

COUNTY OF SUTTER
MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: Project #U23-0017 (Siller)

PROJECT SPONSORS: Applicant/Owner:
Neal Siller
P.O. Box 430, Penn Valley, CA 95946

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

PROJECT LOCATION: Five parcels on the north side of State Route 20, approximately 340 feet east of Lytle Road and west of N. Colusa Frontage Road

ASSESSOR'S PARCEL NO: 13-280-148, 13-280-158, 13-280-159, 13-280-160, 13-280-161

PROJECT DESCRIPTION: A General Plan Amendment and Rezone involving five parcels. One parcel totaling 1.3± acres will be amended from AG-80 (Agriculture, 80-acre minimum) to I/C (Industrial/Commercial) and rezoned from AG (Agriculture) to CM (Commercial-Industrial) and four parcels totaling 18.07± acres will be amended from RAN (Ranchette) to I/C (Industrial/Commercial) and rezoned from RAN (Ranchette) to CM (Commercial-Industrial).

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

STATEMENT OF REASONS TO SUPPORT FINDING
OF MITIGATED NEGATIVE DECLARATION

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



Neal Hay
Director of Development Services
Environmental Control Officer

5/9/25

Date

Sutter County Initial Study

- 1. Project title:** Project #U23-0017 (Siller)
- 2. Lead agency name and address:** Sutter County Development Services Department
Planning Division
1130 Civic Center Boulevard, Suite A
Yuba City, CA 95993
- 3. Contact person and phone number:** Raveena Sroya, Associate Planner
(530) 822-7400 ext. 319
- 4. Project sponsor's name and address:** Applicant/Owner:
Neal Siller
P.O. Box 430
Penn Valley, CA 95946
- Engineer/Surveyor:
George L. Musallam PE, LS
North Valley Engineering and Surveying
1547 Starr Drive, Suite J
Yuba City, CA 95993
- 5. Project location & APN:** Five parcels on the north side of State Route 20, approximately 340 feet east of Lytle Road and west of N. Colusa Frontage Road; APNs: 13-280-148, 13-280-158, 13-280-159, 13-280-160, 13-280-161
- 6. General Plan designation:** AG-80 (Agriculture, 80-acre minimum) & RAN (Ranchette)
- 7. Zoning classification:** AG (Agriculture) District & RAN (Ranchette) District
- 8. Description of project:** This project proposes a General Plan Amendment and Rezone involving five parcels totaling 19.37± acres. One parcel totaling 1.3± acres will be amended from AG-80 (Agriculture, 80-acre minimum) to I/C (Industrial/Commercial) and rezoned from AG (Agriculture) to CM (Commercial-Industrial) and four parcels totaling 18.07± acres will be amended from RAN (Ranchette) to I/C (Industrial/Commercial) and rezoned from RAN (Ranchette) to CM (Commercial-Industrial). The agricultural parcel is developed with a single-family residence and the easternmost Ranchette parcel contains a dilapidated barn, both of which will be demolished prior to future development. All other parcels are vacant. No formal development proposal has been submitted at this time for any change of use of the property. The proposed amendments to the General Plan land use designation and zoning will allow a mix of commercial and industrial uses as a permitted use and/or a use requiring discretionary approval.

The parcels all have frontage on State Route 20 in conformance with the County Zoning Code which requires all parcels to have frontage on a road which has been accepted and maintained by Sutter County or the State of California. However, State Route 20 is access controlled in the project area and Caltrans has indicated that new access will not be permitted to any of the parcels. The parcels will gain access from N. Colusa Frontage Road which ends at the eastern most parcel of the five. The remaining four parcels have access via a recorded easement that runs along the southern end of the parcels. The applicant will be required to install improvements to provide access to all parcels in compliance with current Fire Code and County Development Standards before any new development on these parcels.

The agricultural parcel is served by an individual septic system and water well. Two of the Ranchette parcels contain agricultural wells and the other two parcels do not currently have any waste disposal or

water service. The applicant will be required to provide provisions for waste disposal and water per Environmental Health Division standards.

