

COUNTY OF SUTTER
NEGATIVE DECLARATION

PROJECT TITLE: Project # U22-0037 (Laughlin)

PROJECT SPONSORS: Applicant:
Patrick Laughlin
1008 Live Oak Boulevard
Yuba City, CA 95991

Landowner:
Patrick Laughlin Trust
1008 Live Oak Boulevard
Yuba City, CA 95991

Representative:
Jeff Spence
Laughlin and Spence
1008 Live Oak Boulevard
Yuba City, CA 95991

PROJECT LOCATION: 8070 West Butte Road, Live Oak, CA 95953

ASSESSOR'S PARCEL NO: 08-150-046 & 08-150-047

PROJECT DESCRIPTION: A tentative parcel map to divide a 51.89-acre parcel into a 2.3- acre homesite parcel and a 49.6-acre agricultural remainder.

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

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

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



Neal Hay
Director of Development Services
Environmental Control Officer

Date



12/1/2022

Sutter County Initial Study

- 1. Project title:** Project #U22-0037 (Laughlin)
- 2. Lead agency name and address:** Sutter County Development Services Department
Planning Division
1130 Civic Center Boulevard
Yuba City, CA 95993
- 3. Contact person and phone number:** Raveena Sroya, Assistant Planner
(530) 822-7400 ext. 319
- 4. Project sponsor's name and address:** Applicant:
Patrick Laughlin
1008 Live Oak Boulevard
Yuba City, CA 95991
- Property Owner
Patrick Laughlin Trust
1008 Live Oak Boulevard
Yuba City, CA 95991
- Surveyor:
Jeff Spence
Laughlin and Spence
1008 Live Oak Boulevard
Yuba City, CA 95991
- 5. Project Location & APN:** 8070 West Butte Road, Live Oak, CA 95953; APN: 08-150-046 & 08-150-047
- 6. General Plan Designation:** AG-40 (Agriculture, 40-acre minimum)
- 7. Zoning Classification:** AG (Agriculture) District

8. Description of project: The proposed project is a tentative parcel map to divide a 51.89-acre parcel into a 2.3-acre homesite parcel ("Parcel 1") and a 49.6-acre agricultural remainder ("Parcel 2"). The General Plan density allows for one permanent residence on the subject property (one dwelling unit per 40 acres).

The proposed homesite parcel is developed with an existing residence that is served by an individual well and septic system. A gravel driveway off of West Butte Road provides access to the residence. The proposed agricultural remainder parcel has historically been used for duck hunting and contains ungrazed native grasses and wetlands. A development rights and open space easement agreement will be required to be entered into for the agricultural remainder parcel to restrict future non-agricultural use of the land. As allowed by Zoning Code, the proposed agricultural remainder parcel is proposed to be planted with an orchard at a future date. No new construction is proposed with this project. The proposed parcels have frontage on West Butte Road, which is a County maintained road. The property lies along the west side of the Sutter Buttes and drains in a westerly direction into the Butte Sink area.

9. Surrounding land uses and setting: The project site is located on the west side of West Butte Road and the surrounding area is rural in nature. The project site and parcels to the north, west, and south are zoned AG (Agriculture) and parcels to the east are zoned AG-SB (Agriculture-Sutter Buttes Overlay). Surrounding uses consist of orchard farming, grazing land, scattered residences, hunting land, and natural habitat. Butte Creek is located approximately 2.65 miles west of the project site.

North: walnut orchard, residence; South: almond orchard; East: grazing land; West: Duck Club and natural habitat.

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 or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Raveena Sroya
Assistant Planner



Date



Neal Hay, Director of Development Services
Environmental Control Officer



Date

I. AESTHETICS.

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

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

Responses:

a) **No impact.** 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 project site. The General Plan Technical Background Report identifies geographic features such as the Sutter Buttes, Feather River, Sacramento River, Bear River, and the valley's orchards as scenic resources within the County, which contribute to the County's character. This project is not located within the Sutter Buttes Overlay Zone and is not located in the immediate vicinity of the Bear River, Feather River, or Sacramento River. This project will create one homesite parcel for an existing residence, consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. A condition will be placed on the project requiring a development rights and open space easement agreement be recorded that prohibits additional residential development on the agricultural remainder parcel to maintain consistency with the 2030 General Plan. As a result, this project will not substantially alter any scenic vista and no impact is anticipated.

