below the significance thresholds for cancer risk.

In summary, construction and operational emissions from the proposed project would not generate substantial criteria pollutant emissions, nor would it generate DPM emissions that would pose a substantial health risk to nearby residences (sensitive receptors). Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations, and the impact is considered less than significant.

d) **Less than significant impact.** This project would not result in other emissions, such as those leading to odors, adversely affecting a substantial number of people. FRAQMD has identified various types of facilities that are known sources of odors, including wastewater treatment plants, sanitary landfills, painting/coating operations, food processing facilities, and green waste and recycling operations. The proposed project would not include operation of any of these types of

odor-generating facilities. Therefore, the project would not be anticipated to generate odors that would affect a substantial number of people, and the impact would be less than significant.

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

IV. BIOLOGICAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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.** This project would 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 General Plan EIR assessed the presence of special-status species in Sutter County through a search of the California Natural Diversity Database maintained by CDFW. The results indicate no candidate,

sensitive, or special-status species identified as potentially occurring onsite or in the immediate area. According to current California Natural Diversity Database data, there are no candidate, sensitive, or special status species identified as potentially occurring onsite or in the immediate area. There are no existing onsite roadside ditches located along Barry or Muir Roads, or waterways either onsite, or in the immediate vicinity that may provide connectivity for listed species. The project area is level and there are no major drainage canals or streams or rivers in the immediate vicinity. According to the General Plan Technical Background Report, agricultural lands, such as orchards, are of limited use to wildlife due to the level of disturbance related to crop management and are typically devoid of native plant species. The project site, while not currently being used in commercial agriculture operations, has historically been used as an orchard and is currently devoid of any vegetation or trees. As a result, a less than significant impact is anticipated.

This project was circulated to CDFW for review, and they did not provide any comments. In addition, the USFWS Critical Habitat Mapper indicated no critical habitat for any species listed under the federal Endangered Species Act within the project site and vicinity.

b) **No impact.** This project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS. There are no streams or rivers on the project site in the immediate vicinity. No riparian habitat or other sensitive natural community exists onsite or near the property. The site is surrounded by an elementary school, rural residential, and agricultural land. No 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) **No 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. The project is not anticipated to significantly interfere with wildlife movement since the site has historically been used as an orchard and is surrounded by a mix of residential, agricultural, and public facilities (school). The property is not located near any rivers or streams that would provide fish movement corridors. Only orchard and ornamental trees are in the project vicinity, which are not considered desirable nesting sites for migratory birds, particularly since the Feather River riparian area is east of the project site. 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 trees located on the property, therefore no impact will occur.

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. Therefore, 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)

	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 impact with mitigation incorporated.** The proposed project would not cause a substantial adverse change in the significance of a historical resource or archaeological resource pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15064.5. 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. The site is not listed on the National Register of Historic Places. There are no unique features or historical resources located on the project site and the project does not propose the removal any buildings. 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.

The project site has been used agriculturally. Since the property has been extensively disturbed to varying depths due to agricultural uses, it is unlikely that any intact cultural resources exist. Nevertheless, it is conceivable that archaeological resources could be encountered during project construction. To mitigate potential impacts, a mitigation measure is proposed to prevent disturbance of human remains should they be encountered.

Mitigation Measure No. 2 (Cultural Resources): If archaeological resources are discovered on the project site, potential ground disturbing activities within 100 feet 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 the cultural resource in a written report to the County. The County shall be responsible for implementing the report recommendations.

c) **Less than significant impact 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 would 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 NAHC cannot identify a descendent, or the descendent identified fails to make a recommendation, or the landowner rejects the recommendation of the descendent, the landowner shall rebury the human remains on the property in a location not subject to further disturbance. To mitigate potential impacts, a mitigation measure is proposed to prevent disturbance of human remains should they be encountered.

Mitigation Measure No. 3 (Cultural Resources): If human remains are discovered on the site, potential ground disturbing activities within 100 feet of the remains shall be halted immediately, and the project applicant shall notify the Sutter County Coroner and Native American Heritage Commission (NAHC) immediately, according to Public Resources Code §5097.98 and Section 7050.5 of California’s Health and Safety Code. If the remains are determined by the NAHC to be Native American, the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project applicant shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. Following the coroner’s and NAHC’s findings, the archaeologist, and the NAHC-designated Most Likely Descendant shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities for acting upon notification of a discovery of Native American human remains are identified in Public Resources Code Section 5097.94.

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

VI. ENERGY.

Would the project:

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

Responses:

a-b) **Less than significant impact.** The proposed project would 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. This project proposes to subdivide the site into eight residential lots and would require the construction and installation of a new private roadway and supporting utility and drainage infrastructure to serve the subdivision. No construction of new residential dwellings is proposed as part of the proposed project.

Overall, the project would not require the creation of a new substantial source of energy generation. Construction of the private roadway, utilities, and grading would require the consumption of diesel and gasoline to power construction equipment and delivery trucks. The size of the project is minor in nature, consisting of the construction of one private road and eight lots. Construction equipment fleet turnover and increasingly stringent state and federal regulations on engine efficiency, combined with state regulations limiting engine idling times, would further reduce transportation fuel demand during project construction. There are no unusual construction processes that would be more energy-intensive than are used for comparable activities, and no equipment would be used that would not conform to current emissions standards and related fuel efficiencies. For these reasons, it is expected that fuel consumption associated with project construction would not be any more inefficient, wasteful, or unnecessary than other similar development projects of this nature within Sutter County.

