

Sutter County Initial Study

- 1. Project title:** Project #U-18-008 (Bains)
- 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:** Casey Murray, Associate Planner
530-822-7400
- 4. Project sponsor's name and address:** Applicant/Landowner:
Rob Bains
1685 Barry Road
Yuba City, CA 95993
- Engineer/Surveyor:
Alberto Vasquez
3814 S. Walton Avenue
Yuba City, CA 95993
- 5. Project Location & APN:** 7200 Sawtelle Road, Yuba City, CA; on the east side of State Highway 99 (Sawtelle Road), approximately 490 feet south of O'Banion Road; APN: 23-300-152
- 6. General Plan Designation:** IND (Industrial)
- 7. Zoning Classification:** M-1-PD (Light Industrial – Planned Development) District
- 8. Description of project:** The proposed project is a planned development amendment and design review to legitimize a previously established agricultural equipment storage, repair, and manufacturing facility that was developed without land use approval on a 9.39-acre parcel. Additionally, a use permit is required to allow for a reduced agricultural buffer from adjacent agricultural uses.

M&B Ranches and KZB Ag (M&B-KZB) farms over 4,000 acres throughout California consisting of almonds, walnuts, peaches, prunes, pistachios, etc. It has a substantial amount of equipment to support its operation, ranging from shakers, pick-up machines, sweepers, tractors, sprayers, earth moving machines, forklifts, transportation trucks, trailers, etc. The applicant plans to utilize the project site as its center hub for all of its farming operations. The site will not be open to the public for commercial sales of any kind. The 9.39-acre site is used to store, repair, and manufacture all of the equipment used for the applicant's farming operations throughout the year. It will be strictly used for the applicant's farming operations only.

Storage – equipment will be stored year-round both indoors and outdoors, occupying the entire site from the end of harvest season (November) to the end of winter (March). For security purposes, the applicant has found it to be beneficial to have all its equipment under surveillance in one location during this period. During Spring through November, the majority of the equipment will be scattered throughout northern California. The facility is not going to be used as a truck stop. Trucks for moving ag/farming equipment will be utilized and the facility will store ag/farm related equipment. Outdoor equipment storage areas are currently covered with gravel and asphalt grindings.

Repair – this includes any repair work necessary to maintain equipment in good operating condition and ranges from machinery cleaning, changing fluids, and replacing engines. Proper handling and disposal of fluids and materials will be done per local and state regulations.

Manufacturing – this includes fabricating/welding new pieces of equipment vital to the applicant’s farming operations. Once fabricated, equipment will be sent out for sand blasting and painting. Minor painting may occur at the facility using water-based paint. This painting will not exceed nine square feet per day; therefore, a spray paint booth is not needed as determined by the Feather River Air Quality Management District (FRAQMD). The proposed manufacturing processes will likely need an Authority to Construct/Permit to Operate as stated by FRAQMD.

An existing 16,000 square foot warehouse building is and will be used mainly for agricultural equipment/parts storage with an area of approximately 2,000 square feet utilized for repair/maintenance/manufacturing of agricultural equipment for farming operations. The building has one door and four large 12’ x 14’ roll-up doors. No additions are proposed to the building other than adding a 10’ x 20’ unisex restroom for use by employees. A building permit is required for the restroom addition and for use of the 16,000 square foot agricultural building for the proposed use. No signage is proposed with this project.

The existing warehouse building is proposed to be repainted with the same earth tone color scheme as used previously. The existing concrete walls with stucco exterior will be painted medium beige, galvanized roofing and roll-up doors will be painted light beige, and building trim will be painted dark brown. A new 12’ x 12’ trash enclosure with 6-foot masonry walls and swing out gates is proposed to be located at the southeast corner of the warehouse building. The trash enclosure will be painted medium beige to match the color of the building walls.

The applicant indicates there will typically be five employees onsite Monday through Saturday, from 8:00am to 5:00pm. During harvest (August-November), it is anticipated as many as 13 employees may be onsite with operations running 24 hours a day, 7 days a week. A total of 13 paved parking spaces are proposed for use by employees.

Vehicles regularly entering and existing the site will consist of employees, trucks used for transporting equipment/goods, and package delivery vehicles such as FedEx or UPS. Site access is provided by two existing 23-foot wide driveway entrances on State Highway 99 and one 21-foot wide driveway entrance on O’Banion Road. The 21-foot wide gravel driveway entrance on O’Banion Road is provided by a 25-foot-wide easement that extends south from O’Banion Road for approximately 490 feet to the northeast corner of the project site. The southern driveway entrance on State Highway 99 is proposed to be the primary entrance/exit to the facility. This driveway will be paved and will connect to a proposed paved parking lot in the southwest corner of the property. The northern entrance on State Highway 99 and entrance on O’Banion Road are proposed for emergency access only.

The applicant has stated that their fire system engineer has determined that a sprinkler system can be installed in the warehouse building. Based on preliminary calculations, it is anticipated that 500 GPM will be required by the system. An existing water well is located north of the northern driveway entrance on State Highway 99, which is protected from vehicle traffic by 4-inch bollards that surround the well. The existing well is not capable of providing this flow; therefore, the applicant has proposed a new well that will meet and exceed demand, removing the need for any large water tanks. A new onsite sewage disposal system is proposed. The drain field boundary is proposed to be protected by minimum 4-inch bollards.

The entire site is enclosed by an existing 6-foot tall chain link fence. Existing fencing along State Highway 99 will be removed and replaced by a new 6’ tall chain link fence with “view guard” privacy slats. The new fence will be setback 15 feet to meet front setback requirements. New sliding gates with “view guard” privacy slats are proposed to be located at the two site entrances on State Highway 99. “View guard” privacy slats are proposed to be installed in the existing fence along the south property line.

A 15-foot wide landscape planter is proposed along the State Highway 99 frontage in front of the proposed fence with privacy slats. Within this planter, photinia will be planted spaced at 6 feet on center along with holly oak trees spaced at 30 feet on center. Photinia will also be planted spaced at 6 feet on center along the south property line in front of the existing fence. Orchid rockrose and yarrow shrubs as well as holly oak trees are proposed to be planted within planters in the paved parking area.

The project site is not located in an area served by a public storm water drainage facility. The site is relatively level and has been previously graded. The proposed equipment storage yard is surfaced with gravel and asphalt grindings. As stated on the project site plan, site grading will not change from past and the proposed use. The eastern two-thirds of the site drains to the southeast towards an existing drainage ditch. The western one-third drains to the west towards an existing Caltrans ditch. There is an existing network of 8-inch storm drain pipes and inlets that were constructed when the existing building was built. The proposed parking lot will be placed over an existing impervious area that drains to the existing drain network. No net increase in runoff will result from proposed improvements based on past and current use.

