

COUNTY OF SUTTER
MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: Project #09-022 (Fisher)

PROJECT SPONSOR: Michael Fisher
5455 Val Verde Road
Loomis CA 95650

PROJECT LOCATION: The project site is located approximately 1,200 feet east of the intersection of Pleasant Grove and Riego Roads in South Sutter County along the North side of Riego at 3700 Riego Road.

ASSESSOR'S PARCEL NO.: 35-260-013

PROJECT DESCRIPTION: A General Plan Amendment from AG-80 (Agriculture 80-acre minimums) to IND for 26.95 acres; a concurrent rezone from AG (General Agricultural) District to M-1-PD (Light Industrial Planned Development) District for 26.95 acres; a Planned Development Amendment for 5-acres currently zoned M-1-PD. The project also includes design review approval.

Approximately 5-acres of the 31.95 acre parcel were previously developed industrially as a truss manufacturer (Western Wood Fabricators) but that use has ceased operation. The applicant proposes to establish the entire property as a storage facility for recreational vehicles (RV), boats, trailers, motorcycles, automobiles, trucks, commercial trucks, mobile construction equipment, cranes, forklifts and light and heavy construction equipment. The property is currently developed with the following structures and infrastructure:

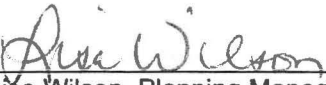
- a. A 34,000 square foot warehouse that is proposed to be used for indoor storage.
- b. A 6,250 square foot canopy structure that is proposed to be removed.
- c. A 6,000 square foot two-story office building that is proposed to be used as the office for the proposed project.
- d. A 2,400 square foot storage building that is proposed to be used for the private storage of the property owners.
- e. A 51,300 gallon water storage tank and pumping system for fire suppression purposes.
- f. A private onsite septic system and water well.
- g. A 76-space paved parking lot with curb and landscaping.

The applicant proposes to develop the site in four phases, as depicted on the site plan, beginning with the existing 5-acre portion of the site previously used for truss manufacturing.

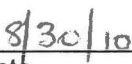
An Initial Study has been conducted by the Environmental Control Officer of the County of Sutter. The Environmental Control Officer finds that this project will not have a significant effect on the environment. The Initial Study is available for public review at the Sutter County Community Services Department,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

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

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



Lisa Wilson, Planning Manager
Environmental Control Officer



Date

Sutter County Initial Study

- 1. Project title:** Project #09-022 (Fisher)
- 2. Lead agency name and address:** Sutter County Community Services, Planning Division
1130 Civic Center Boulevard, Yuba City CA 95993
- 3. Contact person and phone number:** Doug Libby, AICP
Principal Planner
530-822-7400
- 4. Project sponsor's name and address:** Michael Fisher
5455 Val Verde Road
Loomis CA 95650
- 5. Project Location (APN):** The project site is located approximately 1,200 feet east of the intersection of Pleasant Grove and Riego Roads in South Sutter County along the North side of Riego at 3700 Riego Road; Assessor's Parcel 35-260-013.
- 6. General Plan Designations:** Industrial (IND) and Agriculture, 80-acre minimums (AG-80)
- 7. Zoning Classifications:** Light Industrial Planned Development (M-1-PD) and General Agricultural (AG)
- 8. Description of project:** A General Plan Amendment from AG-80 (Agriculture 80-acre minimums) to IND for 26.95 acres; a concurrent rezone from AG (General Agricultural) District to M-1-PD (Light Industrial Planned Development) District for 26.95 acres; a Planned Development Amendment for 5-acres currently zoned M-1-PD. The project also includes design review approval.

Approximately 5-acres of the 31.95 acre parcel were previously developed industrially as a truss manufacturer (Western Wood Fabricators) but that use has ceased operation. The applicant proposes to establish the entire property as a storage facility for recreational vehicles (RV), boats, trailers, motorcycles, automobiles, trucks, commercial trucks, mobile construction equipment, cranes, forklifts and light and heavy construction equipment. The property is currently developed with the following structures and infrastructure:

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9. Surrounding land uses and setting:

North: Pasture and rice

South: (Placer County) Retail market and gas station, electrical contractor's office and equipment yard, rural residential properties.

East: Pasture, rural residential, plant nursery, auto dismantler and storage yard.

West: Rural residential, uncultivated agricultural land, equipment auction business, plant laboratory.

10. Other public agencies whose approval is required: None

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.

- | | | |
|---|--|--|
| ☐ Aesthetics | ☐ Agricultural Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Geology/Soils |
| ☐ Hazards/Hazardous Materials | | ☐ Hydrology/Water Quality |
| ☐ Land Use/Planning | ☐ Mineral Resources | ☐ Noise |
| ☐ Population/Housing | ☐ Public Services | ☐ Recreation |
| ☐ Transportation/Traffic | ☐ Utilities/Service Systems | |
| ☐ Mandatory Findings of Significance | | |

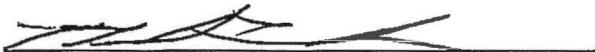
DETERMINATION

On the basis of this initial evaluation:

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

Applicant Mitigation Agreement:

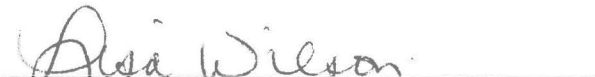
As the applicant/representative for this proposed project, I hereby agree to implement the proposed mitigation measures and mitigation monitoring program identified within this document.


Signature of Applicant/Representative

8-25-2010
Date


Signature of preparer

8-25-2010
Date


Lisa Wilson
Environmental Control Officer

8/25/10
Date

I. AESTHETICS

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☒	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Responses:

a) **No impact.** The project will not have a substantial adverse effect on a scenic vista. The General Plan Background Report identifies natural features occurring in the County; these include the Sutter Buttes and Feather, Sacramento, and Bear Rivers. The project site is located in southern Sutter County and is not in the vicinity of either the Buttes or rivers. There are no vistas present on the site or the immediate area that will be impacted by the project so no impacts are anticipated.

b) **No impact.** The project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway because there are no scenic highways identified in the County. In addition, the General Plan Background Report does not recognize any historic structures, or rock outcroppings in the area.

c) **Less than significant with mitigation incorporated.** With the incorporation of mitigation, the project will not substantially degrade the existing visual character or quality of the site and its surroundings. The site was previously utilized as a truss manufacturing facility that has some established landscaping along Riego Road, parking area and the existing office building. An existing block wall is located along the northeastern corner of the office and runs southerly to the property line and screens a small portion of the property from the street. In addition, a decorative wrought iron fence exists along the property's developed frontage west of the office.

The applicant proposes to extend the decorative wrought iron fence westerly across the remainder of the project's frontage along Riego Road and install a landscape strip in front of this fence.

The remainder of the storage area is proposed to be enclosed by a 6-foot high chain link fence with slats and landscape screening (Oleander) installed along the outside of the fence.

A narrow strip of land located along the northwestern portion of the property, comprising abandoned railroad right of way, is proposed to be developed as an onsite retention basin.

In order to protect the visual character of the area because of its location between the future Placer Vineyards development in Placer County and Sutter Pointe, staff recommends the County's landscaping and urban development standards be implemented along the Riego Road street frontage together with screening the perimeter storage area. Typically, these standards only apply to projects within the spheres of influence of Yuba City, Live Oak and rural communities. In order to implement these standards for the street frontage along Riego Road and overall site lighting, and site screening, staff proposes the following mitigation measures be incorporated into the project. It should be noted the Pacific Gas and Electric Company (PG&E) plans to install an underground natural gas transmission line across the applicant's property along Riego Road in 2011. To coordinate with this separate project, the requirement to install landscaping along the property's Riego Road street frontage and the western boundary of Phase 3 will be deferred until the spring of 2012 which is reflected in the following mitigation measures.