9. Surrounding land uses and setting: The project consists of five parcels located within the unincorporated portion of Sutter County, between the Rural Community of Sutter and the City of Yuba City. The parcels are located on the north side of State Highway 20 approximately 340 feet east of Lytle Road. Parcels to the north, south, east, and west are zoned AG (Agriculture). Surrounding uses consist of orchards, single-family residences, and an agricultural truck yard with a repair shop.

Direction	General Plan Designation	Zoning	Existing Land Use(s)
North	AG-80 (Agriculture, 80-acre minimum)	AG (Agriculture)	Almond orchards
South	AG-80 (Agriculture, 80-acre minimum)	AG (Agriculture)	Almond and walnut orchards & Agricultural Truck Yard
East	AG-80 (Agriculture, 80-acre minimum)	AG (Agriculture)	Single-family residence
West	AG-80 (Agriculture, 80-acre minimum)	AG (Agriculture)	Single-family residences

10. Other public agencies whose approval is required: Other permits and approvals required are listed below. It should be noted that this list is not exhaustive and additional permits and approvals may also be required.

- Sutter County Development Services Department Planning Division: Design Review (Change of Use and any Future Construction)
- Sutter County Development Services Department Building Division: Building Permits (Change of Use and any Future Construction)
- Sutter County Development Services Department Engineering Division: Encroachment Permit and Grading Permit (Change of Use and any Future Construction)

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? On December 4, 2024, the County initiated Assembly Bill 52 (AB 52) and Senate Bill 18 (SB 18) consultation through distribution of letters to the Native American tribes provided by the Native American Heritage Commission (NAHC). No requests for consultation were received from any Native American tribes during the review period.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION

On the basis of this initial evaluation:

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

Applicant Mitigation Agreement:

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

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



Signature of Applicant/Representative

5/10/25

Date



Raveena Sroya, Associate Planner

5/9/25

Date



Neal Hay, Director of Development Services
Environmental Control Officer

5/9/25

Date

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

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

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

Responses:

a) **Less than significant impact.** This project will not have a substantial adverse effect on a scenic vista. The General Plan does not inventory any scenic vista on the subject property and there are no scenic vistas proximate to the project site. The General Plan Technical Background Report identifies geographic features such as the Sutter Buttes, Feather River, Sacramento River, Bear River, and the valley’s orchards as scenic resources within the County, which contribute to the County’s character. This project is not located within the Sutter Buttes Overlay Zone and is not located in the immediate vicinity of the Bear River, Feather River, or Sacramento River. There is no new development proposed at this time and the parcels are a sufficient distance from the Sutter Buttes and the rivers as to not significantly affect their views. As a result, this project will not substantially alter any scenic vista and a less than significant impact is anticipated.

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

c) **Less than significant impact.** The proposed project is located in a non-urbanized area and will not substantially degrade the existing visual character or quality of public views of the site and its surroundings. The subject parcels are located within the unincorporated County between the Rural Community of Sutter and the City of Yuba City. The surrounding area features primarily agriculture and residential uses. The Design Checklist in Table 1500-07-3 of the Sutter County Zoning Code specifies requirements for the design of new development and revitalization and forms the basis for review of projects within all Commercial and Employment Districts, including the CM (Commercial-Industrial) Zoning District. The intent of the checklist is to ensure consistency and fairness in the design review process, promote high quality and functional design, and ensure

compatibility between adjacent uses. There is no new development proposed at this time; however, new development will be subject to compliance with the County’s design checklist which includes screening requirements. Compliance with the checklist will ensure visual compatibility with adjacent land uses and mitigate impacts to the quality of public views. Therefore, a less than significant impact is anticipated.

d) Less than significant impact. This project will not create a new source of substantial light or glare which will adversely affect day or nighttime views in the area. There is no new development or lighting proposed at this time; however, new development will be subject to compliance with the County’s design checklist which requires lighting be oriented and shielded to direct light downward onto the subject property and not spill onto adjacent properties or road rights-of-way. A less than significant impact is anticipated.