Future home construction is required to comply with the energy requirements of the State Building Codes, including California's energy code, Title 24, and will not result in a wasteful, inefficient, or unnecessary consumption of energy resources because the energy efficiency standards of the State of California are some of the most stringent codes in the nation. A less than significant impact is anticipated.

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.

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?

iv) Landslides?

b) Result in substantial soil erosion or the loss of topsoil?

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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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 and is not in an area where any documented faults exist. The project would involve minor grading activities that would not exacerbate existing seismic hazards in the region and is unlikely to be affected by earthquakes, liquefaction, or landslides in the region. As a result, a less than significant 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 Survey of the County, a majority of the on-site soil consists of Conejo loam, 0 to 9 percent slopes. These soils are predominantly used for irrigated row crops, orchards, hay, and pastureland. These soils are unlikely to cause erosion because the General Plan Technical Background Report indicates that soils with a 0 to 2 percent slope have slight erodibility. Minor grading work will be required to construct the proposed subdivision and will require compliance with the National Pollutant Discharge Elimination System (NPDES). This triggers the preparation of a Stormwater Pollution Prevention Plan (SWPPP) that includes Best Management Practices designed to prevent sediment and other pollutants from contacting stormwater moving off-site into receiving waters during the construction process. As a result, 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. The project proposes the subdivision of the site into eight residential lots that will require minor grading improvements and the installation of a private roadway and utilities to serve the site. As stated above in b), soil at the site has a 0 to 2 percent slope. The General Plan Technical Background Report indicates

that soils with a 0 to 9 percent slope have slight erodibility. In addition, the project is not located in the Sutter Buttes, the only area identified by the General Plan Technical Background Report as having landslide potential. A less than significant impact is anticipated.

d) **Less than significant impact.** This project is not located on expansive soil creating substantial direct or indirect risks to life or property. The soil types on the project site have a low to moderate shrink-swell potential; however, no building construction is proposed by this project. Any future construction of residential dwellings will be required to comply with the adopted California Building Code, specifically Chapter 18 for soils conditions and foundation systems, to address potential expansive soils that may require special foundation design, a geotechnical survey, and engineering for foundation design. The Building Inspection Division will implement these standards as part of the building permit process. A less than significant impact is anticipated.

e) **No impact.** This project does not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. Properties in the area of the project rely on the use of onsite septic tanks and leach field systems for the disposal of wastewater as there is no sewer system available in the immediate area. The Development Services Environmental Health Division reviewed this project and stated that soil testing was conducted to designate the Minimum Usable Sewage Disposal (MUSDA) for placement of the septic system and reserve area for each parcel to meet Sutter County On-Site Sewage Treatment and Disposal Ordinance Section 700-130. Therefore, no impact is anticipated.

f) **Less than significant 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. The project site consists of a tilled agricultural land with no orchards present onsite. Improvements to the site consist of a new private roadway and utilities to serve an eight-lot subdivision. No new building construction is proposed by this project. Implementation Program ER 8-D for policy ER 8.2 in the County General Plan requires that when paleontological resources are encountered, all work within 100 feet of the discovery shall be stopped and the area protected from further disturbance until the discovery is evaluated. The appropriate County personnel shall be notified immediately. The resource shall be examined by qualified personnel in accordance with the Society of Vertebrate Paleontology (SVP) guidelines to determine their significance and to develop appropriate protection and preservation measures. 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)

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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Responses:

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

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

Since the adoption of the CAP, further analysis to determine if a project can be too small to provide the level of GHG emissions reductions expected from the screening tables or alternative emissions analysis 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.

The proposed project will not result in the construction of any additional residences beyond what is already allowed by existing General Plan density standards and no other building construction is proposed by this project. Based on the GHG Pre-Screening Measures, construction of up to 132 single family dwelling units are "pre-screened out", which means it falls below the 3,000 metric tons threshold. As the proposed project will subdivide the project site into eight residential lots for future residential development, the project falls well below the threshold. Therefore, no further GHG emissions analysis is necessary 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)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS.				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 project consists of a subdivision of land to create eight residential lots and no construction of residential dwellings 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). This project does not involve the routine transport, use, or disposal of hazardous materials. As a result, 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. Barry Elementary School is located immediately west of the project site; however, the project consists of a subdivision of eight residential lots in which construction of the improvements will not include the use of hazardous materials. Future use of the site is designated for residential uses and no hazardous materials will be stored or used at the site. 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 Sutter County Airport, which is located approximately 3.15 miles northeast 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 is proposed to meet standards for access and roadway improvements and will maintain adequate emergency access on Barry and Muir Roads and will not impede any necessary emergency response. 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. 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 not located in the 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)

X. HYDROLOGY AND WATER QUALITY.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 water quality standards or waste discharge requirements. Future homes or other uses generating wastewater will require disposal be provided by onsite septic systems that are installed under permit from the Development Services Environmental Health Division. Future development that generates wastewater is required to meet local and State requirements for wastewater disposal in effect at the time of development. The applicant has designated adequate area required for the Minimum Usable Sewage Disposal Area (MUSDA) for each lot as part of the tentative map. Additionally, the location of proposed wells has also been identified to ensure that required setbacks from surrounding septic systems is maintained. A less than significant impact is anticipated.