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

c) **No impact.** The proposed project is located in a non-urbanized area and will not substantially degrade the existing visual character or quality of public views of the site and its surroundings. The surrounding area is largely rural and features mostly properties planted with orchards and scattered residences. The project site and surrounding parcels are zoned AG (Agriculture). No new building construction is proposed by this project. This project will create one homesite parcel

for an existing residence, consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. This project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings and no impact is anticipated.

d) **No impact.** This project will not create a new source of substantial light or glare which will adversely affect day or nighttime views in the area. 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. This project will create one homesite parcel for an existing residence, consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. No new exterior lighting is proposed on the subject property. The project will not result in a significant new source of substantial light or glare that would affect day or nighttime views in the area. No impact is anticipated.

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

(County of Sutter, Zoning Code. 2022)

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) **No impact.** This project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to a non-agricultural use. As shown on the 2018 Sutter County Important Farmland map, the subject parcel contains mostly "Other Land" with some "Grazing Land" along the eastern boundary and some "Unique Farmland" along the northern boundary. No new building construction is proposed by this project. A development rights and open space easement agreement will be required to be entered into for the agricultural remainder parcel to restrict future non-agricultural use of the land. This project will create one homesite parcel around the existing residence, consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. No impact is anticipated.

b) **No impact.** This project will not conflict with existing zoning for agricultural uses or a Williamson Act contract. The project site is located within the AG (Agriculture) District and is not encumbered by a Williamson Act contract. Aside from one single-family residence, the project site will be used for future agricultural operations. No new building construction is proposed by this project. This project will create one homesite parcel, consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. No impact is anticipated.

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

d) **No Impact.** This project will not result in the loss of forest land or conversion of forest land to a non-forest use because of its location within Sutter County. 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 subject parcel will be used for agricultural operations with a new orchard to be planted. Therefore, no impact is anticipated.

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

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

a-d) **No impact.** This project will not conflict with any air quality plan or result in a net increase of any criteria pollutant, nor expose sensitive receptors to substantial pollutant concentrations or objectionable odors.

The proposed project is located within the Northern Sacramento Valley Air Basin (NSVAB) and the jurisdiction of the Feather River Air Quality Management District (FRAQMD). Air quality standards are set at both the federal and state levels. FRAQMD is responsible for the planning and maintenance/attainment of these standards at the local level. FRAQMD sets operational rules and limitations for businesses that emit significant amounts of criteria pollutants. This project was circulated to FRAQMD for review and they had no comments.

According to the FRAQMD 2010 Indirect Source Review Guidelines, Significant Impact Thresholds are triggered by the construction of 130 new single-family residences, 225,000 square

feet of new light industrial space, or 130,000 gross square feet of new office space. Since this project does not propose any new development, it will not trigger this threshold of significance and as such, no impact is anticipated upon air quality.

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

IV. BIOLOGICAL RESOURCES.

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Potentially
Significant
Impact

Less Than
Significant
with Mitigation
Incorporated

Less Than
Significant
Impact

No
Impact

☐ ☐ ☐ ☒

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

Responses:

a) **No impact.** This project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS). The California Natural Diversity Database (CNDDDB) is a positive-sighting database managed by CDFW. According to the CNDDDB, this area may contain habitat for some special status reptiles, fish, and birds.

Aside from the existing single-family residence located on the east side of the parcel the project consists of agricultural land and no new building construction is proposed by this project. This project will create one homesite parcel containing the existing residence, consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. This project was circulated to CDFW for review and they did not provide any comments. No impact is anticipated.

b) **No impact.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS. There are no streams or rivers in the immediate vicinity. No riparian habitat or other sensitive natural community is known to exist onsite or near the property. No new development is proposed by this project and therefore, 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. According to the National Wetlands Inventory of the U.S. Fish and Wildlife Service, freshwater emergent wetlands are located on the project site. This project will create one homesite parcel containing the existing residence, consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. No new development is proposed by this project and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. 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. Aside from an existing single-family residence, the project site consists of agricultural land. No new building construction is proposed by this project. This project will create one homesite parcel, consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. 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. According to the application, there are no oak trees located on the property, so no impact is anticipated.