9. Surrounding land uses and setting: The project site has one existing 16,000 square foot warehouse building. This building and other previous buildings were used at the site during the 1980's and 1990's by "The Wild Rice Exchange", which was a commercial wild rice milling and storage facility.

In 2008, the Board of Supervisors approved Project #05-064, for a General Plan amendment and rezone of the project site from Agriculture, 80-acre minimum and General Agriculture (AG) District to Industrial and Light Industrial Planned Development (M-1-PD) District, and design review to establish a commercial truck terminal. This project included truck repair within the 16,000 square foot building and the outdoor storage of up to 97 trucks and trailers on the property. The project site was used for the storage of trucks and trailers from approximately June 2009 through June 2011; however, the previous landowner did not comply with the project conditions, the use ceased and the development plan for that project expired.

The surrounding area is largely rural and features mostly tree crops. Parcels located at the intersection of State Highway 99 and O'Banion Road are zoned EC (Employment Corridor) and parcels located outside this intersection are zoned AG (Agriculture), with the exception of the subject parcel zoned M-1-PD (Light Industrial - Planned Development). The project site is located on the east side of State Highway 99, approximately 490 feet south of O'Banion Road. North of the project site on the south side of O'Banion Road is an existing agricultural trucking operation, "Antonini Trucking", which was established by a use permit in 2003. At the northeast corner of O'Banion Road and State Highway 99 is an existing general truck yard with convenience store and fuel sales, "Dhami's Truck Stop, LLC", which was first established by a use permit in 1994. Prune orchards are located east and west of the project site and a walnut orchard is located south of the project site. The project area is level and there are no streams or rivers in the immediate vicinity. The Feather River lies approximately 1.6 miles east of the project site.

North: Agricultural truck yard; South: walnut orchard; East: prune orchard; West: prune orchard.

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, has consultation begun? 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). The United Auburn Indian Community of the Auburn Rancheria responded and requested a copy of the environmental document for this project and stated they did not wish to initiate consultation under AB 52. No request for consultation or any other comments were received from 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"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

DETERMINATION

On the basis of this initial evaluation:

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

Applicant Mitigation Agreement:

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

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

Rob Bains

12/12/2019

Signature of Applicant/Representative

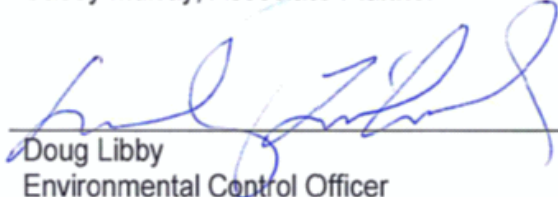
Date



Casey Murray, Associate Planner

12/12/2019

Date



Doug Libby
Environmental Control Officer

12/12/2019

Date

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

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Responses:

a) **Less than significant impact.** This project will not have a substantial adverse effect on a scenic vista. The General Plan does not inventory any scenic vista on the subject property and there are no scenic vistas proximate to the 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. As a result, this project will not substantially alter any scenic vista and a less than significant impact is anticipated.

b) **No impact.** This project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. The General Plan Technical Background Report does not indicate any trees, rock outcroppings, or historic buildings located within a state scenic highway. As there are no scenic highways located in Sutter County, no impact is anticipated.

c) **Less than significant impact.** This project will not substantially degrade the existing visual character or quality of the site or its surroundings. The surrounding area is largely rural and features mostly tree crops. North of the project site on the south side of O’Banion Road is an existing agricultural trucking operation, “Antonini Trucking”, which was established by a use permit in 2003. Prune orchards are located east and west of the project site and a walnut orchard is located south of the project site. This project is directly related to farming as the site will be used to store, repair, and manufacture farming equipment used by the applicant for their farming operations.

In 2008, the Board of Supervisors approved Project #05-064, for a General Plan amendment and rezone of the project site from Agriculture, 80-acre minimum and General Agriculture (AG) District to Industrial and Light Industrial Planned Development (M-1-PD) District, and design review to establish a commercial truck terminal. This project included truck repair within the existing 16,000 square foot building and the outdoor storage of up to 97 trucks and trailers on the property. The proposed project is an agricultural equipment storage, repair, and

manufacturing facility to assist with the applicant's farming operations throughout the year. The previously approved project and currently proposed project can be considered similar since both uses involve equipment storage and repair. The proposed project is also considered less intensive since it is seasonally based with the majority of the equipment removed from the site during the harvest season (March through November). The proposed project is consistent with the General Plan designation and zoning of the property.

The project site has one existing 16,000 square foot warehouse building. This building and other previous buildings were used at the site during the 1980's and 1990's by "The Wild Rice Exchange", which was a commercial wild rice milling and storage facility. The existing 16,000 square foot warehouse building is and will be used mainly for agricultural equipment/parts storage with an area of approximately 2,000 square feet utilized for repair/maintenance/manufacturing of agricultural equipment for farming operations. The building has one door and four large 12' x 14' roll-up doors. No additions are proposed to the building other than adding a 10' x 20' unisex restroom for use by employees. The existing warehouse building is proposed to be re-painted with the same earth tone color scheme as used previously. The existing concrete walls with stucco exterior will be painted medium beige, galvanized roofing and roll-up doors will be painted light beige and building trim will be painted dark brown. A new 12' x 12' trash enclosure with 6-foot masonry walls and swing out gates is proposed to be located at the southeast corner of the warehouse building. The trash enclosure will be painted medium beige to match the color of the building walls.

The entire site is enclosed by an existing 6-foot tall chain link fence. Existing fencing along State Highway 99 will be removed and replaced by a new 6' tall chain link fence with "view guard" privacy slats. The new fence will be setback 15 feet to meet front setback requirements. New sliding gates with "view guard" privacy slats are proposed to be located at the two site entrances on State Highway 99. "View guard" privacy slats are also proposed to be installed in the existing fence along the south property line.