Mitigation Measure No. 1: As part of the project's first phase development, the applicant agrees to comply with the County's urban development standards and design guidelines for the project including parking lot and access design, site lighting master plan, and landscaping to be installed along the property's western 460± feet of frontage along Riego Road. In addition, shade trees shall be established, where feasible, from the existing office westward to Building #1. This shall be accomplished through the submittal of final site, landscape, and lighting plans to the Planning Division within 90-days of project approval for review and approval. The requirement to install landscaping shall be deferred until June 1, 2012, to allow for the installation of a PG&E natural gas transmission line within the project's street frontage along Riego Road.

Mitigation Measure No. 2: As part of the project's Phase 1 development, perimeter fencing with earth tone colored slats and a landscape planter shall be established and maintained along the western property boundary of Phase 3 in order to provide screening from Riego Road for Phases 1 and 2. The landscape planter shall be developed with Oleander planted at a frequency of one plant every 10 feet. Plants shall be a minimum 5-gallon container size. An irrigation system shall be installed to establish and maintain an effective screen of the site from neighboring properties and rights of way. The requirement to install this fence and landscaping shall be deferred until June 1, 2012, to allow for the installation of a PG&E natural gas transmission line within the project's street frontage along Riego Road.

Mitigation Measure No. 3: Prior to the use and occupancy of the site as a storage facility in any phase, perimeter 6-foot tall chain-link fencing with earth tone colored slats and a vegetative screening planter shall be established around the exterior property boundary of the particular phase being activated. The landscape planter shall be developed with Oleander planted at a frequency of one plant every 10 feet. Plants shall be a minimum 5-gallon container size. An irrigation system shall be installed to establish and maintain an effective screen of the site from neighboring properties and rights of way.

Mitigation Measure No. 4: Prior to the use and occupancy of any phase, interior phase boundaries within the parcel shall be enclosed by a 6-foot tall chain-link fence with earth tone colored slats. Once perimeter fencing and landscaping are established around the entire storage area, interior fencing may be removed.

With the implementation of Mitigation Measures 1 - 4 the project will not substantially degrade the existing visual character or quality of the site and its surroundings and a less than significant impact is anticipated.

d) **Less than significant impact.** The project will result in new sources of nighttime light being introduced to the area for safety purposes. Lighting exists for the existing parking, access ways and structures; however, additional lighting is proposed within the storage area for security purposes. Both the Zoning Code and Design Guidelines contain requirements pertaining to lighting. With the implementation of Mitigation Measure No. 1, these requirements will limit the impact of light and glare on surrounding properties and public right of ways, thereby, reducing impacts to a less than significant level. No additional mitigation measures are necessary.

(County of Sutter, General Plan 2015 Background Report. 1996)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURAL RESOURCES

In determining whether agricultural 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.

Would this project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☒	☐

Responses:

a) **No Impact.** The 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 of the California Resources Agency, to non-agricultural use because the 2006 Sutter County Important Farm Land Map prepared by the California Resources Agency depicts the eastern 529 feet of the property as "Urban and Built-up Land" whereas the remainder of the site is identified as "Grazing Land" which is not considered prime, unique, or farmland of statewide importance. The County Soil Survey prepared by the Soil Conservation Service indicates site soils are classified as a Cometa loam and San Joaquin

sandy loam. Both of these soil types can be used for irrigated crops, mainly rice. Some areas are used for pasture and homesites. Both soil types are considered a Class IV soil whether irrigated or not. No impacts are anticipated.

b) **No Impact.** The project will not conflict with existing zoning for agricultural use, or a Williamson Act contract because the project involves a request to amend the General Plan and rezone a portion of the property from Agriculture to an industrial designation. The remaining property is already designated industrially by the General Plan and has been previously developed. The property is not encumbered by a Williamson Act contract. The nearest contracted land is approximately half a mile away. As a result, no impacts are anticipated.

c) **Less than significant impact.** The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Pasture and rice are the only agricultural activities occurring in the vicinity together with uncultivated land. Other properties are used residentially or developed with a business type use.

The project will change the General Plan designation of a portion of the property from Agriculture, 80-acre minimums to Industrial and rezone approximately 26.95 acres to a light industrial designation. Parcel sizes in the vicinity range from approximately an acre (south of Riego Road in Placer County) up to 200± acres in size.

If approved, agricultural operations in the vicinity (pasture and rice) can continue as they have historically with few incompatibilities anticipated because the proposed storage facility does not present incompatibilities as residential uses can have. The County's Agricultural Commissioner has reviewed the project and determined that buffering of the project from adjacent agricultural lands is not necessary. Staff does not anticipate the project will result in the conversion of other adjacent agricultural lands to non-agricultural use.

(U.S. Department of Agriculture, Soil Conservation Service Soil Survey – Sutter County, 1988. California Dept. of Conservation, Farmland Mapping and Monitoring Program, Soil Candidate Listing or Prime Farmland of Statewide Importance, 1995)

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:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with, or obstruct implementation of, the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing, or projected, air quality violation?	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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)?				
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Responses:

a) **Less than significant impact.** The project will not conflict with, or obstruct implementation of an air quality plan because the project was reviewed by the Feather River Air Quality Management District (FRAQMD) and the District determined that with the implementation of Mitigation Measures 5 and 6 [see Section III b) below] air quality impacts will be reduced to a less than significant level and FRAQMD's ability to implement air quality plans will not be significantly affected. No additional mitigation measures are necessary.

b) **Potentially significant unless mitigation is incorporated.** The project is not anticipated to violate any air quality standard or contribute substantially to an existing, or projected, air quality violation because the project was reviewed by FRAQMD and it was determined the proposed use will not generate pollutants that will violate any air quality standard. Construction activities to establish the storage area for vehicles has the ability to generate dust. As such, the District recommended the implementation of their standard construction emission mitigation measures, including the preparation of a fugitive dust control plan, to reduce potential impacts to a less than significant level.

Mitigation Measure No. 5: Standard Construction Phase Mitigation Measures

a. Construction equipment exhaust emissions shall not exceed FRAQMD Regulation III, Rule 3.0, Visible Emissions limitations (40 percent opacity or Ringelmann 2.0). Operators of vehicles and equipment found to exceed opacity limits shall take action to repair the equipment within 72 hours or remove the equipment from service. Failure to comply may result in a Notice of Violation.

b. The primary contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained prior to and for the duration of onsite operation.

c. Minimize idling time to 5 minutes – saves fuel and reduces emissions. (State idling rule: commercial diesel vehicles- 13 CCR Chapter 10 Section 2485 effective 02/01/2005; off road diesel vehicles- 13 CCR Chapter 9 Article 4.8 Section 2449 effective 05/01/2008)
Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators.

d. Develop a traffic plan to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service. Schedule operations affecting traffic for off-peak hours. Minimize obstruction of through-traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites.

e. Portable engines and portable engine-driven equipment units used at the project work site, with the exception of on-road and off-road motor vehicles, may require California Air Resources Board (ARB) Portable Equipment Registration with the State or a local district permit. The owner/operator shall be responsible for arranging appropriate consultations with the ARB or the District to determine registration and permitting requirements prior to equipment operation at the site.

Mitigation Measure No. 6: Fugitive Dust Control – Best Available Mitigation Measures

All grading operations on a project should be suspended when winds exceed 20 miles per hour or when winds carry dust beyond the property line despite implementation of all feasible dust control measures.