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

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

V. CULTURAL RESOURCES.

Would the project:

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

Responses:

a-c) **Less than significant impact.** The proposed project will not cause a substantial adverse change in the significance of a historical resource or archaeological resource pursuant to §15064.5. Also, this project will not disturb any human remains, including those interred outside of dedicated cemeteries. In Section 4.6 of the General Plan Technical Background Report, Figure 4.6-1 does not list the property as being a historic site. There are no unique features or historical resources located on the project site and the property is not located near a cemetery. There is no evidence on the project site indicating that historical or archaeological resources exist. No new building construction is proposed by this project. This project will create one homesite parcel and an agricultural remainder parcel, consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. A less than significant impact to cultural resources is anticipated.

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

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

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

VI. ENERGY.

Would the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

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

a-b) **No impact.** The proposed project will not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation or conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Aside from one existing single-family residence, the project site consists of wetlands and native grasses. No new building construction is proposed by this project. This project will create one homesite parcel, consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. No 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.

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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ii) Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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iii) Seismic-related ground failure, including liquefaction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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iv) Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in substantial soil erosion or the loss of topsoil?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 is located along the west side of the base of the Sutter Buttes and the site slopes gradually to the west. The project will not exacerbate existing seismic hazards in the region. No changes to the character or use of the property are proposed or anticipated. No new building construction is proposed by this project. Therefore, the potential for earthquakes, liquefaction, or landslides is unlikely and 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 Conservation Service, Soil Survey of Sutter County, California, on-site soil consists of Olashes sandy loam, frequently flooded, 0 to 2 percent slopes (western portion of parcel) and Palls-Stohlman stone sandy loams, 9 to 30 percent slopes (eastern portion of parcel). The General Plan Technical Background Report indicates that soils with a 0 to 9 percent slope have slight erodibility and soils with 9 to 30 percent slopes have moderate erodibility. This project will create one homesite parcel, consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. The proposed homesite parcel will primarily be located on soil with moderate erodibility and the proposed agricultural remainder will primarily encompass soil with slight erodibility. The proposed agricultural remainder parcel will be dedicated for agricultural use and is unlikely to cause erosion as indicated in the General Plan Technical Background Report. No new building construction is proposed by this project. No additional residential development beyond what is currently allowed and was analyzed in the 2030

General Plan EIR will result from this project. 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. As stated above in b), there are two types of soil at the site with a small portion to the east having moderate erodibility (9-30 percent slopes) and a larger portion of the site to the west containing soil with slight erodibility (0-2 percent slopes). The purpose of this project is to divide a proposed homesite parcel from a proposed agricultural remainder parcel consistent with the existing 2030 General Plan and Zoning requirements. No new development is proposed. Therefore, 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 high shrink-swell potential. Although no building construction is proposed at this time, any future construction will be required to comply with the adopted California Building Code, specifically Chapter 18 for soils conditions and foundation systems, to address potential expansive soils that may require special foundation design, a geotechnical survey, and engineering for foundation design. The Building Inspection Division will implement these standards as part of the building permit process. A less than significant impact is anticipated.

e) **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 area. The Development Services Environmental Health Division reviewed this project and stated that soil testing was completed in July 2022 for the existing single-family residence and an adequate designated Minimum Usable Sewage Disposal Area (MUSDA) reserved for the residence on the proposed 2.3-acre homesite parcel. The existing septic system and MUSDA meet Sutter County On-Site Sewage Treatment and Disposal Ordinance Section 700-130. No soil testing has been completed on the remaining 49.6-acre agricultural parcel and no development is anticipated requiring the use of a septic system on the agricultural remainder parcel. 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. No new building construction is proposed by this project. This project proposes to separate a homesite parcel from a proposed agricultural remainder parcel, consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. 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)

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VIII. GREENHOUSE GAS EMISSIONS.

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 project site is currently developed with one single-family residence. 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 not result in any additional residences, 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. This project will not conflict with the CAP because it was determined to be exempt from its requirements as discussed in Section a) above so a less than significant impact is anticipated.