Landscaping requirements are in place for development projects located in Commercial and Employment Districts. The applicant has submitted a landscape plan, demonstrating compliance with the Zoning Code requirements for landscaping. A 15-foot-wide landscape planter is proposed along the property's State Highway 99 frontage in front of the proposed fence with privacy slats. This planter will contain holly oak trees planted with spacing 30 feet on center. This tree is a tough evergreen tree as wide as it is tall with a dense rounded crown. These trees have a moderate growth rate, have a mature diameter of 30 feet, and mature height of 50 feet. These trees are listed as being good shade and street trees in the County's Preferred Landscape Plant List. Photinia will be planted between the trees spaced at 6 feet on center. Photinia has a moderate to fast growth rate, has a mature diameter of 15 feet, and mature height of 12 feet. These shrubs are listed as being good for background and for large screens in the County's Preferred Landscape Plant List. Photinia will also be planted spaced at 6 feet on center along the south property line in front of the existing fence.

The existing agricultural trucking operation "Antonini Trucking" located north of the project site has existing landscaping along the State Highway 99 frontage that effectively screens the project site from vehicles heading southbound on State Highway 99.

The paved parking area will include landscape planter "islands" containing holly oak trees and orchid rockrose and yarrow shrubs. Orchid rockrose is a low-lying flowering shrub that grows to three feet tall and has a variety of flower colors. Yarrow is a low-lying flowering shrub that grows to three feet tall, has white flowers, and is used for ground cover. All landscaping was selected

from the County's Preferred Landscape Plant Materials List. The proposed landscaping is required to be installed in accordance with the landscape plan prior to issuance of a certificate of occupancy for the 16,000 square foot building and be continuously maintained.

As this project complies with the design requirements of the Zoning Code Design Checklist and proposed improvements will be accessory to the existing site development, this project is not anticipated to substantially degrade the existing visual character or quality of the site or its surroundings and a less than significant impact is anticipated.

d) **Less than significant impact.** This project will not create a new source of substantial light or glare which will adversely affect day or nighttime views in the area. The area of the project has moderate levels of ambient lighting predominately from vehicle headlights on State Highway 99, County roads, existing street lights at the intersection of State Highway 99 and O'Banion Road, agricultural and rural residential uses, and existing development at the project site.

The County's Commercial and Employment Districts contain specific design requirements for development projects, which include requirements for lighting (Zoning Code Section 1500-07-050 E). These requirements specify that parking lot lighting shall not exceed 20 feet in total height, is oriented and shielded to direct the light downward onto the property and not spill onto adjacent properties or road rights-of-way. The requirements also specify illumination requirements for parking lots, driveways, trash enclosures, exterior doors, and pedestrian walkways and require that a point-by-point exterior lighting (photometric) plan be submitted to demonstrate compliance with the lighting standards. The applicant has submitted an exterior lighting (photometric) plan, demonstrating compliance with this design requirement. Outdoor lighting is proposed within the paved parking area. Outdoor lighting will be required to be installed in accordance with the lighting plan prior to issuance of a certificate of occupancy for the 16,000 square foot building. As a result, it is not anticipated this project will create a new source of substantial light or glare in this area. A less than significant impact is anticipated.

(County of Sutter, General Plan Technical Background Report. 2008)
 (County of Sutter, Zoning Code. 2019)

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

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

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

Responses:

a) **No impact.** This project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to a non-agricultural use. As shown on the 2016 Sutter County Important Farmland map, the entire project site is designated as “Other Land.” Other Land is land not included in any other mapping category. The project site is not used for growing crops so it has this designation. As the project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, no impact is anticipated.

b) **Less than significant impact.** This project will not conflict with existing zoning for agricultural uses or a Williamson Act contract because the Light Industrial District provides for the proposed use and this property is not encumbered by a Williamson Act contract.

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

Orchard crops are located on agriculturally zoned parcels to the south, east, and west of the project site, this project requires discretionary approval, and the site is located outside sphere of influence and rural community boundaries; therefore, agricultural buffering standards apply to this project. The agricultural buffering standards require a 300-foot buffer (setback) between orchards and the proposed development. The existing 16,000 square foot building is located approximately 290 feet from the orchard on the west side of State Highway 99, 85 feet from the orchard on the south, and 400 feet from the orchard on the east. Outdoor equipment storage and paved parking will be located within 300 feet of surrounding orchards.

Article 19 of the Zoning Code allows for reductions in buffer widths with approval of a use permit where the approving authority determines that:

- A. Specific site characteristics exist such as topography, prevailing winds, vegetation, and other site features that provide adequate buffering such that the required setback is not necessary to promote and protect agriculture and protect public health and safety; or
- B. Site constraints such as parcel size and configuration are such that the required setback is infeasible and the reduced setback provides the maximum feasible buffer from the agricultural district or use.

This project requires approval of a use permit, which will allow for a reduced agricultural buffer. Historically there have been no conflicts between the previous or existing uses of the project site and adjacent agricultural uses. This project incorporates solid fencing and landscaping on the west and south sides of the property that will provide a buffer between adjacent orchards and the property. The site has an existing chain link fence on the east side of the property that separates it from the adjacent orchard. This project does not propose sensitive uses such as a residence, school, daycare center, playground, or medical facility that may be sensitive to adjacent agricultural uses. This project is directly related to farming as the site will be used to store, repair, and manufacture farming equipment used by the applicant for their farming operations. Conflicts between the proposed use of the site and adjacent orchards are not anticipated. In addition, the Sutter County Agricultural Department has reviewed this project and similar projects and stated they are not aware of any complaints between agricultural uses and commercial or industrial uses. As a result, a less than significant impact is anticipated.

c) **No impact.** This project will not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §12220(g)), timberland (as defined by Public Resources Code §4526), or timberland zoned Timberland Production (as defined by Government Code §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) **Less than significant impact.** This project will not involve other changes to the existing environment which could result in conversion of farmland to a non-agricultural use or conversion of forest land to a non-forest use. This project will not result in the conversion of farmland to a non-agricultural use. This project does not include land being converted from forest land to non-

forest use. Agricultural uses in the surrounding area will continue. Therefore, a less than significant impact is anticipated.

(California Dept. of Conservation, Farmland Mapping and Monitoring Program. 2016)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with, or obstruct implementation of, the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing, or projected, air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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 (including releasing emissions which exceed quantitative threshold for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a) c-e) **Less than significant impact.** This project will not conflict with or violate any air quality plan or result in a net increase of any criteria pollutant, nor expose sensitive receptors to 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.