b) **Less than significant impact.** This project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge to cause a substantial net deficit in aquifer volume or a lowering of the local groundwater table. The General Plan Technical Background Report indicates the property is provided with groundwater by the Sutter Subbasin. Water levels in the Sutter Subbasin have remained approximately 10 feet below ground surface and California's Groundwater Bulletin 118 prepared by the California Department of Water Resources indicates municipal and irrigation wells withdraw groundwater at a rate of 500-2000 gallons per minute. This project site is not located in an area served by a public water supply. Domestic water will be provided by individual on-site wells on each parcel. A total of eight wells may eventually be established to serve each proposed lot and each is required to be developed under a well permit from the Environmental Health Division to ensure compliance with applicable water quality standards. The additional wells are not expected to adversely affect groundwater recharge or groundwater supplies. Future residences at the site must comply with standard green building and energy efficiency standards consistent with the California Building Code and Title 24 Energy Code standards. The incorporation of green building measures, as applicable to a residence, will reduce energy and water consumption. Additionally, front yard landscaping exceeding 500 square feet in area is required to comply with the current Model Water Efficient Landscaping Ordinance prepared by the California Department of Water Resources. A less than significant impact is anticipated.

c)(i-iv) **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, in a manner which would result in substantial erosion or siltation on or off site. There are no streams or rivers on or in the immediate vicinity of the project site that could be altered by this project. This project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite. There are no streams or rivers on or in the immediate vicinity of the project site that could be altered by this project. The site is level and has been previously graded and disturbed for agricultural purposes. Each lot may be developed with a single-family home and accessory structures. The Development Services Engineering Division has reviewed this project and has provided comments regarding the drainage of the project that will be incorporated into the proposed conditions of approval for specific development of the property. In particular, a drainage study is required to be submitted prior to recordation of the map that will evaluate the final design conditions for the project to ensure run off associated with development of the properties can be adequately retained on-site. Additionally, no grading or alteration of the existing terrain that would direct additional waters to County roads or to adjacent lots will be allowed to occur. Additional surface water runoff created by the project must be retained on-site or detained and discharged so as to not adversely impact downstream facilities or adjacent properties. A less than significant impact is anticipated.

d) **No impact.** This project will not risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones. Although the project is located within a FEMA designated flood zone, the purpose of this project is to subdivide the property consistent with the existing 2030 General Plan and Zoning requirements and no construction of dwellings are proposed as part of the project. Future residential development that would result from the construction of the proposed subdivision would not be considered a source of pollutants in the event of inundation. 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. No impact is anticipated.

e) **No impact.** This project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The County, along with other

agencies, has prepared the Sutter Subbasin Groundwater Sustainability Plan that covers most of Sutter County, including the project site. The public comment period on the plan ended in April 2022. 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)

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

Responses:

a) **No impact.** This project will not physically divide an established community. The proposed residential use of the site is compatible with the existing uses surrounding the site including other estate residential development, agricultural land, and a public school. The site is located outside the Yuba City and Live Oak spheres of influence and the County’s recognized rural communities. No new building construction is proposed by this project and is a subdivision of land only. The proposed residential density was analyzed in the 2030 General Plan EIR. The project will not modify any existing roadways that would result in a barrier to other surrounding parcels as a result of the project. This project will not result in a physical barrier that will divide a community, so no impact is anticipated.

b) **Less than significant impact.** This project will not conflict with an applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The proposed subdivision will create eight residential lots intended for future residential development. The proposed density of the subdivision is 0.5 dwelling units per acre, consistent with the Estate Residential designation of the site and the ER-PD zone district. The project proposes an exception to the lot width/depth ratio due to the irregular shape of proposed Lots 1 and 4. The County has not adopted any land use plan, policy, or regulation for the purpose of avoiding or mitigating a specific environmental effect that affects this project. Where necessary, mitigation has been incorporated into the project and no additional mitigation measures are necessary. A less-than-significant impact is anticipated.

(County of Sutter, General Plan 2030. 2011)
 (County of Sutter, General Plan Technical Background Report. 2008)
 (County of Sutter, Zoning Code. 2022)

XII. MINERAL RESOURCES.

Would the project:

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

Responses:

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

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

XIII. NOISE.

Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input 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 impact with mitigation incorporated.** This project will not result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinances, or applicable standards of other agencies or result in exposure of persons to, or generation of, 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.

Future construction of residences and accessory structures on the proposed lots will result in temporary increases in ambient noise levels or vibrations; however, once construction is complete, ambient noise levels and vibration should return to a level that will not exceed any standards. The project will result in the creation of eight residential lots that will accommodate future residential dwellings that will not be a significant source of noise. Potential noise impacts associated with designating this property Estate Residential were previously analyzed in the 2030 General Plan and subdividing the property as proposed implements the General Plan as envisioned.

Sutter County does not establish quantitative noise limits for construction activities occurring in the County. During project construction, exterior noise levels could affect the nearby existing sensitive receptors in the vicinity. Per Policy N 1.6 of the County's General Plan, all project-related noise-generating construction activities within 1,000 feet of noise-sensitive uses (i.e., residential uses, daycares, schools, convalescent homes, and medical care facilities) are limited to daytime hours between 7:00 a.m. and 6:00 p.m. on weekdays, 8:00 a.m. and 5:00 p.m. on Saturdays, and prohibited on Sundays and holidays unless permission for the latter has been applied for and granted by the County. To ensure compliance with General Plan Policy N 1.6, the following mitigation measure is proposed. Compliance with this mitigation measure would make construction noise impacts less than significant.