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

(County of Sutter, Zoning Code. 2024)

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

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

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a) **No impact.** This project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to a non-agricultural use. As shown on the 2020 Sutter County Important Farmland map, prepared pursuant to the Farmland Mapping and Monitoring Program, the subject parcels are designated as "Other Land". Other land is land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land. As the project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, no impact is anticipated.

b) **Less than significant with mitigation incorporated.** This project will not conflict with existing zoning for agricultural uses or a Williamson Act contract. The project site is not encumbered by a Williamson Act contract and the nearest property under a Williamson Act contract is located 0.9 miles north of the subject parcel. There is no new development proposed at this time.

Article 19 of the Zoning Code contains agricultural buffering standards, which are applicable for new or expanded non-agricultural use or development that require discretionary approval, are located outside established City sphere of influence boundaries or rural community boundaries, are located on land that is not zoned AG, and is adjacent to agriculturally zoned property with existing agricultural uses. The purpose of agricultural buffers is to provide for the long-term viability of agricultural operations and to minimize potential conflicts between adjacent agricultural and new, non-agricultural development and uses. Agricultural buffers are required to be located on the non-agricultural property. No agricultural uses are occurring east or west of the project site. Almonds are grown on agriculturally zoned property to the north and almonds and walnuts are grown on agriculturally zoned property to the south. A 300-foot agricultural buffer setback is required to minimize impacts to the existing agricultural land to the north and south and is indicated on the conceptual site plan provided by the applicant. Conflicts between the proposed project and adjacent agricultural land is not anticipated. Additionally, any new property owner will be required to sign a Right to Farm disclosure informing them they may be subjected to impacts related to productive nearby farming activities. The following mitigation measure is included to ensure that future uses will maintain a 300-foot agricultural buffer setback consistent with Article 19 of the Zoning Code. A less than significant impact is anticipated with the following mitigation measure in place.

Mitigation Measure No. 1 (Agriculture and Forestry Resources): Consistent with Sutter County Zoning Code Article 19, permanent agricultural buffers are required for any new or expanded non-agricultural use or development at the project site. A 300-foot agricultural buffer setback shall be maintained on the north side and south side of the project site as depicted on the conceptual site plan. The buffer setback shall be measured from the property line of the adjacent agricultural property to any new or expanded non-agricultural use or structure. The buffer shall not apply to accessory uses and structures such as parking lots, drainage facilities, storage buildings, ground mounted solar facilities, and other similar uses and structures. The buffer shall be shown on the site plan for the new use or structure. A reduction of the 300-foot agricultural buffer setback may be allowed after application and approval of a Use Permit as allowed under Article 19.

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

d) **No impact.** This project will not result in the loss of forest land or conversion of forest land to a non-forest use because of its location within Sutter County. Sutter County is located on the valley floor of California’s Central Valley, and, as such, does not contain forest land. No impact is anticipated.

e) **Less than significant impact.** This project will not involve other changes to the existing environment which could result in the conversion of farmland to a non-agricultural use or conversion of forest land to a non-forest use. This project does not include land being converted from farmland to a non-agricultural use or forest land to a non-forest use. There is no new development proposed at this time. A 300-foot agricultural buffer setback is required by Zoning Code Article 19 which will minimize any potential conflicts between adjacent agricultural land and new commercial/industrial development. Mitigation Measure No. 1 has been included to ensure that future uses will maintain a 300-foot agricultural buffer setback. A less than significant impact is anticipated.

(California Dept. of Conservation, Farmland Mapping and Monitoring Program. 2020)
 (County of Sutter, Zoning Code. 2024)

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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III. AIR QUALITY.

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

a) Conflict with or obstruct implementation of the applicable air quality plan?

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a-d) **Less than significant impact.** This project will not conflict with any air quality plan or result in a net increase of any criteria pollutant, nor expose sensitive receptors to substantial pollutant concentrations or objectionable odors. The proposed project is located within the Northern Sacramento Valley Air Basin (NSVAB) and the jurisdiction of the Feather River Air Quality Management District (FRAQMD). Air quality standards are set at both the federal and state levels. FRAQMD is responsible for the planning and maintenance/attainment of these standards at the local level and sets operational rules and limitations for businesses that emit significant amounts of criteria pollutants.