According to the FRAQMD 2010 Indirect Source Review Guidelines, Significant Impact Thresholds are triggered by the construction of 130 new single-family residences, 225,000 square feet of new light industrial space, or 130,000 gross square feet of new office space. This project will not trigger this threshold of significance. This project was circulated to FRAQMD and they stated the applicant may need to obtain an Authority to Construct/Permit to Operate from FRAQMD for proposed onsite manufacturing of equipment. If determined necessary by FRAQMD, the applicant will need to obtain this permit during the building permit process. The

proposed equipment storage yard is surfaced with aggregate base and asphalt grindings and is already in use. A less than significant impact is anticipated.

b) **Less than significant with mitigation incorporated.** This project will not violate any air quality standard or contribute substantially to an existing, or projected, air quality violation. FRAQMD has reported no dust issues or other air quality complaints regarding the existing facility. While the project will not trigger any air quality significant impact thresholds, there may be fugitive dust created by the applicant as site improvements are made. To address these potential impacts, the following mitigation measure is proposed:

Mitigation Measure No. 1 (Air Quality): Prior to any on-site grading, landscaping, or construction activities, the applicant shall submit a fugitive dust control plan to the Feather River Air Quality Management District (FRAQMD) for review and approval. The applicant shall comply with all FRAQMD standards and construction phase measures. A copy of the approved plan shall be submitted to the Development Services Department. To mitigate long term dust issues in the outdoor storage areas, the applicant shall apply a suppressant compound or reapply gravel on a regular bases as needed to maintain a minimum of four inches of gravel.

All projects are subject to FRAQMD rules in effect at the time of construction. This includes compliance with all construction phase mitigation measures. All new residential, commercial, and industrial land uses in Yuba and Sutter counties are subject to the Indirect Source Fee collected by FRAQMD. These fees are collected by FRAQMD to offset FRAQMD's costs reviewing projects under CEQA and to mitigate air quality impacts of new development. Projects are subject to the Indirect Source Fee at the time of building permit issuance. Construction activity will be phased and will temporarily increase emissions in the project vicinity during the construction period. Construction activities, including site clearing, excavation, grading, and paving, would be considered an intermittent air quality impact throughout the construction period of the project. Emission levels would fluctuate depending upon construction activity, equipment type, and duration of use. Diesel fumes may be noticeable near the site; however, diesel fumes will be a short-term effect. All equipment must comply with California emissions standards. With the above mitigation required, a less than significant impact is anticipated.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian	<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
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 federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of a native wildlife nursery site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

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

- U.S. Fish and Wildlife Service (USFWS) Critical Habitat Mapper
- California Native Plant Society (CNPS) Electronic Inventory

The project site consists of a 9.39-acre parcel located southeast of the corner of O'Banion Road and State Highway 99. The site is developed with an existing 16,000 square foot building and is enclosed by a chain link fence. According to the General Plan Technical Background Report, the project site is designated as urban suburban and does not contain wildlife habitat. Sites that have been developed are of limited use to wildlife due to the level of disturbance and are typically devoid of native plant species. There are no waterways in the project vicinity that may provide connectivity for listed species. The Feather River lies approximately 1.6 miles east of the project site. The site has been extensively disturbed due to past and current uses. The project site is located adjacent to an existing agricultural truck facility to the north. The uses

occurring in the area are not conducive for wildlife to locate within the project site and none have been inventoried. Therefore, a less than significant impact is anticipated.

b) **Less than significant impact.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The project area is level and there are no streams or rivers in the immediate vicinity. The Feather River lies approximately 1.6 miles east of the project site. No riparian habitat or other sensitive natural community is known to exist onsite or near the property. Therefore, a less than significant impact is anticipated.

c) **Less than significant impact.** This project will not have a substantial adverse impact on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means because there are no known wetlands located within the project site or vicinity. In addition, no wetlands are located at the project site according to the National Wetlands Inventory of the U.S. Fish and Wildlife Service. A less than significant impact is anticipated.

d) **Less than significant impact.** This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of a native wildlife nursery site. This project is not anticipated to significantly interfere with wildlife movement due to the fact that the site is adjacent to State Highway 99 and is already developed. The property is not located near any rivers or streams. A less than significant impact is anticipated.

e) **No impact.** This project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because Sutter County has not adopted such an ordinance. No oak trees will be removed from the property so no impact is anticipated.

f) **No impact.** This project will not have a substantial conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There are no adopted plans that include the project area; therefore, no impact is 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, 2018)

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

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

b) Cause a substantial adverse change in the

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
significance of an archaeological resource pursuant to §15064.5?				
c) 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"/>
d) 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-d) **Less than significant impact.** This project will not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, or an archaeological resource pursuant to §15064.5. Also, this project will not directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature, or disturb any human remains, including those interred outside of dedicated cemeteries. In Section 4.6 of the General Plan Technical Background Report, Figure 4.6-1 does not list the property as being a historic site. There are no unique features or historical resources located on the project site and the property is not located near a cemetery. The project site is not located within the immediate vicinity of the Bear River, Feather River, or Sacramento River. There is no evidence on the project site indicating that archaeological resources exist. The property has been extensively disturbed to varying depths due to historic operations and current activities. 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)

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS

Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

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

b) **Less than significant impact.** This project will not result in substantial soil erosion or the loss of topsoil. According to the USDA Soil Conservation Service Soil Survey of the County, onsite soil consists of Marcum-Gridley clay loams, 0 to 1 percent slopes. This soil is unlikely to cause erosion because runoff is very slow with only a slight hazard of water erosion. The General Plan Technical Background Report indicates that soils with a 0 to 9 percent slope have slight erodibility. Severe erosion typically occurs on moderate slopes of sand and steep slopes of clay subjected to concentrated water runoff. These conditions do not exist at the site. The site is generally level. The proposed equipment storage yard is surfaced with gravel and asphalt grindings, which will minimize erosion impacts. No new buildings or structures are proposed. 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, or potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. As stated above in b), soils at the site have a 0 to 1 percent slope with only a slight hazard of water erosion. The General Plan Technical Background Report indicates that soils with a 0 to 9 percent slope have slight erodibility. In addition, the project is not located in the Sutter Buttes, the only area identified by the General Plan Technical Background Report as having landslide potential. A less than significant impact is anticipated.

d) **Less than significant impact.** This project is not located on expansive soil creating substantial risks to life or property. The soil types on the project site, as stated above in b), have a high shrink-swell potential. All construction is required to comply with the current 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 Division will implement these standards as part of the building permit process. A less than significant impact is anticipated.

e) **Less than significant impact.** This project does not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. Properties in the area of the project rely on the use of onsite septic tanks and leach field systems for the disposal of wastewater, as there is no sewer system available in the area. A new restroom is proposed inside the existing building for use by employees. Soil testing has been performed on the project site. The septic system design and installation will occur under permit from the Environmental Health Division to ensure compliance with applicable water quality standards at the time installation occurs. Additionally, the water well locations have also been identified to ensure the required setbacks from surrounding septic systems are maintained. The Environmental Health Division has reviewed the proposed project and did not have any comments. 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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VII. GREENHOUSE GAS EMISSIONS

Would the project:

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

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’s) database. The analysis found that 90 percent of CO₂e emissions are from CEQA projects that exceed 3,000 metric tons CO₂e per year. Both cumulatively and individually, projects that generate less than 3,000 metric tons CO₂e per year have a negligible contribution to overall emissions.