Mitigation Measure No. 4 (Noise): During construction, the applicant shall ensure that all project related noise-generating construction activities are limited to daytime hours between 7:00 a.m. and 6:00 p.m. on weekdays, 8:00 a.m. and 5:00 p.m. on Saturdays, and are prohibited on Sundays and holidays unless permission for the latter has been applied for and granted by the County.

c) **Less than significant impact.** This project is not located within the vicinity of a private airstrip, public airport, or public use airport; therefore, it will not result in excessive noise levels for people residing or working in the project area. The nearest public airport is the Sutter County Airport, which is located approximately 3.15 miles northeast of the project site. There are no private airstrips located within the vicinity of the project site. Due to the project's distance from these facilities, a less than significant impact is anticipated.

(County of Sutter, General Plan 2030. 2011)

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

(County of Sutter, Zoning Code. 2022)

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. POPULATION AND HOUSING.

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Responses:

a) **Less than significant impact.** This project will not induce substantial unplanned population growth in an area, directly or indirectly. The project will result in the creation of eight residential parcels over one-acre in size, consistent with the rural nature of the surrounding area. The additional lots will not generate the demand for unplanned growth such as new commercial or other types of residential development. The project will have a private roadway serving the site and will utilize the existing frontage of Barry and Muir Roads. The proposed density of 0.5 dwellings per acres, is a low density that will not result in the need for upgraded or new infrastructure for the area that would allow for additional unplanned growth. 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 site contains no existing residential structures and is currently fallow agricultural land. No replacement housing will be required as part of this subdivision project. No impact is anticipated.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: | | | | |
| 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"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

i) **Less than significant impact.** This project location is provided fire protection by Sutter County and is located in County Service Area (CSA) F. The nearest fire station is the Oswald Tudor Fire Station (Station 98), located on Barry Road and Highway 99 approximately 600 feet west of the project site. Response times will not be affected by the proposed project. The proposed private access road has been sized to allow emergency vehicle apparatus to reach the site in the event of a fire and has public roads (Barry and Muir Road) bordering the project site. Referral of the project was sent to the Sutter County Fire Department and the Fire Department stated no comment with regard to the project. The County will collect impact fees for fire protection prior to issuance of building permits for any future residential dwellings at the site. A less than significant impact to fire services is anticipated.

ii) **Less than significant impact.** This project will not have a significant impact on police protection. Law enforcement for unincorporated portions of Sutter County is provided by the Sutter County Sheriff's Department and traffic investigation services by the California Highway Patrol. The Sheriff's Department has reviewed this project and 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. The demand for services resulting from the creation of eight residential lots is anticipated to be minimal. The County will collect impact fees for Sheriff and criminal justice prior to issuance of building permits for any future residential dwellings at the site. A less than significant impact is anticipated.

iii) **Less than significant impact.** This project will create eight new residential lots that would potentially generate a demand for school services; however, this demand would not be significant. The proposed density is consistent with ER land use designation permitted by the 2030 General Plan. This project is located within the Yuba City Unified School District and is located adjacent to Barry Elementary School. The County will collect school impact fees prior to issuance of building permits for any future residential dwellings at the site. No comments were provided by Yuba City Unified School District regarding this project. A less than significant impact is anticipated.

iv) **Less than significant impact.** This project will not have a significant impact upon parks. While the proposed project would create eight new residential lots that would support additional residents in the area that would potentially utilize park facilities, the increase in demand would be less than significant. Impacts to existing parks would be minor and would not necessitate the construction of new park facilities that would create an environmental impact. The County will collect the adopted "Park Acquisition" fee based on the number of bedrooms per each future dwelling unit to offset the potential demand from the proposed subdivision. This project will not have a significant impact on parks countywide. A less than significant impact is anticipated.

v) **Less than significant impact.** The proposed project is not anticipated to have an impact on other public facilities. The project would construct a new private road and private utilities such as stormwater drainage that would connect to existing public facilities; however, impacts to these facilities are anticipated to be less than significant. The County will collect impact fees for general government, animal control, library, and health and social services prior to issuance of building permits for any future residential dwellings at the site. A less than significant impact is anticipated.

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

XVI. RECREATION.

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

Responses:

a-b) **Less than significant 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. The proposed project consists of a subdivision to create eight parcels for the purposes of residential development. This project does not propose recreational facilities or require expansion of existing recreational facilities. Future residential development as a result of this project is not anticipated to have a significant impact on parks countywide due to the minor additional number of residential units that would result from construction of the subdivision and any future dwellings constructed on the project site. As part of issuing a building permit for any future dwelling, the County will collect the adopted "Park Acquisition" fee that can be used for recreation facilities in the future. As a result, a less than significant impact is anticipated.

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

XVII. TRANSPORTATION.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

	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. The project site is located in a rural area approximately 0.5 miles south of the city limits of Yuba City. The project area is not served by mass transit or bicycle paths. There are no designated pedestrian or bicycle routes in the project area. The General Plan classifies Muir Road as a Local roadway and Barry Road as a Minor Arterial roadway. Given the rural location of the subject parcel, personal vehicles will be the most likely form of transportation. The project site has frontage along County maintained roads and the subdivision will be served by a private roadway built to County standards. The project will create eight residential parcels that will accommodate future residential development, which is anticipated to result in a nominal increase over existing traffic levels. Based on the Trip Generation Manual prepared by the Institute of Transportation Engineers, a single-family residence generates an average of 9.57 vehicle trips per day. If each proposed parcel is developed with a residence, this will generate approximately 77 additional daily vehicle trips. The anticipated demand is consistent with the residential density permitted by the ER designation and would not generate traffic beyond what was analyzed in the 2030 General Plan EIR. 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” (VMT) 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 project proposes to subdivide the site into eight lots for the purposes of single-family residential development, which is anticipated to generate less than 110 vehicle trips per day, and thus exempt from further review with regard to VMT. A less than significant impact would occur.