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

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

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

(Sacramento Valley Air Quality Engineering and Enforcement Professionals (SVAQEPP), Northern Sacramento Valley Planning Area 2015 Triennial Air Quality Attainment Plan. 2015)

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 Development Services Environmental Health Division is the Certified Unified Program Agency (CUPA) for Sutter County with responsibility for the administration of the “Unified Hazardous Waste and Hazardous Materials Management Regulatory Program” (Unified Program). All uses involving the storage and handling of hazardous materials are monitored by CUPA. CUPA has reviewed this project and stated that they had no comments. The project site contains one existing single-family residence and agricultural land, and this use is not anticipated to change. No new building construction is proposed by this project. This project will create one homesite parcel, consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. 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. There are no existing or proposed schools within one-quarter mile of the project site. The closest existing schools are Meridian Elementary School located approximately 7.3 miles south of the project site and Sutter High School located approximately 9.0 miles southeast of the project site; therefore, no impact is anticipated.

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

e) **No impact.** This project is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; therefore, this project will not result in a safety hazard or excessive noise for people residing or working in the project area. The nearest public airports are Colusa County Airport located at least 6 miles southwest of

the project site and Sutter County Airport which is located approximately 17.5 miles southeast of the project site. Due to the project's distance from public airports, no impacts are 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 each lot has adequate frontage on West Butte Road, which is of sufficient size to not impede any necessary emergency responses. 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) **Less than significant impact.** This project will not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. 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. The project is located along the west side of the base of the Sutter Buttes and within the general vicinity of an area susceptible to wildfires. This project will create one homesite parcel, consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. A significant risk of loss, injury, or death associated with wildland fires as a result of the proposed project is not anticipated and is considered less than significant.

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY.				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in 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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. The project site includes one existing single-family residence and agricultural land. No new building construction is proposed by this project. This project will create one homesite parcel, consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. The Development Services Environmental Health Division reviewed this project and stated the designated Minimum Usable Sewage Disposal Area (MUSDA) for the existing residence on the proposed 2.3-acre home site parcel meets Sutter County On-Site Sewage Treatment and Disposal Ordinance Section 700-130. No soil testing has been completed on the remaining 49.6-acre agricultural parcel and no development is anticipated requiring the use of a septic system on the agricultural remainder parcel. If development is proposed in the future that generates sewage or wastewater, it will be required to meet the local and state requirements for sewage or wastewater disposal in effect at the time of development. This project is not expected to violate water quality standards or waste discharge requirements. Compliance with applicable requirements and water quality standards will minimize the project's impact to water quality. A less than significant impact is anticipated.

b) **Less than significant impact.** This project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. No new building construction is proposed by this project. This project will create one homesite parcel for an existing single-family residence, consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. The project site is not located in an area that is served by a public water supply. Water is currently supplied by an on-site well located on the proposed homesite parcel. No additional wells are proposed as part of this project; however, a well may be required for future agricultural operations. Any future wells established on the property 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 was analyzed in the 2030 General Plan EIR. As a result, a less than significant impact is anticipated.

c) **Less than significant impact.** This project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site or substantially increase the rate or amount of surface runoff in a manner resulting in flooding on or off-site. This project will also not contribute runoff water which will exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff or impede or redirect flood flows. There are no streams or rivers on or in the immediate vicinity of the project site that could be altered by this project.

A large portion of the project site is located within Flood Zone “A” according to Flood Insurance Rate Map (FIRM) No. 0603940025B, issued by the Federal Emergency Management Agency (FEMA). Flood depths vary across the project site but can be as deep as 10 feet. The project site includes one existing single-family residence and agricultural land. No new building construction is proposed by this project. This project will create one homesite parcel, consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. 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 within a FEMA designated flood zone, the purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements with no additional development proposed. 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. There are no currently adopted water quality control plans or sustainable groundwater management plans for the subject area. 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)

XI. LAND USE AND PLANNING.

Would the project:

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

Responses:

a) **No impact.** This project will not physically divide an established community because the project is located in a predominantly agricultural area outside the Yuba City and Live Oak spheres of influence and the County's recognized rural communities. The purpose of this project is to divide the property consistent with the 2030 General Plan and Zoning requirements with no additional development proposed. This project will create one homesite parcel, consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this 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. Consistent with County General Plan Policy AG 1.8(d), as a condition of project approval the applicant will be required to enter into a development rights and open space easement agreement with the County that will prohibit construction of a residence on the agricultural remainder parcel to maintain the permitted residential density by the General Plan. With this condition required, 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
XII. MINERAL RESOURCES.				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