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

The project site will be used to store, repair, and manufacture all of the farming equipment used by the applicant for their farming operations. No new buildings or structures are proposed. No substantial construction will occur as part of this project. This project will not generate substantial operational GHG emissions due to proposed activities and the seasonal use of the site. Manufacturing uses under 207,000 square feet and equipment and material storage yard use types are pre-screened out because this type of use has been determined not to exceed

3,000 metric tons of CO₂e per year. The proposed project will not exceed this threshold; therefore, it has been pre-screened out 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. This 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)

VIII. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan	<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
or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a-b) **Less than significant impact.** This project will not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials, or the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The Development Services Environmental Health Division is the Certified Unified Program Agency (CUPA) for Sutter County with responsibility for the administration of the “Unified Hazardous Waste and Hazardous Materials Management Regulatory Program” (Unified Program). Elements of this program include hazardous waste generators and hazardous waste on-site treatment, underground storage tanks, above-ground storage tanks, hazardous material release response plans and inventories, risk management and prevention program, and Uniform Fire Code hazardous materials management plans and inventories. All uses involving the storage and handling of hazardous materials are monitored by CUPA.

Any business that uses, generates, processes, produces, treats, stores, emits, or discharges a hazardous material in quantities at or exceeding 55 gallons, 500 pounds, or 200 cubic feet (compressed gas) at any one time in the course of a year are required to submit a Hazardous Materials Business Plan (HMBP). The primary purpose of the HMBP is to provide readily available information regarding the location, type, and health risks of hazardous materials to emergency response personnel, authorized government officials, and the public. The facility has been entered into the California Environmental Reporting System (CERS).

CUPA has reviewed this project and stated the facility will require an HMBP. According to CERS, there is no recent enforcement activity or violations for this property. During the building permit process, CUPA will require the applicant to update all changes and additions in CERS. The Building Inspection Division will require a permit and inspections by Building and Fire Services. During the building permit process, the applicant will be required to submit a complete code study and a certified fire engineer report of the feasibility of the existing 16,000 square foot building for fire sprinklers.

All activities and uses must comply with State and County laws and regulations pertaining to the handling and disposal of all hazardous or acutely hazardous materials. The discharge of fuels, oils, other petroleum products, detergents, cleaners, chemicals, or compost materials to the surface of the ground or to drainage ways on or adjacent to the site is prohibited. As part of compliance with the CUPA program, the facility will undergo periodic inspections during which it will be verified that all materials are being handled, stored, and disposed of properly. A less than significant impact is anticipated.

c) **No impact.** This project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There are no existing or proposed schools within the vicinity of the project site. The closest existing school is Central Gaither Elementary School located at the northwest corner of State Highway 113 and Bailey Road, over two miles from the project site; therefore, no impact is anticipated.

d) **No impact.** This project site 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-f) **Less than significant impact.** This project will not result in a safety hazard for people residing or working in the project area of 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 or a private airstrip. There are no public airports within two miles of the project site. The nearest private airstrip is located approximately 1.5 miles southwest of the project site. Due to the limited use of private airstrips, combined with the project's distance from these facilities, a less than significant impact is anticipated.

g) **Less than significant impact.** This project will not impact the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan because the project site has adequate frontage on State Highway 99, which is of sufficient size to not impede any necessary emergency response. The site has two existing driveways on State Highway 99 and there is an existing access easement from the site to O'Banion Road. The proposed project does not pose a unique or unusual use or activity that would impair the effective and efficient implementation of an adopted emergency response or evacuation plan. A less than significant impact is anticipated.

h) **Less than significant impact.** This project will not expose people or structures to a significant risk of loss, injury, or death involving wildland fires as a result of the proposed project. 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 wild fires since much of the areas inside the levees are left in a natural state, thereby allowing combustible fuels to accumulate over long periods of time. Since this property is not located in the Sutter Buttes or "river bottom" areas, 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). 2010)

IX. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete ground water supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<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, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or 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"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<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. A new restroom is proposed inside the existing building for use

by employees. Soil testing has been performed on the project site. The septic system design and installation will occur under permit from the Environmental Health Division to ensure compliance with applicable water quality standards at the time installation occurs. Additionally, the water well locations have also been identified to ensure the required setbacks from surrounding septic systems are maintained. The Environmental Health Division has reviewed the proposed project and did not have any comments. A less than significant impact is anticipated.

b) **Less than significant impact.** This project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge to cause a substantial net deficit in aquifer volume or a lowering of the local groundwater table. The General Plan Technical Background Report indicates the property is provided with groundwater by the Sutter Subbasin. Water levels in the Sutter Subbasin have remained approximately 10 feet below ground surface and California's Groundwater Bulletin 118 prepared by the California Department of Water Resources indicates municipal and irrigation wells withdraw groundwater at a rate of 500-2000 gallons per minute.