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 Barry and Muir Roads, which run in a straight direction along the project frontages on the south and east side of the site. A private roadway serving the site is proposed to be constructed; however, the design does not contain any dangerous design characteristics that could cause hazard to traffic. Additionally, 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. The project site has adequate frontage along Barry Road and Muir Road, which are County maintained roadways. The project includes the construction of a private roadway cul-de-sac to serve the subdivision. The private roadway has been designed to County standards and will allow for adequate emergency service access to each proposed parcel. A less than significant impact is anticipated.

(Institute of Transportation Engineers, Trip Generation Manual, 7th Edition)
 (County of Sutter, General Plan Technical Background Report. 2008)

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

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

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), which include the Mechoopda Indian Tribe of Chico, Mooretown Rancheria of Maidu Indians, United Auburn Indian Community of the Auburn Rancheria, Strawberry Valley Rancheria, Enterprise Rancheria of Maidu Indians, Lone Band of Miwok Indians, and Wilton Rancheria. The Mooretown Rancheria responded and stated that they are not aware of any known cultural resources at this site. No requests for consultation were received from Native American tribes during the review period. The property has been extensively disturbed to

varying depths due to previous historical agricultural use and operations on the site. A less than significant impact to tribal cultural resources as a result of the project is anticipated.

XIX. UTILITIES AND SERVICE SYSTEMS.

Would the project:

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

Responses:

a) **Less than significant impact.** This project will not require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. The proposed subdivision would utilize a private well and septic system for each individual residential lot. Other utility systems as stormwater conveyance, electric, natural gas, and telecommunication facilities will be extended into the site via the private roadway. The proposed subdivision to create eight lots will not require an upgrade to the existing stormwater drainage infrastructure serving the area. This project was reviewed by the Pacific Gas and Electric Company (PG&E) and they stated that no impacts would result from this project. This area that is proposed to be subdivided and improved has been previously disturbed and historically used for commercial agriculture and has no significant environmentally sensitive characteristics present such as wetlands, special status species, cultural resources, or other potentially significant issues that would result in a significant environmental impact. 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. The project site has historically been used for agricultural purposes and was served by on-site water supplies. Water demand from the proposed project is not anticipated to be higher over the historic use of the property. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. Water will be supplied by private wells for each parcel. Each future well will be required to obtain permits from the Environmental Health Division. This project is not anticipated to substantially increase the amount of water used onsite beyond what has been historically used. As a result, a less than significant impact is anticipated.

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

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

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

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.

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

Responses:

a) **Less than significant impact.** No environmental effects were identified in the initial study which indicate the project will have the ability to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Mitigation Measures 2 and 3, proposed in the Cultural Resources section, would protect possible disturbance of archaeological resources and human remains, respectively, should they be encountered.

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. The project would generate temporary emissions associated with construction of the proposed improvements of the subdivision such as grading, roadway improvements, drainage, and utilities. Standard mitigation measures for project construction emissions have been incorporated to minimize construction related emissions; however, the project is not anticipated to contribute to cumulative significant impacts with regard to air quality. In rural areas, noise impacts generally are localized in character and typically do not have cumulative effects. Mitigation Measure 4, proposed in the Noise section, would reduce noise impacts.

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

MITIGATION MONITORING PROGRAM – Project #U22-0031 (Thiara)

Mitigation Measure	Timing	Monitoring Agency
<p>Mitigation Measure No. 1 (Air Quality): The project applicant shall implement the following FRAQMD-recommended Standard Mitigation Measures for projects that do not exceed construction or operational thresholds of significance.</p> <ul style="list-style-type: none"> • Implement the Fugitive Dust Control Plan prior to any on-site grading or construction activities. The applicant shall submit the fugitive dust control plan to the FRAQMD for review and approval. A copy of the approved plan shall be submitted to the Development Services Department. • Construction equipment exhaust emissions shall not exceed FRAQMD Regulation III, Rule 3.0, Visible Emissions limitations (40 percent opacity or Ringlemann 2.0). • The contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained prior to and for the duration of onsite operation. • Limit idling time to 5 minutes – saves fuel and reduces emissions in accordance with 13 California Code of Regulations (CCR) Chapter 10 Section 2485 and 13 CCR Chapter 9 Article 4.8 Section 2449. • Utilize existing power sources or clean fuel generators rather than temporary power generators. • Develop traffic plans to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service. Schedule operations affecting traffic for off-peak hours. Minimize obstruction of through-traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites. • Portable engines and portable engine-driven equipment units used at the project work site, with the exception of on-road and off-road motor vehicles, may require CARB Portable Equipment Registration with the State or a local district permit. The owner/operator shall be responsible for arranging appropriate consultation with CARB or 	<p>Prior to any on-site grading, paving, or construction activities/ Ongoing</p>	<p>FRAQMD / Development Services</p>