Construction sites shall be watered as directed by the Department of Public Works or Air Quality Management District and as necessary to prevent fugitive dust violations.

An operational water truck should be onsite at all times. Apply water to control dust as needed to prevent visible emissions violations and offsite dust impacts.

Onsite dirt piles or other stockpiled particulate matter should be covered, wind breaks installed, and water and/or soil stabilizers employed to reduce wind blown dust emissions. Incorporate the use of approved non-toxic soil stabilizers according to manufacturer's specifications to all inactive construction areas.

All transfer processes involving a free fall of soil or other particulate matter shall be operated in such a manner as to minimize the free fall distance and fugitive dust emissions.

Apply approved chemical soil stabilizers according to the manufacturers' specifications, to all-inactive construction areas (previously graded areas that remain inactive for 96 hours) including unpaved roads and employee/equipment parking areas.

To prevent track-out, wheel washers should be installed where project vehicles and/or equipment exit onto paved streets from unpaved roads. Vehicles and/or equipment shall be washed prior to each trip. Alternatively, a gravel bed may be installed as appropriate at vehicle/equipment site exit points to effectively remove soil buildup on tires and tracks to prevent/diminish track-out.

Paved streets shall be swept frequently (water sweeper with reclaimed water recommended; wet broom) if soil material has been carried onto adjacent paved, public thoroughfares from the project site.

Provide temporary traffic control as needed during all phases of construction to improve traffic flow, as deemed appropriate by the Department of Public Works and/or Caltrans and to reduce vehicle dust emissions. An effective measure is to enforce vehicle traffic speeds at or below 15 mph.

Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less and reduce unnecessary vehicle traffic by restricting access. Provide appropriate training, onsite enforcement, and signage.

Reestablish ground cover on the construction site as soon as possible and prior to final occupancy, through seeding and watering.

Disposal by Burning: Open burning is yet another source of fugitive gas and particulate emissions and shall be prohibited at the project site. No open burning of vegetative waste (natural plant growth wastes) or other legal or illegal burn materials (trash, demolition debris, et. al.) may be conducted at the project site. Vegetative wastes should be chipped or delivered to waste to energy facilities (permitted biomass facilities), mulched, composted, or used for firewood. It is unlawful to haul waste materials offsite for disposal by open burning.

A copy of the approved Fugitive Dust Control Plan approved by FRAQMD shall be submitted to the Planning Division prior to development commencing.

With the incorporation of the above mitigation measures it is anticipated the project will not violate any air quality standard or contribute substantially to an existing, or projected, air quality violation and a less than significant impact is anticipated.

c) **Less than significant impact.** The project will not 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) because the project will not result in a cumulatively considerable net increase of any criteria pollutant [see Section b) above] with the incorporation of Mitigation Measures 5 and 6 the impact is considered less than significant and no additional mitigation is necessary.

d,e) **Less than significant impact.** The project will not expose sensitive receptors to substantial pollutant concentrations and will not create objectionable odors affecting a substantial number of people because the Feather River Air Quality Management District reviewed the proposed project and determined that based upon a general industrial land use category using the Urbemis 2007 Version 9.2.4 computer model, the operational emissions for a 32-acre site were significantly below the District's thresholds of significance, so no operational mitigation measures are required.

The County is classified as an attainment area for federal Carbon Monoxide (CO). Federal Guidelines state that a project is assumed to have a less than significant impact on ambient CO concentrations if a project will not reduce the Level of Service on one or more streets or at one or more intersections in the project vicinity to a LOS of E or F. Section XV of this initial study determined the proposed project will result in fewer vehicle trips per day than the previous truss manufacturing use. In addition, the level of service of Riego Road will not be reduced to an LOS E or F. As such a less than significant impact is anticipated.

(Feather River Air Quality Management District. 1998. *Indirect Source Review Guidelines*, Feather River Air Quality Management District. 2003. *Northern Sacramento Valley 2003 Air Quality Attainment Plan*.)

IV. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Responses:

a) **Less than significant impact.** The project will not have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service because the property is not identified by the Department of Fish and Game's Natural Diversity database as containing such species. The nearest identified species are vernal pool tadpole shrimp and vernal pool fairy shrimp located approximately 2,500 feet northwesterly of the project.

General Plan Background Report Figure 9.8-1 identifies areas in the County containing moderately or highly sensitive habitat areas. The project site is not recognized as being within a moderate or highly sensitive habitat area. Therefore, a less than significant impact is anticipated.

The area of the project site is elevated from surrounding topography to the west in the Natomas Basin where threatened and endangered species and sensitive habitat areas are identified. There are no onsite drainage areas or ponding water on the site that would facilitate vernal pools. As such, a less than significant impact is anticipated.

b) **No Impact.** The 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 Game or U.S. Fish and Wildlife Service because the site has historically been used as uncultivated agriculture or as a truss manufacturing business and there is no riparian habitat occurring on or adjacent to the site that could be affected. The nearest potential riparian habitat is located approximately 2,500 feet west of the project. As a result, no impacts are anticipated.

c) **No Impact.** The project will not 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 because the site has historically been used agriculturally as uncultivated agriculture and a truss manufacturing business. There is no wetland habitat on or adjacent to the site that could be affected. The nearest potential riparian habitat is located approximately 2,500 feet west of the project. As a result, no impacts are anticipated.

d) **Less than significant impact.** The 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 because the area is predominantly developed with uncultivated agriculture, rural residential or individual businesses. General Plan Background Report Figure 9.8-1 identifies areas in the County containing moderately or highly sensitive habitat areas. The project site is not recognized as being a moderate or highly sensitive habitat area. A less than significant impact is anticipated.

e) **No Impact.** The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because the project site is not recognized by General Plan Background Report Figure 9.8-1 as being located within a moderate or highly sensitive habitat area and the County has not adopted a tree preservation policy or ordinance.

f) **No Impact.** The project will not conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan because there has been no such plan adopted that covers the area. The site and larger

area is located within the boundary of the proposed Yuba-Sutter Natural Community Conservation Plan/Habitat Conservation Plan; however, that plan has not been completed or adopted so no impacts are anticipated.

(County of Sutter, General Plan 2015 Background Report. 1996)

V. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Responses:

a)-d) **Less than significant impact.** The proposed 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, it will not directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature; or disturb any human remains, including those interred outside of formal cemeteries. General Plan Background Section Figure 7.4.1 does not list the property as being a Historic Site. It appears there are no unique features or historical resources located on the parcel and the property is not located near a cemetery, therefore a less than significant impact to cultural resources as a result of the General Plan amendment, rezone and design review are anticipated.

California Health and Safety Code Section 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 within 24 hours.

Public Resources Code Section 5097.98 states that whenever the Native American Heritage Commission 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 2015 Background Report. 1996)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 Zone Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Responses:

a) **Less than significant impact.** The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides because this project site as well as the majority of the County isn't located in an Alquist-Priolo Earthquake Fault Zone nor any area that is known to have an earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, or landslides. The State Building Code identifies the County as being within Seismic Zone III. All structures are existing and no new structures are proposed other than

security fencing and light poles which will be required through the building permit process to be designed and constructed in accordance with the construction requirements of the Building Code. A less than significant impact is anticipated.

b) **Less than significant impact with mitigation incorporated.** The project will not result in substantial soil erosion or the loss of topsoil because the existing topography has a slope of 0 to 1 percent. As the remainder of the site urbanizes and additional impervious surfaces are established, increased runoff will occur that could result in additional soil erosion. To mitigate this impact, Mitigation Measures 7 and 8 are proposed to reduce the impact of soil erosion to a less than significant level.