The project site is not located in an area that is served by a public water supply. Water is supplied by an onsite well located on the west side of the property. A new water well is proposed north of the existing well to accommodate the fire sprinkler system for the warehouse building. This well and 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 has been historically used on the site. The proposed landscape plan has demonstrated compliance with the State's current Model Water Efficient Landscaping Ordinance prepared by the California Department of Water Resources. Water use for the proposed project is minimal and will not adversely affect groundwater recharge or groundwater supplies. As a result, a less than significant impact is anticipated.

c-e) **Less than significant impact.** This project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site. This project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite. This project will not create or contribute runoff water which will exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. There are no streams or rivers on or in the immediate vicinity of the project site that could be altered by this project. The project site is not located in an area served by a public storm water drainage facility. The site is relatively level and has been previously graded. The proposed equipment storage yard is surfaced with gravel and asphalt grindings. No changes to surface runoff or drainage is anticipated. Site grading will not change from past and current use. The eastern two-thirds of the site drains to the southeast towards an existing drainage ditch. The western one-third drains to the west towards an existing Caltrans ditch. There is an existing network of 8-inch storm drain pipes and inlets that were constructed when the existing 16,000 square foot building was built. The proposed parking lot will be placed over an existing impervious area that drains to the existing drain network. No net increase in runoff will result from proposed improvements based on past and current use. The Development Services Engineering Division and Caltrans reviewed this project and had no comments regarding drainage. A less than significant impact is anticipated.

f) **Less than significant impact.** This project will not otherwise substantially degrade water quality. This project will be required to comply with all Environmental Health Division regulations and meet local and State requirements for wastewater disposal. A less than significant impact is anticipated.

g) **No impact.** This project will not place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map because no housing exists or is proposed with this project. As a result, no impact is anticipated.

h) **Less than significant impact.** This project will not place structures which would impede or redirect flood flows in a 100-year flood area. The project site is located within Flood Zone “A” according to Flood Insurance Rate Map (FIRM) No. 0603940600E, dated December 1, 2008, issued by the Federal Emergency Management Agency (FEMA). Flood Zone “A” is one of the Special Flood Hazard Areas (SFHAs) and consists of areas subject to inundation by the 1-percent-annual-chance flood event. Based on information provided by the Development Services Water Resources Division, the 100-year flood elevation (Base Flood Elevation – BFE) for the site based on best available information is 52.2 feet (NAVD 1988). The existing grade of the area of the existing building is approximately 42 feet (NAVD 1988) based on Sutter County GIS topographical information. Flood water could reach depths of approximately 10 feet in the event of a levee breach along either the Sutter Bypass or Feather River. The only building construction proposed is the addition of a restroom within the existing building. In order to comply with base flood elevations, the restroom will have to be elevated approximately ten feet, which the applicant has determined to be not practical. The new restroom is not required to be elevated if it will not violate the FEMA 50% rule for the value of the building as determined by the Engineering Division. That is, the cost of the improvement will not equal or exceed 50 percent of the market value of the structure before the start of construction. The applicant shall comply with all provisions of the Sutter County – Floodplain Management Ordinance and FEMA regulations, which will be enforced through the building permit process. As a result, a less than significant impact is anticipated.

i) **Less than significant impact.** This project will not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. The General Plan Technical Background Report lists several dams that could potentially flood the area if a failure were to occur. The possibility of a dam break is considered to be remote; therefore, a less than significant impact is anticipated.

j) **No impact.** The project will have no impact on or be affected by inundation from seiche, tsunami, or mudflow because the land is relatively flat and not located adjacent to or near any water bodies of sufficient size to create such situations. Thus, 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. 2008)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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X. LAND USE AND PLANNING

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Responses:

a) **No impact.** This project will not physically divide an established community because the project is located outside the Live Oak and Yuba City spheres of influence and the County's recognized rural communities. This project is located south of Yuba City in a predominantly agricultural area. This project will not result in a physical barrier that will divide a community so no impact is anticipated.

b) **Less than significant impact.** This project will not conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. The Zoning Code permits the proposed project in the M-1-PD (Light Industrial – Planned Development) District with an approved planned development amendment and design review. The requirements to establish such a facility are being followed. As discussed previously under Agriculture and Forestry Resources (Section II b), approval of a use permit is required to allow for a reduced agricultural buffer from adjacent agricultural uses. A less than significant impact is anticipated.

c) **No impact.** This project will not have a substantial conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There are no adopted plans that include the project area; therefore, no impact is anticipated.

(County of Sutter, General Plan 2030. 2011)

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

(County of Sutter, Zoning Code. 2019)

XI. MINERAL RESOURCES

Would the project:

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

Responses:

a-b) **No impact.** This project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state or the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. The General Plan and State of California Division of Mines and Geology Special Publication 132 do not list the site as having any 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)

XII. NOISE

Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinances, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan	<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
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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?

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

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

a-d) **Less than significant impact.** This project will not result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinances, or applicable standards of other agencies or result in exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels. The Sutter County General Plan Noise Element provides a basis for local policies to control and abate environmental noise and to protect the citizens of Sutter County from excessive noise exposure. The Sutter County Noise Ordinance (Article 21.5 of the Zoning Code) establishes standards and procedures to protect the health and safety of County residents from the harmful effects of exposure to excessive, unnecessary or offensive noise.

The project site is located on the east side of State Highway 99, south of O’Banion Road. The surrounding area is largely rural and features mostly tree crops. Parcels located at the intersection of State Highway 99 and O’Banion Road are zoned EC (Employment Corridor) and parcels located outside this intersection are zoned AG (Agriculture), with the exception of the subject parcel zoned M-1-PD (Light Industrial - Planned Development). The area surrounding the project site has moderate levels of ambient noise predominately from vehicles on State Highway 99 and County roads, orchard crops, a walnut processing facility, agricultural and general trucking facilities, and existing activities at the project site. North of the project site on the south side of O’Banion Road is an existing agricultural trucking operation, “Antonini Trucking”, which was established by a use permit in 2003. Prune orchards are located east and west of the project site and a walnut orchard is located south of the project site.

The 9.39-acre site is developed with a 16,000 square foot building, which is proposed for storage, repair, and manufacturing of agricultural equipment. The building will be used mainly for agricultural equipment/parts storage with an area of approximately 2,000 square feet utilized for repair/maintenance/manufacturing of agricultural equipment for farming operations. No new buildings or structures are proposed. Agricultural equipment will be stored outdoors on the site primarily from the end of harvest season (November) to the end of winter (March).

The previously approved commercial truck terminal at the project site included truck repair within the existing 16,000 square foot building and the outdoor storage of up to 97 trucks and trailers on the property. The previously approved project and currently proposed project can be considered similar since both uses involve equipment storage and repair. The proposed project is also considered less intensive since it is seasonally based and will result in substantially less traffic and noise.

The project site is already impacted by existing traffic noise from State Highway 99, which borders the site to the west. According to Figure 11-1 (2009 Noise Levels) of the Sutter County General Plan, existing noise levels along this segment of State Highway 99 are above 70 dB. Appendix G of the 2030 General Plan EIR states it is approximately 165 feet from the centerline of State Highway 99 to the 65 Ldn contour and 356 feet to the 60 Ldn contour. The site already experiences elevated noise levels due to the immediate proximity of the site to State Highway 99.