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

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

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

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

a-b) **No impact.** This project will not result in a substantial temporary or permanent increase in ambient noise levels in the project vicinity in excess of standards established in the local general plan or noise ordinances, or applicable standards of other agencies. This project will also not result in excessive groundborne vibration or groundborne noise levels. This project will create one homesite parcel for one existing single-family residence and an agricultural remainder parcel. No new building construction is proposed by this project. The proposed homesite parcel is consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. This project will not generate substantial additional noise at the project site beyond what is already generated by the existing residential use and what was previously analyzed by the 2030 General Plan EIR. In addition, noise generated from future agricultural activities is exempt from the provisions of the Sutter County Noise Control Ordinance (Zoning Code Section 1500-21.50.070 A). No impact is anticipated.

c) **No impact.** This project is not located within the vicinity of a private airstrip, within an airport land use plan, or within two miles of a public airport, or public use airport and will not expose people residing or working in the project area to excessive noise. The nearest public airports are Colusa County Airport located at least 6 miles southwest of the project site and Sutter County Airport which is located approximately 17.5 miles southeast of the project site. The closest private agricultural airstrip is located over seven miles to the east. Due to the project's distance from these facilities, no impacts are anticipated.

(County of Sutter, General Plan 2030. 2011)

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

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)?

Potentially
Significant
Impact

Less Than
Significant
with Mitigation
Incorporated

Less Than
Significant
Impact

No
Impact

☐ ☐ ☐ ☒

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☐ ☒

Responses:

a) **No impact.** This project will not induce substantial unplanned population growth in an area, directly or indirectly. This project will create one homesite parcel for an existing single-family residence and an agricultural remainder parcel. No new building construction is proposed by this project. The proposed homesite parcel is consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. No impact is anticipated.

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

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

XV. PUBLIC SERVICES.

Would the project:

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:

Potentially
Significant
Impact

Less Than
Significant
with Mitigation
Incorporated

Less Than
Significant
Impact

No
Impact

i) Fire protection?

☐ ☐ ☐ ☒

ii) Police protection?

☐ ☐ ☐ ☒

iii) Schools?

☐ ☐ ☐ ☒

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

Responses:

i) **No 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 in the Rural Community of Meridian approximately 7.3 miles southwest of the project site. Response time will not be affected by the proposed project. Access roads will provide adequate transportation routes to reach the project site in the event of a fire. No comments were provided by Fire Services regarding this project and no new development is proposed by this project. No impacts to fire services are anticipated.

ii) **No 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. No new construction is proposed by this project; therefore, no impact is anticipated.

iii) **No impact.** This project will not have a significant impact on schools because this project will not generate additional demand for school services. No new residences are proposed by this project and no additional density is permitted by the 2030 General Plan. This project is located within the Live Oak Unified School District. No comments were provided by the school district regarding this project. No impact is anticipated.

iv) **No impact.** This project will not have a significant impact upon parks because it will not generate a need for additional park land or create an additional impact upon existing parks in the region. This project will not have a significant impact on parks countywide. No new residences are proposed by this project. No impact is anticipated.

v) **No impact.** The proposed project is not anticipated to have an impact on other public facilities. This project will create one homesite parcel for an existing single-family residence and an agricultural remainder parcel. The proposed homesite parcel is consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. No impact is anticipated.

(County of Sutter, Zoning Code. 2022)

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

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

a-b) **No impact.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated nor will the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. One residence exists on the proposed homesite parcel and the agricultural remainder parcel will be used for future agricultural operations. No new building construction is proposed by this project. The proposed homesite parcel is consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. There are no existing neighborhood or regional parks in the project vicinity and this project does not propose recreational facilities or require the expansion of existing recreational facilities; therefore, no impacts are anticipated.