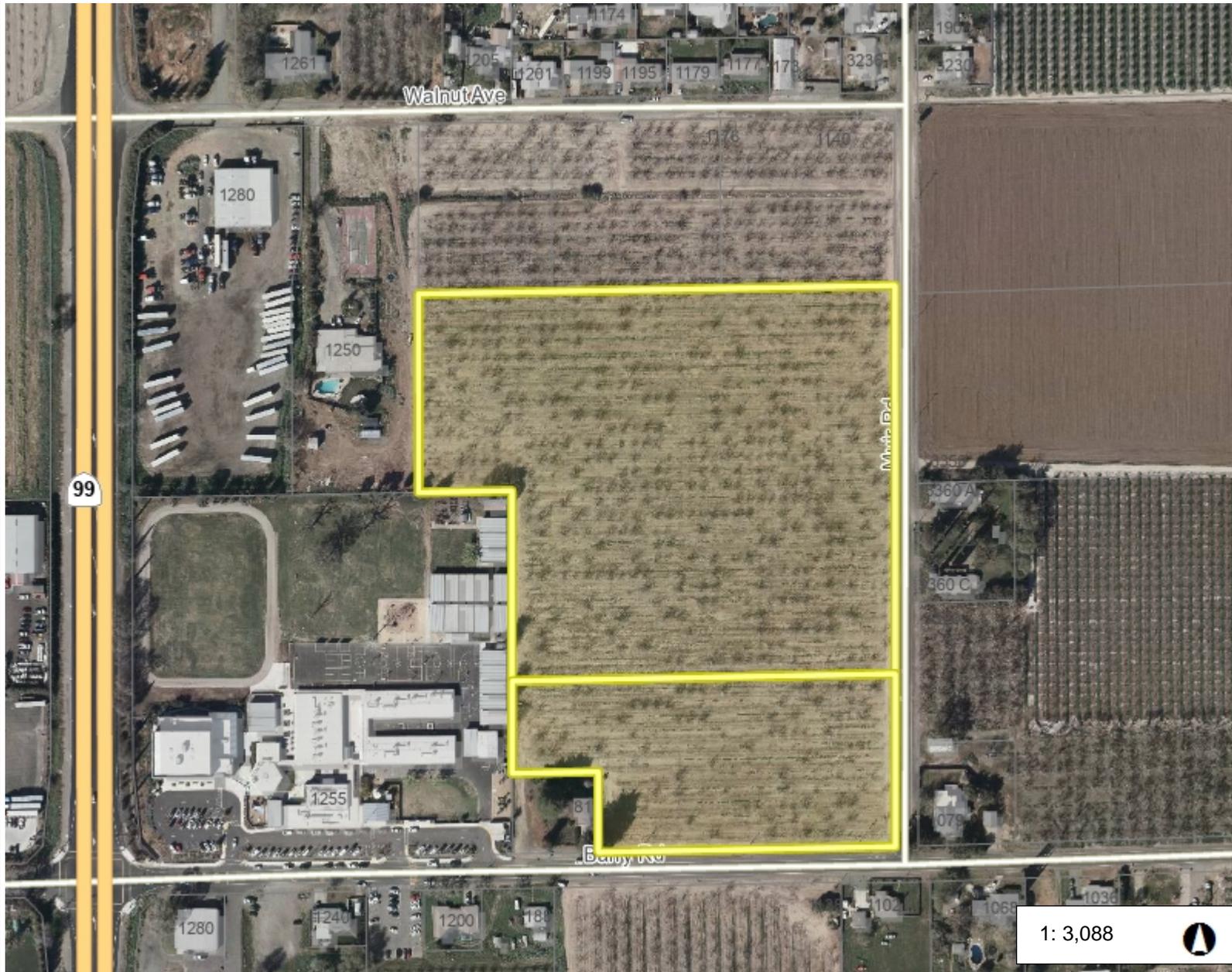
Mitigation Measure	Timing	Monitoring Agency
FRAQMD to determine registration and permitting requirements prior to equipment operation at the site.		
Mitigation Measure No. 2 (Cultural Resources): If archaeological resources are discovered on the project site, potential ground disturbing activities within 100 feet 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 the cultural resource in a written report to the County. The County shall be responsible for implementing the report recommendations.	During construction activities	Development Services
Mitigation Measure No. 3 (Cultural Resources): If human remains are discovered on the site, potential ground disturbing activities within 100 feet of the remains shall be halted immediately, and the project applicant shall notify the Sutter County Coroner and Native American Heritage Commission (NAHC) immediately, according to Public Resources Code §5097.98 and Section 7050.5 of California’s Health and Safety Code. If the remains are determined by the NAHC to be Native American, the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project applicant shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. Following the coroner’s and NAHC’s findings, the archaeologist, and the NAHC-designated Most Likely Descendant shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities for acting upon notification of a discovery of Native American human remains are identified in Public Resources Code Section 5097.94.	During construction activities	Development Services
Mitigation Measure No. 4 (Noise): During construction, the applicant shall ensure that all project related noise-generating construction activities are limited to daytime hours between 7:00 a.m. and 6:00 p.m. on weekdays, 8:00 a.m. and 5:00 p.m. on Saturdays, and are prohibited on Sundays and holidays unless permission for the latter has been applied for and granted by the County.	During construction activities	Development Services

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Attachments:

1. Aerial Photo Exhibit
2. Zoning Exhibit
3. Tentative Subdivision Map



Legend

- Addresses
- Building Footprints
- Railroads
- Road Centerlines
 - 1
 - 3
 - 4
 - 5
 - <all other values>
- Levees
- Open Waterways
 - Irrigation Canal
 - Creek
 - Drainage Ditch
 - River
 - State Drain
 - Ditch (reclass)
 - Natural Waterway (reclass)
 - <all other values>
- Tax Parcels
- County Boundary
- Incorporated Cities
- City SOI
2022 (.25')
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