Mitigation Measure No. 7: The applicant shall prepare and submit a comprehensive drainage study and plan that includes but is not limited to:

- Detailed pre- and post- project hydrologic and hydraulic analyses of the project and project impacts;
- Proposed method of flow conveyance with adequate supporting calculations;
- Proposed improvements to mitigate the impacts of any change in runoff including quality, flow rate, volume and duration;
- Definition with mapping of the existing watersheds.
- Detention basins must be designed using a rainfall-runoff computer model such as HEC-1 or SacCalc. Since the proposed basin will drain over a period of several days, the basin must be evaluated for both a 100-year, 24-hour design storm and a 100-year, 10-day design storm.

The drainage study must be completed and stamped by a Professional Engineer and determined by the County to be comprehensive, accurate, and adequate. (Sutter County Design Standards Section 5)

Mitigation Measure No. 8: GRADING AND CONSTRUCTION. No grading or alteration of the existing terrain that would direct additional waters to County roads or to adjacent lots shall be done. Additional surface water runoff created by the project must be contained on-site. Complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans. Fulfill all requirements of federal and state permits. Receive acceptance by the County for public improvements.

With the implementation of the above mitigation measures, the impact of the project on soil erosion and loss of top soil will be reduced to a less than significant level.

c) **No Impact.** The project will not 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 because the General Plan Background Report does not recognize these types of geologic events as occurring in the County.

d) **Less than significant impact.** General Plan Background Report Figure 10.3-1 does not depict the project site and area as having moderate or highly expansive soils. The County Soil survey prepared by the Soil Conservation Service indicates site soils are classified as Cometa loam and San Joaquin sandy loam which have a low shrink-swell potential pursuant to Table 13 of the Soil Survey.

All buildings are pre-existing and were established under building permits by the County and constructed consistent with Building Code requirements, including Table 18-1B at the time the structures were established. As a result, a less than significant impact is anticipated.

e) **Less than significant impact.** The project will 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 because a septic system used by the previous truss manufacturing use will be utilized for the proposed project. The truss manufacturing use at its peak once employed up to 50 persons where it is anticipated the proposed project will employ three. The County's Environmental Health Division has determined the existing onsite septic system can be repurposed for the proposed project without modification. A less than significant impact is anticipated.

(County of Sutter, General Plan 2015 Background Report. 1996)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. HAZARDS/HAZARDOUS MATERIALS				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	☐	☒	☐	☐
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?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
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?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Responses:

a) **Less than significant impact with mitigation incorporated.** The project will not create a significant hazard to the public or environment through the routine transport, use or disposal of hazardous materials because the developers/operators will be required to comply with Certified Unified Program Agency (CUPA) administered by the Environmental Health Division that requires Hazardous Materials Business Plans be prepared and implemented for all hazardous materials at or above 55 gallons of a liquid, 500 pounds for solids, or 200 cubic feet of compressed gas. The applicant has stated that hazardous materials, other than fuels and oils that are a part of the recreational vehicles, boats and a storage facility for recreational vehicles (RV), boats, trailers, motorcycles, automobiles, trucks, commercial trucks, mobile construction equipment, cranes, forklifts and light and heavy construction equipment. being stored onsite, is not proposed to occur. Cleaners typically utilized in an office environment will likely be present for cleaning purposes. To assure this impact is reduced to a less than significant level, a mitigation measure and project condition is proposed consisted with CUPA's requirements.

Mitigation Measure No. 9: A Hazardous Materials Business Plan shall be implemented to the satisfaction of the Certified Unified Program Agency (CUPA) covering hazardous materials at or above 55 gallons of a liquid, 500 pounds of solids, or 200 cubic feet of compressed gas.

In addition, the County's Fire Services and the Building Divisions regulate the use and handling of hazardous materials within buildings and for changes in use of property. Their requirements to comply with Building and Fire Codes will be reflected as project conditions. Incorporating the above mitigation measure, a less than significant impact is anticipated.

b) **Less than significant impact.** The project will not create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because the release of hazardous materials is not a component of the project which is for a storage facility for recreational vehicles, boats, a storage facility for recreational vehicles (RV), boats, trailers, motorcycles, automobiles, trucks, commercial trucks, mobile construction equipment, cranes, forklifts and light and heavy construction equipment. which are licensed through the State and must comply with State emission laws. A less than significant impact is anticipated.

c) **No Impact.** The 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 because the use or storage of hazardous emissions is not a component of the project which is for a storage facility for recreational vehicles, boats, a storage facility for recreational vehicles (RV), boats, trailers, motorcycles, automobiles, trucks, commercial trucks, mobile

construction equipment, cranes, forklifts and light and heavy construction equipment.. In addition, the project site is not located within ¼ mile of an existing or proposed school. The nearest established school is the Pleasant Grove Joint Union K-8 School which is located 4.6 miles away to the north. The nearest school site proposed as part of the Sutter Pointe Specific Plan is located 1.1 miles to the southwest. There are no impacts anticipated.

d) **No Impact.** The project is not proposed on property included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. As a result, no impacts to the public or environment are anticipated.

e) **No Impact.** The proposed 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, nor would the project result in a safety hazard for people residing or working in the project area because the project site is located 5.6 miles northeasterly from the Sacramento International Airport which is the nearest public airport. There are no impacts anticipated.

f) **Less than significant impact.** The project will not result in a safety hazard for people residing or working in the project area due to the presence or proximity of a private airstrip because the site is located 1.65 miles from an abandoned runway located on property owned by Holt of California. In addition, 2008 aerial photography indicates no additional private airstrip being located in the vicinity therefore a less than significant impact is anticipated.

g) **No Impact.** The project will not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan because the project site has existing encroachments onto Riego Road which is a County maintained roadway. There have been no improvements identified that would need to be made to the existing driveway encroachment in order to accommodate the project. No impacts are anticipated.

h) **No Impact.** There will be no significant risk of loss, injury or death involving wildland fires as a result of the proposed project because the General Plan indicates the County does not have any significant wildland fire hazard areas.

(County of Sutter, General Plan 2015 Background Report. 1996 Sutter County Community Services Department)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII.HYDROLOGY AND WATER QUALITY				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐
b) Substantially deplete ground water supplies or	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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)?				
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
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?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
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?	☐	☐	☒	☐
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Responses:

a) **Potentially significant unless mitigation is incorporated.** The proposed project will not violate any water quality standards or waste discharge requirements because all aspects of the project involving water quality will be reviewed and approved by either the County's Environmental Health Division or by the appropriate State agency. Appropriate permits will be required to be obtained through the development process. Operation of the facility will not be allowed until all appropriate approvals have been obtained.

Water for the project will be supplied by an existing private well and sewage disposal will be provided by an existing septic tank and leach field system.

To comply with water quality standards during site development and operation, the following Mitigation measures are proposed to address site drainage from the property.

Mitigation Measure No. 10: STORM WATER QUALITY PROTECTION – DURING CONSTRUCTION.

SWPPP – Applicant shall prepare and submit a Storm Water Pollution and Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the County's Improvement Standards and Land Grading and Erosion Control Ordinance. The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board for approval and to the County for review. During construction, the applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The project applicant shall implement BMPs in accordance with the SWPPP and the County's Improvement Standards.

Mitigation Measure No. 11: NPDES GENERAL CONSTRUCTION PERMIT - In order to mitigate erosion and sediment control problems on the project site, the project shall comply with the County's Land Grading and Erosion Control Ordinance. If the project size is more than one acre, a Notice of Intent (NOI) must be filed to obtain coverage under the California State Water Resources General Construction Activity Storm Water Permit. Permits are issued by the State Water Resources Control Board, which can provide all information necessary to complete and file the necessary documents. Applicant shall comply with the terms of the General Construction Permit, the County's ordinances, and the NPDES Waste Discharge Requirements for the Sutter County Municipal Storm Sewer Discharges.