According to the FRAQMD 2010 Indirect Source Review Guidelines, Significant Impact Thresholds are triggered by the construction of 130 new single-family residences, 225,000 square feet of new light industrial space, or 130,000 gross square feet of new office space. As this project does not propose any new development, it is not anticipated to trigger this threshold of significance. The applicant has provided a conceptual site plan showing a total of 51,800 square feet of potential building space. However, construction activities to establish a new use in the future have the ability to impact air quality. Site grading will briefly create equipment exhaust and fugitive dust. Standards set by FRAQMD, CARB, and Federal agencies relating to a proposed project will apply. Prior to the initiation of construction, a Fugitive Dust Control Plan will be required to be submitted to FRAQMD as a part of standard measures required by the District. The implementation of the Feather River Air Quality Management District (FRAQMD) standard construction emission mitigation measures will reduce air quality impacts to a less than significant level and FRAQMD's ability to implement air quality plans will not be significantly affected. A less than significant impact is anticipated.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES.

Would the project:

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|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Responses:

a) **Less than significant impact.** The California Natural Diversity Database (CNDDDB) is a positive-sighting database managed by CDFW. The American Bumble Bee is indicated as being a special status species within the vicinity of the project site. The American Bumblebee prefers the habitats offered by farmlands and open fields, where they nest below the grass or underground. The project will not result in the loss of farmland as the subject parcels are not currently farmed and with the required agricultural setback, the proposed development will be located a sufficient distance away from adjacent farmland that could be potential habitat for this special status species. The California Department of Fish and Wildlife has been notified of the proposed project and no comments have been received. A less than significant impact is anticipated.

b) **No impact.** The proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The property does not contain any riparian habitat because the site is fallow and there are no watercourses that cross the site. The California Department of Fish and Wildlife's California Natural Diversity Database does not list any threatened or endangered species occurring in the project area. The California Department of Fish and Wildlife has been notified of the proposed project and no comments have been received. There is no new development proposed at this time; therefore, no impact is anticipated.

c) **No impact.** According to the National Wetlands Inventory of the U.S. Fish and Wildlife Service, there are no wetlands located on the project site. There is no new development proposed at this time. No impact is anticipated.

d) **No impact.** The proposed 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. There is no new development proposed at this time. Additionally, the property does not contain any waterways that may be used by wildlife for migration. No impact is anticipated.

e) **Less than significant with mitigation incorporated.** This project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Sutter County has not adopted a tree preservation ordinance; however, General Plan Policy ER 3.7 is in place to preserve native oak trees when possible, through the review of discretionary development projects and activities. Policy ER 3.7 also requires a reduction in the loss of oak trees through consideration of tree mitigation and replanting programs. There are several oak trees on the property ranging in size from 9-50 inches in diameter. Public Resources Code Section 21083.4 is intended to preserve oak woodlands and requires the potential conversion of oak woodlands to be reviewed under CEQA. An Oak Tree Replacement and Monitoring Plan was submitted for a previous project associated with the subject parcels (Project #07-063) and an amendment to the previously submitted tree survey was completed by Paradise Ridge Forestry to reassess the health of all oak trees on the subject parcels. The amendment concluded that the previously recommended mitigation measures remain appropriate for this project.

Mitigation Measure No. 2 (Biological Resources): Individual trees or groups of trees that are retained as a function of project design shall be fully protected both during and after construction. In order to protect the root zone during construction a root protection zone (RPZ) shall be established using protective fencing. The RPZ shall be an area that is 1.5 times the distance from the trunk to the dripline. Within this protective buffer no grading, trenching, fill, or vegetation alteration of any kind shall be allowed.