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

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"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

a) **Less than significant impact.** This project will not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. This property is located in a rural area in the northeast portion of Sutter County. The project area is not served by mass transit and there are no bicycle or pedestrian facilities in the area. Given the rural location of the subject parcel, personal vehicles will be the most likely form of transportation. The project site has frontage along West Butte Road which is a County maintained road. A driveway off of West Butte Road provides access to the existing residence. The traffic levels are not expected to increase 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" 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. This project will create one homesite parcel for an existing single-family residence and an agricultural remainder parcel. The proposed homesite parcel is consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. No new building construction is proposed by this project. Therefore, this project is anticipated to result in fewer than 110 additional daily vehicle trips and a less than significant impact is anticipated.

c) **No 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 West Butte Road, which runs generally in a north-south direction along the property's eastern frontage. No development is proposed by this project. No impacts have been identified by the Development Services Engineering Division or Fire Services indicating an increased hazard will result. No impact is anticipated.

d) **No impact.** This project will not result in inadequate emergency access. The project site has adequate frontage along West Butte Road which is a County maintained road. 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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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). 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 existing development of the existing single-family residence, driveway, and recreational uses of the property. There is no evidence on the project site indicating that tribal cultural resources exist. The purpose of this project is to divide the property consistent with the existing 2030 General Plan and Zoning requirements to separate a proposed homesite parcel from an agricultural remainder parcel. No new development is proposed and no additional impacts beyond those analyzed in the 2030 General Plan EIR will result. A less than significant impact to tribal cultural resources as a result of this 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 type="checkbox"/>	<input checked="" 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) **No impact.** This project will not require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. This project will create one homesite parcel for an existing single-family residence and an agricultural remainder parcel. No new building construction is proposed by this project. The proposed homesite parcel is consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. No 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. No new building construction is proposed by this project. This project will create one homesite parcel, consistent with County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. Water is supplied by an on-site well located near the existing residence on the proposed homesite parcel. No additional wells are proposed as part of this project; however, any future wells established on the property 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 is currently 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)

XX. WILDFIRE.

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

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

Responses:

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.

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

Responses:

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

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

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

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EXISTING AC. PAVING
APPROX. 24' WIDE

008150043000
CARR FAMILY TRUST

SEPTIC

82'

178'

85'

91'

197'

102'

EXISTING DRIVEWAY

AIR

1"=100'

NOTES:	
WATER:	INDIVIDUAL DOMESTIC WELL
SEWER:	INDIVIDUAL SEPTIC SYSTEM
UTILITIES:	PG&E, AT&T
TOTAL LOTS:	2
PROPOSED IMPROVEMENTS:	NONE
COMMUNICATIONS:	OWNER/APPLICANT, ENGINEER
EASEMENTS, R/W:	AS SHOWN
SLOPE:	LESS THAN 1%
DEPTH TO GROUNDWATER:	APPROX. 15'

NOTES:

1. ALL IMPROVEMENTS SHOWN ARE EXISTING.
2. ALL DIMENSIONS ARE APPROXIMATE.
3. THIS PROPERTY MAY BE SUBJECT TO AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES PER BOOK 56 OF DEEDS AT PAGE 310. THE EXACT LOCATION CAN'T BE DETERMINED FOR THE DOCUMENT.

10-20-2022

TENTATIVE PARCEL MAP 10-20-22 REV2.

SUTTER COUNTY LINE

N. BUTTE RD

PENNINGTON RD

LIVE OAK

E. BUTTE RD

PASS RD

S. BUTTE RD

W. BUTTE RD

BUTTE SCENIC HWY

Hwy. 20

SUTTER

YUBA CITY

PROJECT LOCATION

VICINITY MAP
N.T.S.

PARCEL 2
49.6± AC.

NOTE: THIS PROPERTY IS SUBJECT TO AN EASEMENT ALLOWING FLOWAGE AND STORAGE OF WATERS AND A SYSTEM OF DRAINAGE DITCHES AND CANALS AND INCIDENTAL PURPOSES GRANTED TO WESTERN CANAL COMPANY, IN DEED RECORDED MAY 4, 1923, BOOK 77 OF DEEDS AT PAGE 330, SUTTER COUNTY OFFICIAL RECORDS

20' WIDE ROAD EASEMENT
PER 76 D 398

008150048000
TOMLINSON RANCH L.P.

THIS IS NOT AN ENGINEERED SITE SURVEY. PROPERTY BOUNDARIES ARE BASED ON PREVIOUS RECORD MAP. STRUCTURE LOCATIONS SHOWN ON THIS DRAWING HAVE NOT BEEN SURVEYED IN RELATION TO PROPERTY LINES.

Path: \\7000\227000\227213 Loughlin-West Butte PM\Drawings\TPM2.dwg 10/20/22 07:03 pm WS2020-1