Mitigation Measure No. 12: STORM WATER QUALITY PROTECTION – POST CONSTRUCTION. Applicant shall prepare and submit a Post-Construction Storm Water Quality Control Plan in accordance with the most recent version of the Storm Water Quality Design Manual for the Sacramento and South Placer Region. Post-construction source and treatment controls shall be designed in accordance with the Sutter County Design Standards. The design of post-construction source and treatment controls shall be submitted for approval with the improvement plans regardless of whether they constitute private or public improvements. A separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed shall also be submitted and accepted by the County.

Through incorporation of the above mitigation measures, it is anticipated that impacts will be reduced to a less than significant level.

b) **Less than significant impact.** The project will not 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) because the project will utilize an existing onsite well that was established under permit with the County's Environmental Health Division.

General Plan Background Report Figure 5.3-2 depicts the project site as being within that portion of the County having moderately high well yields generally expected to range from 500-1000 gallons per minute. The project site was previously used as a truss manufacturing facility employing up to 50-persons. It is anticipated the proposed project will employ three persons. There is no vehicle washing facilities proposed as part of the project so it is anticipated there will be less water used because there will be fewer employees employed at the site thereby resulting in a less than significant impact.

c) **Less than significant impact.** The 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 because through the incorporation of Mitigation Measures 10 and 11, erosion and siltation impacts will be reduced to a less than significant level. In addition, the project site is not located proximate to a river or stream so impacts upon those features will not occur and a less than significant impact is anticipated.

d) **Less than significant impact.** Development of the project will substantially alter the existing drainage pattern of the site due to grading and surfacing activities and will substantially increase the rate or amount of surface runoff for the proposed vehicle storage/equipment area. There are no streams or rivers proximate to the site that will be impacted by development. A retention pond has been proposed along the northwest side of the property to retain site runoff. With the implementation of Mitigation Measures 7 and 8, adequate drainage facilities will be installed to serve proposed development preventing flooding on and off site. No additional mitigation measures are necessary.

e) **Less than significant impact.** The project will not 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 because there are no existing stormwater drainage systems present and the project proposes a new onsite stormwater retention system. With the incorporation of Mitigation Measure 12, the proposed system will be established meeting County standards. With the incorporation of Mitigation Measure 10, the project will not create substantial amounts of polluted runoff. No additional mitigation is necessary.

f) **Less than significant impact.** The project will not substantially degrade water quality because a Storm Water Pollution Prevention Plan prepared to the satisfaction of the Central Valley Regional Water Quality Control Board is required to be implemented (Mitigation Measure 10). In addition, to mitigate erosion and sediment control, Mitigation Measure 11 has been proposed that requires a construction permit be approved by the Department of Water Resources that will reduce erosion and sediment impacts. The septic system that will serve the project was previously installed under permit from the County Environmental Health Division. A less than significant impact is anticipated.

g) **No Impact.** The 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 the project does not propose any housing. The area of the property to be developed and used for the proposed project is located within a Zone X 500 which is an area

determined to be outside the 500-year floodplain. A small area of the property located along a narrow strip of the site that extends northerly is located within a Zone X 100 which is defined as an area having 100-year flood protection that is provided by levees. As a result, no impacts are anticipated.

h) **No Impact.** The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows because the area of the site to be developed with the proposed project is located within a Zone X 500 which is an area determined to be outside the 500-year floodplain. As a result, no impacts are anticipated.

i) **Less than significant impact.** The 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 Background Report identifies several dams that could potentially flood the area if failure were to occur. The possibility of a dam break and flooding is considered remote because the property is located in an upland location outside of traditional flood prone areas. As a result, a less than significant impact is anticipated.

j) **No Impact.** The project will not have an impact on or be affected by inundation by seiche, tsunami, or mudflow because the site is relatively level and is not located adjacent to or near any water bodies of sufficient size to create such situations.

(County of Sutter, General Plan 2015 Background Report. 1996)

(Federal Emergency Management Administration, Flood Insurance Rate Map, 1988)

IX. LAND USE AND PLANNING

Would the project:

a) Physically divide an established community?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
☐	☐	☐	☒

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?

☐	☐	☒	☐
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c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

☐	☐	☐	☒
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Responses:

a) **No Impact.** The project will not physically divide an established community because the site is located outside the County's cities and their sphere's of influence as well as the rural communities identified by the General Plan Background Report. The project site is located in a rural area dominated by agricultural pursuits, businesses and rural residential homesites established along Riego Road.

b) **Less than significant impact.** The project will not conflict with any 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 impact because the General Plan does not consider the site to be within any biologically sensitive area. This project involves a General Plan amendment, rezone and design review to establish the entire property as a storage facility for recreational vehicles, boats a storage facility for recreational vehicles (RV), boats, trailers, motorcycles, automobiles, trucks, commercial trucks, mobile construction equipment, cranes, forklifts and light and heavy construction equipment. The County has not adopted a land use plan, policy or regulation for the purpose of avoiding or mitigating a specific environmental effect that affects this project. Where necessary, mitigation has been incorporated into the project and no additional mitigation measures are necessary.

c) **No Impact.** The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The property is located within the boundary area of the proposed Yuba-Sutter County Natural Community Conservation Plan/Habitat Conservation Plan; however, this plan has been completed or adopted. As a result, no impacts are anticipated.

X. MINERAL RESOURCES

Would the project:

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
☐	☐	☐	☒

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?

☐	☐	☐	☒
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Responses:

a), b) **No Impact.** The 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.

(County of Sutter, General Plan 2015 Background Report. 1996)

XI. NOISE

Would the project result in:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	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?	☐	☐	☒	☐
b) Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project 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?	☐	☐	☐	☒

Responses:

a) **Less than significant impact.** The proposed project will not expose persons to noise levels in excess of standards established in the General Plan because the proposed project (the conversion of the property from fallow agricultural land/and a former truss manufacturing facility to a storage facility that will generate less noise than the former truss manufacturing business that previously occupied the site. Noise will occur as customers visit the facility to drop-off or retrieve their boat, RV, trailer and equipment and noise will occur from employees (anticipated to be three) arriving and departing the site; however, repair or other noise generating services are not proposed.

Table seven of the General Plan Policy Document specifies noise thresholds for new non-transportation sources.

NOISE LEVEL STANDARDS New Non-Transportation Sources

Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly Leq, dB	50	45

Maximum level, dB	70	65
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Finding 8f of the Policy Document does not identify any homes along Riego Road as potentially experiencing noise problems. In addition, Table 8 of the Policy Document states the maximum noise level that residences should be subjected to is a 70 Ldn (average day-night noise level) with 60 Ldn being a generally acceptable level of noise. The nearest residence is located along the south side of Riego Road and is 135± away from project development and 30± feet from Riego Road. The 1996 General Plan Background Report determined the 60 Ldn contour line was located approximately 171 feet from and parallel to Riego Road. It is assumed that increases in commuter traffic over the last fourteen years have further increased overall noise levels thereby pushing the 60Ldn contour out further on either side of Riego Road. Existing residences proximate to the project site along Riego Road are likely already exposed to excessive noise levels due to their location along this busy roadway. It is not anticipated that a change in use from a truss manufacturing business to a boat, RV, and trailer storage yard will expose persons to noise levels in excess of standards established in the General Plan and a less than significant impact is anticipated.