Only one residence resides within 1,000 feet of the project site boundary. This residence is located on the north side of O'Banion Road approximately 826 feet northeast of the project site and approximately 1,200 feet from State Highway 99. This dwelling is likely already exposed to noise levels due to its location proximate to the highway and general trucking, agricultural trucking, and other agricultural related facilities in the area. Existing prune orchards are located between the existing residence and project site. The residence is located on an agriculturally zoned parcel and is the only potential noise-sensitive land use in the project vicinity.

Due to the project's location along State Highway 99 combined with its distance away from proximate dwellings, it is not anticipated this project will result in a substantial permanent increase in ambient noise levels above levels existing without the project due noise conditions that exist today.

Construction activity will temporarily increase noise levels in the project vicinity during the construction period. Construction activities, including site clearing, excavation, grading, and paving would be considered an intermittent noise impact throughout the construction period of the project. Noise levels would fluctuate depending upon construction activity, equipment type, and duration of use, and the distance between noise source and receiver. While improvements to the site will be made such as paved parking, lighting, and landscaping, this project will utilize an existing building so the amount of new construction is minimal.

General Plan Policy N 1.6 requires discretionary projects to limit noise-generating construction activities within 1,000 feet of noise-sensitive uses, such as residences, to specific daytime hours during weekdays and on Saturdays, and prohibits construction on Sundays and holidays unless permission for the latter has been applied for and granted by the County. The proposed project will result in temporary construction noise associated with proposed and required improvements. As stated previously, one residence resides within 1,000 feet of the project site boundary. However, no construction activities including paving, fencing/landscaping, and the restroom addition, will take place within 1,000 feet of the existing residence so this project complies with the General Plan policy. The existing 16,000 square foot building is located approximately 1,375 feet from the residence.

The proposed project is not anticipated to result in a significant new source of substantial noise beyond previous uses approved at the project site. Noise impacts at the site are minimized due to the distance from neighboring residences and its location in a rural area. This project is not anticipated to significantly increase noise beyond the conditions which already exist in this area; therefore, a less than significant impact is anticipated.

e-f) **Less than significant impact.** This project is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport and would not result in excessive noise levels for people residing or working in the project area. There are no public airports within two miles of the project site. The closest private airstrip is located approximately 1.5 miles southwest of the project site. Due to the limited use of

private airstrips, combined with the project's distance from these facilities, a less than significant impact is anticipated.

(County of Sutter, General Plan 2030. 2011)

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

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

Responses:

a) **Less than significant impact.** This project will not induce substantial population growth in an area, directly or indirectly. The proposed project may result in the creation of some additional jobs to the area. It is anticipated that most of these employees will come from the local area; therefore, they would not create a direct increase in population. This project will not result in the creation of any new residences. As a result, the amount of population growth in the area will be negligible and a less than significant impact is anticipated.

b-c) **No impact.** This project will not displace a substantial number of people or existing housing. The facility will not expand beyond the existing property boundaries and will not displace any housing or people, nor will it require replacement housing. 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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XIV. PUBLIC SERVICES

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

i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

i) **Less than significant impact.** This project is located in County Service Area (CSA) F. The nearest fire station is Oswald-Tudor (Station 8) located at 1280 Barry Road, which is approximately 3.6 road miles north of the project site. At the time of building permit issuance for conversion of the existing building from an agricultural use to a non-agricultural use, industrial impact fees will be collected to offset potential impacts to fire services. Response time will not be affected by the proposed project. Access roads will provide adequate transportation routes to reach the project site in the event of a fire. The project is required to meet all fire and building codes. Compliance with building and fire codes will be determined by the Fire Services Division and Building Division. A less than significant impact is anticipated.

ii) **Less than significant impact.** This project will not have an 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. This project is not anticipated to require the staffing of additional peace officers or the purchase of additional equipment to support law enforcement activities. At the time of building permit issuance for conversion of the existing building from an agricultural use to a non-agricultural use, industrial impact fees will be collected to offset potential impacts to law enforcement services. The Sheriff's Department has reviewed the project and had no comments. 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 an emergency. A less than significant impact is anticipated.

iii) **Less than significant impact.** This project will not have a significant impact on schools. At the time of building permit issuance for conversion of the existing building from an agricultural use to a non-agricultural use, school impact fees will be collected by the Yuba City Unified

School District to offset potential impacts. No residences are proposed as part of this project. A less than significant impact is anticipated.

iv) **Less than significant impact.** This project will not have a significant impact upon parks because it will not generate a need for additional park land or create an additional impact upon existing parks in the region. This project will not result in any new residences which require park services; therefore, a less than significant impact is anticipated.

v) **Less than significant impact.** This project will not impact other public facilities because the project will not result in the need for other public facilities; resulting in a less than significant impact.

(County of Sutter, Zoning Code. 2019)

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

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

Responses:

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

XVI. TRANSPORTATION/TRAFFIC

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

a-b) **Less than significant impact.** This project will not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation and including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. This project will also not conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.

The property is located in a rural area approximately five miles south of Yuba City that is not substantially served by mass transit or bicycle paths. There are no designated pedestrian or bicycle routes in the project area. Given the rural location, personal vehicles and agricultural related traffic will be the most likely form of transportation.

This project is located on the east side of State Highway 99, approximately 490 feet south of O'Banion Road. Vehicles regularly entering and existing the site will consist of employees, trucks used for transporting equipment/goods, and delivery vehicles such as FedEx. Access to the project site is provided by two existing 23-foot wide driveway entrances on State Highway 99 and one 21-foot wide driveway entrance on O'Banion Road. The 21-foot wide gravel driveway entrance on O'Banion Road is provided by a 25-foot-wide easement that extends south from O'Banion Road for approximately 490 feet to the northeast corner of the project site. The southern driveway entrance on State Highway 99 is proposed to be the primary entrance/exit to the facility. This driveway will be paved and will connect to a proposed paved parking lot in the southwest corner of the property. The northern entrance on State Highway 99 and entrance on O'Banion Road are proposed for emergency access only.

State Highway 99 extends in a north-south direction through the County and defines the principal transportation corridor connecting the County to the region. At this location, State Highway 99 is classified as a four-lane Expressway. State Highway 99 has a central turn lane for use by traffic heading southbound and turning left into the project site and for vehicles exiting the project site and heading southbound. The central turn lane is located at both existing driveways into the project site. The central turn lane could be used by traffic heading northbound and turning left (westbound); however, there are no existing driveways on the west side of State Highway 99 on the opposite side of the project site.