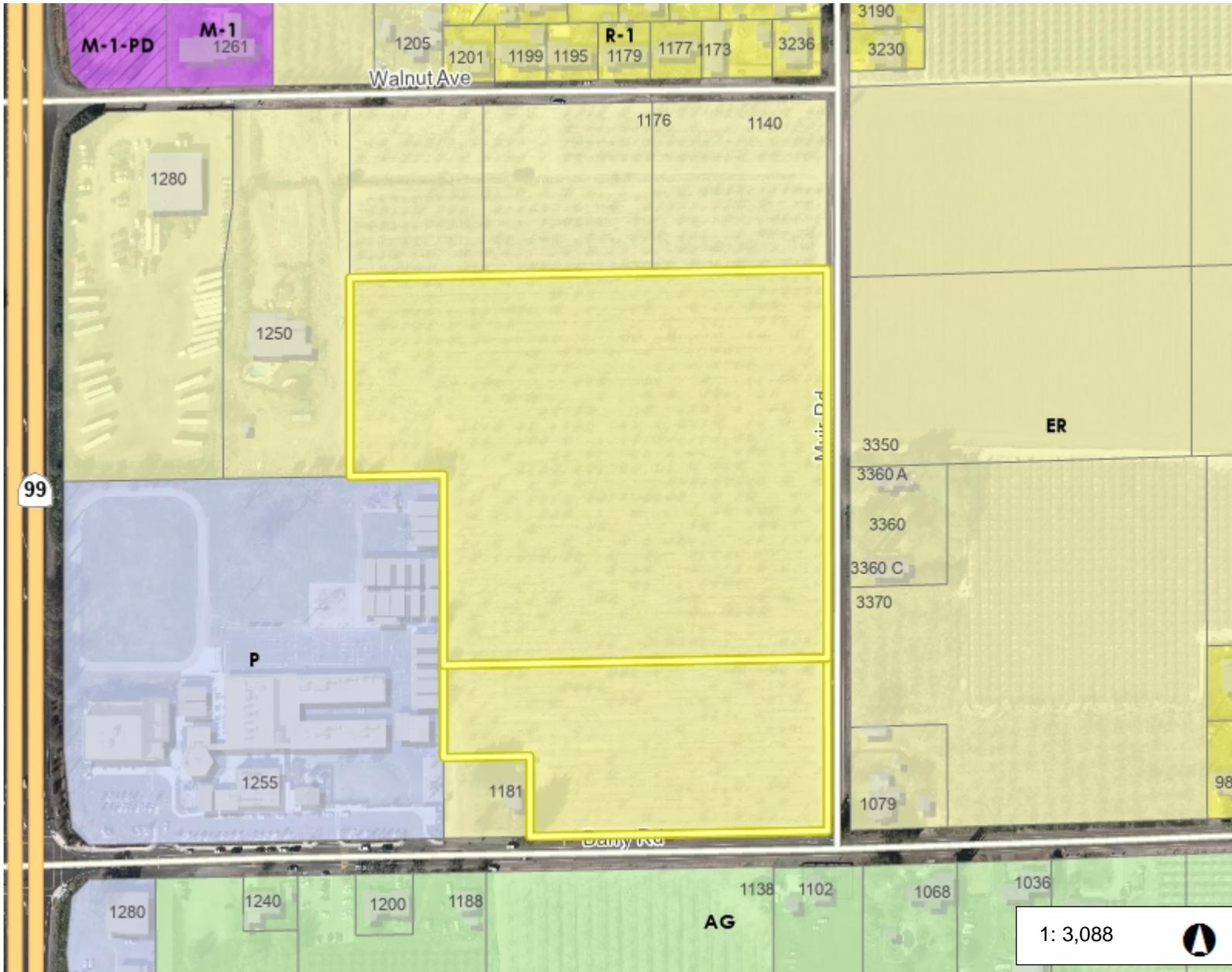
514.7 0 257.35 514.7 Feet

NAD_1983_StatePlane_California_II_FIPS_0402_Feet
© County of Sutter

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





Legend

- Addresses
- Building Footprints
- Railroads
- Road Centerlines
 - 1
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 - 5
 - <all other values>
- Levees
- Open Waterways
 - Irrigation Canal
 - Creek
 - Drainage Ditch
 - River
 - State Drain
 - Ditch (reclass)
 - Natural Waterway (reclass)
 - <all other values>
- Tax Parcels
- Zoning
 - AG
 - AG-PD
 - AG-SB
 - C-M
 - C-M-PD
 - CC
 - CM-PD
 - E1
 - E1-FP
 - E2
 - EC
 - ER