b) **Less than significant impact.** The project will not expose people to, or cause the generation of, excessive groundborne vibration or groundborne noise levels. The project will establish an industrial site where a storage facility for boats, RVs a storage facility for recreational vehicles (RV), boats, trailers, motorcycles, automobiles, trucks, commercial trucks, mobile construction equipment, cranes, forklifts and light and heavy construction equipment. will occur. Construction activity to establish the detention basin and storage area will result in a temporary increase in vibration or noise levels during the construction period; however, once construction is complete, noise levels will return to a less than significant level. The text of the Light Industrial (M-1) District states this district classification is intended to provide suitable areas for low intensity assembly, processing or manufacturing activities, product distribution, and related activities, all of which do not create nuisance or otherwise unacceptable levels of noise, dust, odor, smoke, bright light or vibration in order to provide for the general welfare. Proposed uses are permitted in the M-1 District and based upon the text of the district will not generate groundborne vibration or noise so a less than significant impact is anticipated.

c) **Less than significant impact.** The project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project because the proposed project (the conversion of the property from fallow agricultural land/and a former truss manufacturing facility to a storage facility) will generate less noise than the former truss manufacturing use that formerly occupied the site. Noise will occur as people visit the facility to drop-off or retrieve their boat, RV, or trailer and noise will occur from employees (anticipated to be three) to arrive and depart the site; however, there is no repair or other services proposed as part of the project that will generate additional noise so a less than significant impact is anticipated.

d) **Less than significant impact.** The project will not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project because the proposed project (the conversion of the property from fallow agricultural land/and a former truss manufacturing facility to a storage facility) will generate less noise than the former truss manufacturing use that formerly occupied the site. Noise will occur as people visit the facility to drop-off or retrieve their boat, RV, or trailer and noise will occur from employees (anticipated to be three) to arrive and depart the site; however, there is no repair or

other services proposed as part of the project that will generate a substantial temporary or periodic increase in ambient noise levels.

Construction activity to establish a detention basin and storage area will result in a temporary increase in noise levels during the construction period; however, once construction is complete, noise levels will return to as they were before and will be less than the previous outdoor truss manufacturing use. A less than significant impact is anticipated.

e) **No Impact.** The project site is not located within the boundary of an airport land use plan or within two miles of a public airport or public use airport because the site is located 5.6 miles northeasterly from the Sacramento International Airport which is the nearest public airport. As a result, people working in the area will not be exposed to excessive noise levels from the airport and no impacts are anticipated.

f) **No Impact.** The project will not result in a safety hazard for people residing or working in the project area due to the presence or proximity of a private airstrip because the site is located 1.65 miles from a private abandoned runway located on property owned by Holt of California. In addition, 2008 aerial photography indicates no additional private airstrip being located in the vicinity so no impacts are anticipated.

(County of Sutter, General Plan 2015 Background Report. 1996)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING				
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Responses:

a), b) **Less than significant impact.** The project will not induce substantial population growth in an area, either directly or indirectly or displace a substantial number of people or existing housing because no housing is proposed as part of the project and none exists today that will be removed. The project proposes 31.95 acres of industrially zoned property that will be used as a storage facility for recreational vehicles, boats a storage facility for recreational vehicles (RV), boats, trailers, motorcycles, automobiles, trucks, commercial trucks, mobile construction equipment, cranes, forklifts and light and heavy construction equipment.. Future employees may already live in the area but if some were to relocate to the County the amount of population growth will be negligible and a less than significant impact is anticipated.

(County of Sutter, General Plan 2015 Background Report. 1996)

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIII. 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?	☐	☐	☒	☐
ii) Police protection?	☐	☐	☒	☐
iii) Schools?	☐	☐	☐	☒
iv) Parks?	☐	☐	☐	☒
v) Other public facilities?	☐	☐	☐	☒

Responses:

i) **Less than significant impact.** The project will not have a substantial adverse physical impact associated with the provision of new or physically altered fire protection facilities, need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives because the area is provided fire services by County Service Area "D". The nearest fire station is located approximately 1.5 miles to the north at the corner of Sankey and Pleasant Grove Roads. A 51,300 gallon water storage tank and pumping system exist on the property for both onsite fire suppression purposes and for off site emergencies should it be needed. Development impact fees were previously paid at the time the existing structures were established and no new structures are proposed. The conversion of the property from one use to another will not result in a significant additional impact.

ii) **Less than significant impact.** The project will not have a substantial adverse physical impact associated with the provision of new or physically altered police protection facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives because the area is provided law enforcement services by the Sutter County Sheriff's Department and traffic control services by the California Highway Patrol. Development impact fees were previously paid at the time the existing structures were established. No new structures are proposed with the proposed project. The conversion of the property from one commercial type use (truss manufacturer to a storage facility, is not anticipated to result in a significant impact upon police protection services.

iii) **No impact.** The project is not anticipated to have a significant impact upon the Pleasant Grove Union School District because the project will not generate additional demand for school

services. The District has reviewed the project and has not indicated any additional impacts will result.

iv) **No Impact.** The project is not anticipated to impact park services because the proposed project will not generate a need for additional parkland or create an additional impact upon existing parks in the region.

v) **No Impact.** There are no other public facilities in the area that may be impacted by the proposed project.

(County of Sutter, General Plan 2015 Background Report 1996)
(Zoning Code 1998, as updated)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Responses:

a) **No Impact.** The proposed project will establish a storage facility for recreational vehicles, boats a storage facility for recreational vehicles (RV), boats, trailers, motorcycles, automobiles, trucks, commercial trucks, mobile construction equipment, cranes, forklifts and light and heavy construction equipment. on a 31.95 acre site and will not 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. There are no park facilities in the vicinity due to the rural and agricultural character of the area so no impacts are anticipated.

b) **No Impact.** The project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project does not propose any new recreational facilities or the expansion of existing recreational facilities; therefore no impacts are anticipated.

(County of Sutter, General Plan 2015 Background Report. 1996)

XV. TRANSPORTATION/TRAFFIC

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the County's General Plan or the congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Result in inadequate parking capacity?	☐	☐	☒	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐

Responses:

a) **Less than significant impact.** The proposed project will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections). The site was previously utilized as a truss manufacturing facility for which the applicant supplied trip generation data. It is estimated the truss manufacturing facility generated 90-trips per day based upon the number of employees and past incoming and outgoing deliveries and customer traffic.

The applicant proposes to convert the entire property to a storage facility for recreational vehicles (RV), boats, trailers, motorcycles, automobiles, trucks, commercial trucks, mobile construction equipment, cranes, forklifts and light and heavy construction equipment. For evaluation purposes, staff anticipates the full use of the site as an RV, boat and trailer storage facility would have the greatest trip generation rate. At build-out if the site were fully developed as an RV, boat and trailer storage facility, staff anticipates the project will generate 35 vehicle trips per day. This is based on traffic data supplied by the applicant from the University of Michigan's Survey Research Center which estimated typical RV and boat owner usage and derived trip data based upon that usage. If the site were developed as an RV, boat and trailer storage facility, the proposed project will result in 55 fewer trips per day from the previous truss manufacturing business. As a result, staff anticipate the proposed project will not cause an

increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and a less than significant impact is anticipated.

If the property develops storing more construction equipment instead of RVs, boats a storage facility for recreational vehicles (RV), boats, trailers, motorcycles, automobiles, trucks, commercial trucks, mobile construction equipment, cranes, forklifts and light and heavy construction equipment., staff anticipates traffic impacts could be less than analyzed above.

b) **Less than significant impact.** The proposed project will not exceed, either individually or cumulatively, a level of service standard established by the County's General Plan or the congestion management agency for designated roads or highways. Riego Road is classified as a 2-lane Rural Collector road. This road typically serves intra-county rather than regional or statewide circulation needs. Their primary function is to provide access to adjacent properties and connections between rural local roads and other roadways that are higher in the hierarchy of classification. Travel speeds on rural collectors often range between 25 and 45 m.p.h.