This project was circulated to the California Department of Transportation (Caltrans) for review and comment since the proposed project adjoins State Highway 99 and it is used to access the project site. Caltrans has stated that the inbound taper on the south driveway is deteriorating; therefore, the driveway will need to be rehabilitated which will require approval of a Caltrans encroachment permit. Caltrans also stated that there appears to be stop sign on the southern access gate visible from State Highway 99. The stop sign will need to be removed so that inbound traffic is uncontrolled. A project condition will be added to ensure compliance with Caltrans' requirements.

State Highway 99 carries an Annual Average Daily Traffic (AADT) volume of 19,500 vehicles per day in the area of the project, resulting in a Level of Service (LOS) B. According to Table 3.2-6 of the Sutter County General Plan Technical Background Report, an ADT range of 29,100 – 41,800 is necessary for a four-lane Expressway to be classified as a Level of Service C. Caltrans has adopted LOS E as the minimum acceptable standard for State Highway 99.

The applicant has estimated that 20 average daily trips will be generated by the proposed use. It is assumed that this estimate is based in part by the fact that the facility has already been in operation. On average, there will be five employees onsite for an average of ten vehicle trips from employees. An additional ten vehicle trips would be generated by service vehicles or trucks used to haul agricultural equipment. During harvest (August-November), the applicant has stated as many as 13 employees and 10 service vehicles/trucks may be onsite for an average of 26 vehicle trips from employees and 20 vehicle trips from service vehicles and trucks to haul agricultural equipment. This would result in a total average of 46 vehicle trips during harvest. For State Highway 99 to drop to LOS C, this will require an increase of 9,600 trips. The anticipated increase in traffic is not considered significant in relation to the existing traffic volumes or road capacities and will not reduce the LOS. A less than significant impact is anticipated.

c) **No impact.** This project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that will result in substantial safety risks. The

project site is not located in the vicinity of a public airport. This project will not obstruct air traffic patterns. As a result, no impact is anticipated.

d-e) **Less than significant impact.** This project will not substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). This project will also not result in inadequate emergency access. Site access from State Highway 99 was evaluated by Caltrans as previously discussed. The subject property has two driveway entrances on State Highway 99 as well as a driveway entrance on O'Banion Road to accommodate access for emergency vehicles. Driveway improvements on State Highway 99 are to be constructed under an encroachment permit issued by Caltrans. No impacts have been identified by Caltrans or by the Development Services Engineering Division or Fire Services indicating an increased hazard will result. A less than significant impact is anticipated.

f) **No Impact.** This project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. This property is located in a rural area that does not have any provisions for alternative transportation. Use of alternative modes of transportation by employees is unavailable due to the project's rural location. No impact is anticipated.

(Caltrans Traffic Census Program. <https://dot.ca.gov/programs/traffic-operations/census>)
(County of Sutter, General Plan Technical Background Report. 2008)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRIBAL CULTURAL RESOURCES				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

i-ii) **Less than significant impact.** In September of 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 Native American tribes provided by the Native American Heritage Commission (NAHC). Letters were mailed on April 11, 2019 with responses due by May 13, 2019. The United Auburn Indian Community of the Auburn Rancheria responded and requested a copy of the environmental document for this project and stated they did not wish to initiate consultation under AB 52. No request for consultation or any other comments were received from Native American tribes during the 30-day period.

The project site consists of 9.39± acres located on the east side of State Highway 99 and south of O'Banion Road. The site is developed with a 16,000 square foot building and has been used for the storage of agricultural related equipment. The property has been extensively disturbed to varying depths due to past agricultural operations and current activities. A less than significant impact to tribal cultural resources as a result of this project is anticipated.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. UTILITIES AND SERVICE SYSTEMS				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a) **Less than significant impact.** This project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. Soil testing has been performed on the project site. The septic system design and installation will occur under permit from the Environmental Health Division to ensure compliance with applicable water quality standards at the time installation occurs. Additionally, the water well locations have also been identified to ensure the required setbacks from surrounding septic systems are maintained. A less than significant impact is anticipated.

b) **Less than significant impact.** This project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The property is not located in an area served by public water or wastewater treatment facilities. A future septic system will be installed under permit with the Environmental Health Division. Therefore, the project will not require the construction of new water or wastewater treatment facilities or expansion of existing facilities. A less than significant impact is anticipated.

c) **Less than significant impact.** This project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The project site is not located in an area served by a public storm water drainage facility. The site is relatively level and has been previously graded. The proposed equipment storage yard is surfaced with gravel and asphalt grindings. No changes to surface runoff or drainage is anticipated. As stated on the site plan for this project, site grading will not change from past and current use. The eastern two-thirds of the site drains to the southeast towards an existing drainage ditch. The western one-third drains to the west towards an existing Caltrans ditch. There is an existing network of 8-inch storm drain pipes and inlets that were constructed when the existing building was built. The proposed parking lot will be placed over an existing impervious area that drains to the existing drain network. No net increase in runoff will result from proposed improvements based on past and current use. The Development Services Engineering Division and Caltrans reviewed this project and had no comments regarding drainage. A less than significant impact is anticipated.

d) **Less than significant impact.** This project will have sufficient water supplies available to serve the project from existing entitlements and resources. The proposed project is not located in an area that is served by a public water provider. Water is provided by an onsite well. A new well is proposed to be located north of the existing well to accommodate the fire sprinkler system in the warehouse building. Well water is assumed to be sufficient to serve the proposed project. The proposed well and any future wells will be required to be installed under permit from the Development Services Environmental Health Division. A less than significant impact is anticipated.

e) **No impact.** This project will not 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. 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.

f-g) **Less than significant impact.** This project will have a less than significant impact on solid waste. Solid waste from the 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.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential 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?	<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 significant 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.

XX MITIGATION MONITORING PROGRAM – Project #U-18-008 (Bains)

Mitigation Measure	Timing	Monitoring Agency
<p>Mitigation Measure No. 1 (Air Quality): Prior to any on-site grading, landscaping, or construction activities, the applicant shall submit a fugitive dust control plan to the Feather River Air Quality Management District (FRAQMD) for review and approval. The applicant shall comply with all FRAQMD standards and construction phase measures. A copy of the approved plan shall be submitted to the Development Services Department. To mitigate long term dust issues in the outdoor storage areas, the applicant shall apply a suppressant compound or reapply gravel on a regular bases as needed to maintain a minimum of four inches of gravel.</p>	<p>Prior to start of any on-site grading, landscaping, or construction activities /Ongoing</p>	<p>FRAQMD</p>

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