514.7 0 257.35 514.7 Feet

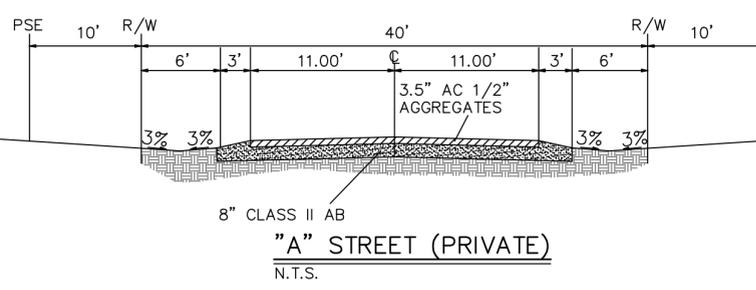
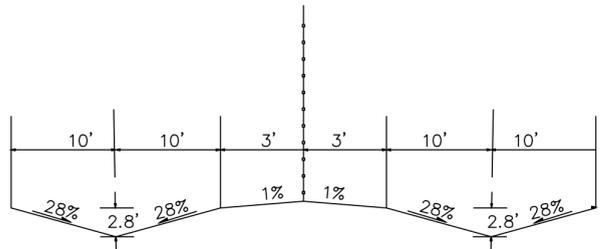
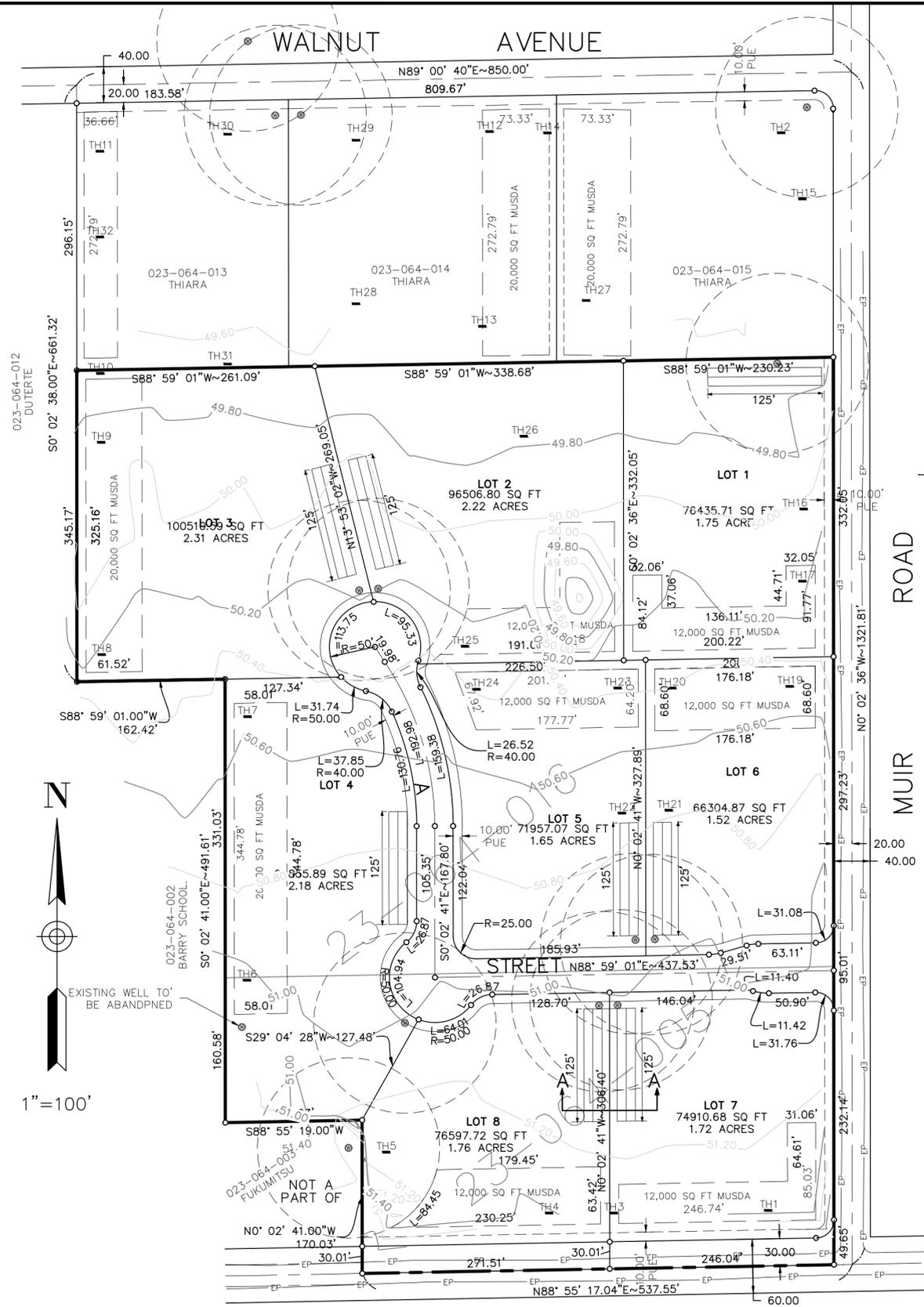
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1: 3,088





George L. Musallam
SIGNED ELECTRONICALLY ON 9-16-2022



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GENERAL NOTES

- WATER
- GROUNDWATER WELLS
- SEWER
- ON SITE SEWAGE DISPOSAL SYSTEM
- STORM DRAIN
- EXISTING: SUTTER COUNTY
- PROPERTY USE:
- EXISTING: ER
- PROPOSED: ER
- ZONING
- EXISTING: ER
- PROPOSED: ER-PD
- GENERAL PLAN
- EXISTING: ER
- PROPOSED: ER-PD
- ASSESSOR PARCEL MAP (ACRES)
- 23-064-016 AND 005 (16.12)
- UTILITIES
- ELECTRICITY AND GAS: P G & E
- TELEPHONE: AT&T
- CABLE: COMCAST

LOT DIMENSIONS
LOT AND BOUNDARY DIMENSIONS ARE APPROXIMATE AND SUBJECT TO REVISION WITH FILING OF THE FINAL MAP.

SEASONAL WATER DEPTH
MORE THAN 7 FEET FROM EXISTING GROUND

TENTATIVE SUBDIVISION MAP
BAKSHINDER THIARA

BEING A PORTION OF SECTION 10, T14N, R3E
SUTTER COUNTY, CALIFORNIA. MAY 2017

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