Traffic count data collected by the Public Works Department in 2008, determined that Riego Road in the project's location had an average daily vehicle traffic count (ADT) of 8,000 vehicles. This equates to an LOS of D which is defined by General Plan Background Report Table 4.6-1 as having high-density but stable flow. Users experience severe restriction in speed and freedom to maneuver, with poor levels of comfort and convenience.

Traffic on Riego Road is a result of commuter traffic passing through Sutter County from the City of Roseville urban area to the Sacramento area.

As discussed in Section XV a) above, the proposed project will result in fewer vehicle trips per day than the previous truss manufacturing business. The existing LOS will not be degraded by the proposed project. General Plan Policy 2.A-4 states the County shall strive to manage its roadway system to maintain a minimum LOS of D. As a result, the proposed project is consistent with this policy and a less than significant impact is anticipated.

c) **No Impact.** The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks because the proposed project will have no effect upon the Sacramento International Airport located 5.6 miles southwesterly from the project site. No impacts have been identified.

d) **Less than significant impact.** The proposed 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) because the project proposes to utilize two existing encroachments that have been previously permitted by Encroachment Permit by the County. Riego Road in this area is straight, level with good visibility. There have been no hazardous design features identified through the review of this application so a less than significant impact is anticipated.

e) **Less than significant impact.** The project will not result in inadequate emergency access because access into the property is proposed to be provided by two existing encroachments that have been previously permitted by the County. No additional improvements have been identified to be necessary.

f) **Less than significant impact.** The proposed project will not result in inadequate parking capacity because the site currently has 75 regular and 2 handicapped parking spaces. The proposed use is anticipated to generate 35 trips per day which the existing parking can

accommodate. Most customers will be retrieving or returning a vehicle or trailer and this will occur within a staging area inside the fenced area of the site and away from the 75 existing parking spaces. As a result, a less than significant impact is anticipated.

g) **Less than significant impact.** The project will not conflict with any adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks) because there are no such facilities that serve the area at this time. Yuba-Sutter transit offers scheduled local fixed route service throughout Sutter and Yuba Counties; however, there is no transit service in the vicinity of the proposed project. The Zoning Code requires that commercial businesses provide bicycle parking at a ratio equal to three (3) percent of required auto parking and this requirement will be implemented as a project condition and a less than significant impact is anticipated.

(Institute of Traffic Engineers, Trip Generation Manual, 7th Edition)
(County of Sutter, General Plan 2015 Background Report. 1996)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI UTILITIES AND SERVICE SYSTEMS				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or, are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it had adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Responses:

a) **Less than significant impact.** The project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board because the proposed wastewater system is an existing on-site septic system installed under permit by the County's Environmental Health Division. The proposed project has been reviewed by the Environmental Health Division and it has been determined the existing system will accommodate the proposed project without modification. A less than significant impact is anticipated.

b) **Less than significant impact.** The 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 because the proposed project will utilize an existing permitted private on-site well and septic system. The proposed project will result in a reduction in the number of employees from 50 (from the previous truss manufacturing use) to 3 thereby significantly reducing the effluent being generated. As a result the impact is anticipated to be less than significant.

c) **Less than significant impact.** The project will require the construction of new storm water drainage facilities. Runoff from impervious areas will be conveyed to a new 84,000 square foot detention basin that will be located along the northwestern side of the property. This new system and conveyances to it will be designed by a California licensed engineer. Sizing calculations will be verified by the County's Public Works Department. In addition a grading plan will be required to be submitted, reviewed and approved prior to construction commencing. These requirements will be implemented through project conditions and a less than significant impact is anticipated.

d) **Less than significant impact.** The project will have sufficient water supplies available to serve the project from existing entitlements and resources because water will be provided by an existing private onsite well. General Plan Background Report Figure 5.3-2 depicts the project site as being within that portion of the County having moderate well yields ranging from 500-1,000 gallons per minute. Due to the anticipated number of employees being reduced from 50 (from the previous truss manufacturing use) to 3, the anticipated water use will be less with the proposed project. As a result, a less than significant impact is anticipated.

e) **No Impact.** The project will not result in a determination by a wastewater treatment provider that it has adequate capacity to serve the project's projected demand because there is no wastewater treatment provider present that serves this area. Wastewater will be conveyed to an existing on-site septic system that was installed under permit by the County's Environmental Health Division. As a result, no impacts are anticipated.

f), g) **Less Than Significant Impact.** The proposed 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.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒	☐
c) 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)?	☐	☐	☒	☐
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

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 achieve short term goals to the disadvantage of long term environmental goals.

c) **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.

d) **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.

XVIII MITIGATION MONITORING PROGRAM – Project #09-022 (Fisher)

Mitigation Measure	Timing	Monitoring Agency
Mitigation Measure No. 1: As part of the project's first phase development, the applicant agrees to comply with the County's urban development standards and design guidelines for the project including parking lot and access design, site lighting master plan, and landscaping to be installed along the property's western 460± feet of frontage along Riego Road. In addition, shade trees shall be established, where feasible, from the existing office westward to Building #1. This shall be accomplished through the submittal of final site, landscape, and lighting plans to the Planning Division within 90-days of project approval for review and approval. The requirement to install landscaping shall be deferred until June 1, 2012, to allow for the installation of a PG&E natural gas transmission line within the project's street frontage along Riego Road.	Final site, landscaping and lighting plans shall be prepared and submitted for review and approval within 90-days of project approval. The requirement to install landscaping will be deferred until June 1, 2012.	Planning Division
Mitigation Measure No. 2: As part of the project's Phase 1 development, perimeter fencing with earth tone colored slats and a landscape planter shall be established and maintained along the western property boundary of Phase 3 in order to provide screening from Riego Road for Phases 1 and 2. The landscape planter shall be developed with Oleander planted at a frequency of one plant every 10 feet. Plants shall be a minimum 5-gallon container size. An irrigation system shall be installed to establish and maintain an effective screen of the site from neighboring properties and rights of way. The requirement to install this fence and landscaping shall be deferred until June 1, 2012, to allow for the installation of a PG&E natural gas transmission line within the project's street frontage along Riego Road.	Prior to June 1, 2012.	Planning Division

Mitigation Measure	Timing	Monitoring Agency
Mitigation Measure No. 3: Prior to the use and occupancy of the site as a storage facility in any phase, perimeter 6-foot tall chain-link fencing with earth tone colored slats and a vegetative screening planter shall be established around the exterior property boundary of the particular phase being activated. The landscape planter shall be developed with Oleander planted at a frequency of one plant every 10 feet. Plants shall be a minimum 5-gallon container size. An irrigation system shall be installed to establish and maintain an effective screen of the site from neighboring properties and rights of way.	Prior to use and occupancy of the site as a storage facility in any phase.	Planning Division
Mitigation Measure No. 4: Prior to the use and occupancy of any phase, interior phase boundaries within the parcel shall be enclosed by a 6-foot tall chain-link fence with earth tone colored slats. Once perimeter fencing and landscaping is established around the entire storage area, interior fencing may be removed.	Prior to use and occupancy of the site as a storage facility in any phase.	Planning Division

Mitigation Measure	Timing	Monitoring Agency
Mitigation Measure No. 5: Standard Construction Phase Mitigation Measures a. Construction equipment exhaust emissions shall not exceed FRAQMD Regulation III, Rule 3.0, Visible Emissions limitations (40 percent opacity or Ringelmann 2.0). Operators of vehicles and equipment found to exceed opacity limits shall take action to repair the equipment within 72 hours or remove the equipment from service. Failure to comply may result in a Notice of Violation. b. The primary contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained prior to and for the duration of onsite operation. c. Minimize idling time to 5 minutes – saves fuel and reduces emissions. (State idling rule: commercial diesel vehicles- 13 CCR Chapter 10 Section 2485 effective 02/01/2005; off road diesel vehicles- 13 CCR Chapter 9 Article 4.8 Section 2449 effective 05/01/2008) Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators. d. Develop a traffic plan to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service. Schedule operations affecting traffic for off-peak hours. Minimize obstruction of through-traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites. e. Portable engines and portable engine-driven equipment units used at the project work site, with the exception of on-road and off-road motor vehicles, may require California Air Resources Board (ARB) Portable Equipment Registration with	Prior to development of the proposed project and during project construction.	Feather River Air Quality Management District

Mitigation Measure	Timing	Monitoring Agency
the State or a local district permit. The owner/operator shall be responsible for arranging appropriate consultations with the ARB or the District to determine registration and permitting requirements prior to equipment operation at the site.		

Mitigation Measure	Timing	Monitoring Agency
Mitigation Measure No. 6: Fugitive Dust Control – Best Available Mitigation Measures <u>All grading operations</u> on a project should be suspended when winds exceed 20 miles per hour or when winds carry dust beyond the property line despite implementation of all feasible dust control measures. <u>Construction sites shall be watered</u> as directed by the Department of Public Works or Air Quality Management District and as necessary to prevent fugitive dust violations. <u>An operational water truck</u> should be onsite at all times. Apply water to control dust as needed to prevent visible emissions violations and offsite dust impacts. <u>Onsite dirt piles</u> or other stockpiled particulate matter should be covered, wind breaks installed, and water and/or soil stabilizers employed to reduce wind blown dust emissions. Incorporate the use of approved non-toxic soil stabilizers according to manufacturer's specifications to all inactive construction areas. <u>All transfer processes</u> involving a free fall of soil or other particulate matter shall be operated in such a manner as to minimize the free fall distance and fugitive dust emissions. <u>Apply approved chemical soil stabilizers</u> according to the manufacturers' specifications, to all-inactive construction areas (previously graded areas that remain inactive for 96 hours) including unpaved roads and employee/equipment parking areas. <u>To prevent track-out,</u> wheel washers should be installed where project vehicles and/or equipment exit onto paved streets	Prior to development of the proposed project and during project construction.	Feather River Air Quality Management District

Mitigation Measure	Timing	Monitoring Agency
from unpaved roads. Vehicles and/or equipment shall be washed prior to each trip. Alternatively, a gravel bed may be installed as appropriate at vehicle/equipment site exit points to effectively remove soil buildup on tires and tracks to prevent/diminish track-out. <u>Paved streets shall be swept</u> frequently (water sweeper with reclaimed water recommended; wet broom) if soil material has been carried onto adjacent paved, public thoroughfares from the project site. <u>Provide temporary traffic control</u> as needed during all phases of construction to improve traffic flow, as deemed appropriate by the Department of Public Works and/or Caltrans and to reduce vehicle dust emissions. An effective measure is to enforce vehicle traffic speeds at or below 15 mph. <u>Reduce traffic speeds</u> on all unpaved surfaces to 15 miles per hour or less and reduce unnecessary vehicle traffic by restricting access. Provide appropriate training, onsite enforcement, and signage. <u>Reestablish ground cover</u> on the construction site as soon as possible and prior to final occupancy, through seeding and watering. <u>Disposal by Burning</u>: Open burning is yet another source of fugitive gas and particulate emissions and shall be prohibited at the project site. No open burning of vegetative waste (natural plant growth wastes) or other legal or illegal burn materials (trash, demolition debris, et. al.) may be conducted at the project site. Vegetative wastes should be chipped or delivered to waste to energy facilities (permitted biomass facilities), mulched, composted, or used for firewood. It is unlawful to haul waste materials offsite for disposal by open burning.		

Mitigation Measure	Timing	Monitoring Agency
A copy of the approved Fugitive Dust Control Plan approved by FRAQMD shall be submitted to the Planning Division prior to development commencing.		
Mitigation Measure No. 7: The applicant shall prepare and submit a comprehensive drainage study and plan that includes but is not limited to: • Detailed pre- and post- project hydrologic and hydraulic analyses of the project and project impacts; • Proposed method of flow conveyance with adequate supporting calculations; • Proposed improvements to mitigate the impacts of any change in runoff including quality, flow rate, volume and duration; • Definition with mapping of the existing watersheds. • Detention basins must be designed using a rainfall-runoff computer model such as HEC-1 or SacCalc. Since the proposed basin will drain over a period of several days, the basin must be evaluated for both a 100-year, 24-hour design storm and a 100-year, 10-day design storm.	Prior to Issuance of Building Permit, or Grading Permit	Public Works Department
Mitigation Measure No. 8: GRADING AND CONSTRUCTION. No grading or alteration of the existing terrain that would direct additional waters to County roads or to adjacent lots shall be done. Additional surface water runoff created by the project must be contained on-site. Complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans. Fulfill all requirements of federal and state permits. Receive acceptance by the County for public improvements.	Ongoing	Public Works Department
Mitigation Measure No. 9: A Hazardous Materials Business Plan shall be implemented to the satisfaction of the	Ongoing	Environmental Health Division

Mitigation Measure	Timing	Monitoring Agency
Certified Unified Program Agency (CUPA) covering hazardous materials at or above 55 gallons of a liquid, 500 pounds of solids, or 200 cubic feet of compressed gas.		
Mitigation Measure 10: STORM WATER QUALITY PROTECTION – DURING CONSTRUCTION. <i>SWPPP</i> – Applicant shall prepare and submit a Storm Water Pollution and Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the County’s Improvement Standards and Land Grading and Erosion Control Ordinance. The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board for approval and to the County for review. During construction, the applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The project applicant shall implement BMPs in accordance with the SWPPP and the County’s Improvement Standards.	Prior to Issuance of Building Permit, or Grading Permit	Public Works Department, and Central Valley Regional Water Quality Control Board
Mitigation Measure No. 11: NPDES GENERAL CONSTRUCTION PERMIT - In order to mitigate erosion and sediment control problems on the project site, the project shall comply with the County’s Land Grading and Erosion Control Ordinance. If the project size is more than one acre, a Notice of Intent (NOI) must be filed to obtain coverage under the California State Water Resources General Construction Activity Storm Water Permit. Permits are issued by the State Water Resources Control Board, which can provide all information necessary to complete and file the necessary documents. Applicant shall comply with	Prior to Issuance of Building Permit, or Grading Permit	Public Works Department, and Central Valley Regional Water Quality Control Board

Mitigation Measure	Timing	Monitoring Agency
the terms of the General Construction Permit, the County's ordinances, and the NPDES Waste Discharge Requirements for the Sutter County Municipal Storm Sewer Discharges.		
Mitigation Measure No. 12: STORM WATER QUALITY PROTECTION – POST CONSTRUCTION. Applicant shall prepare and submit a Post-Construction Storm Water Quality Control Plan in accordance with the most recent version of the Storm Water Quality Design Manual for the Sacramento and South Placer Region. Post-construction source and treatment controls shall be designed in accordance with the Sutter County Design Standards. The design of post-construction source and treatment controls shall be submitted for approval with the improvement plans regardless of whether they constitute private or public improvements. A separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed shall also be submitted and accepted by the County.	Prior to Issuance of a Grading Permit	Public Works Department

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