Mitigation Measure No. 3 (Biological Resources): Individual trees that are unavoidably lost due to project implementation shall be replaced by planting oak seeds (acorns) or seedlings that are obtained from the local genetic stock of the same species. A replacement rate of 5 to 1 for trees that are two inches or greater in diameter measured at breast height (dbh) and 1 to 1 for all trees less than two inches dbh shall occur. Oak plantings shall be maintained for a period of seven years.

Mitigation Measure No. 4 (Biological Resources): A seven-year maintenance and monitoring plan shall be completed for all oak mitigation plantings. The monitoring plan

shall include appropriate irrigation schedules, as well as criteria for success and establishment during the seven-year period. Any trees planted as remedial action for failure of initial planting shall be monitored for five years in a similar fashion to the initial planting. At the end of the five-year monitoring period a minimum 80 percent success rate should be achieved. If not, additional trees shall be planted to ensure an 80 percent success rate.

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

(County of Sutter, General Plan Technical Background Report. 2008)
 (California Department of Fish and Wildlife, California Natural Diversity Database)
 (U.S. Fish and Wildlife Service, National Wetlands Inventory, 2025)
 (Paradise Ridge Forestry, U23-0017: Forester Report – Native Oaks. 2025)

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

Responses:

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

California Health and Safety Code §7050.5 states that when human remains are discovered, no further site disturbance can occur until the County Coroner has made the necessary findings as to the origin of the remains and their disposition pursuant to Public Resources Code Section

5097.98. If the remains are recognized to be those of a Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours.

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

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

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

Responses:

a-b) **Less than significant impact.** The proposed project will not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation or conflict with or obstruct a state or local plan for renewable energy or energy efficiency. No new development or new uses are proposed at this time. Future uses are not anticipated to require the creation of a new substantial source of energy generation. Construction will require the consumption of diesel and gasoline to power construction equipment and delivery trucks. Construction equipment fleet turnover and increasingly stringent state and federal regulations on engine efficiency, combined with state regulations limiting engine idling times, will further reduce transportation fuel demand during future project construction. There are no unusual construction processes that will be more energy-intensive than are used for comparable activities, and no equipment will be used that will not conform to current emissions standards and related fuel efficiencies. For these reasons, it is expected that fuel consumption associated with future project construction will not be any more inefficient, wasteful, or unnecessary than other similar projects of this nature within Sutter County.

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

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

Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

Responses:

a) **Less than significant impact.** This project will not directly or indirectly cause potential substantial adverse effects from rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides because the subject property is not located in an Alquist-Priolo Earthquake Fault Zone. Figure 5.1-1 in the General Plan Technical Background Report does not identify any active earthquake faults in Sutter County as defined by the California Mining and Geology Board. The faults identified in Sutter County include the Quaternary Faults, located in the northern section of the County within the Sutter Buttes, and the Pre-Quaternary Fault, located in the southeastern corner of the County. Both faults are listed as non-active faults but have the potential for seismic activity. The project consists of a General Plan Amendment and Rezone, no new building construction is proposed by the

project at this time. The project will not exacerbate existing seismic hazards in the region and the subject parcel is relatively flat; therefore, a less than significant impact is anticipated.

b) **Less than significant with mitigation incorporated.** This project will not result in substantial soil erosion or the loss of topsoil. According to the USDA Soil Conservation Service, Soil Survey of Sutter County, California, on-site soils consist of Oswald clay (0 to 2 percent slopes), Tisdale clay loam (0 to 2 percent slopes), and Liveoak sandy clay loam (0 to 2 percent slopes). The General Plan Technical Background Report indicates that soils with a 0 to 9 percent slope have slight erodibility. This proposal consists of a General Plan Amendment and Rezone, and there is no change of use or additional buildings proposed at this time; however, it is anticipated that grading will occur as part of future development of the property. Grading in conjunction with the construction of buildings or site development will be evaluated through the building permit and grading permit process. If more than one acre of property is disturbed, the applicant is required to obtain a NPDES (National Pollution Discharge Elimination System) and a Surface Water Pollution Prevention Permit (SWPPP) through the Regional Water Quality Control Board (RWQCB) to ensure soil is not released in storm water from the project site during construction. To ensure that a less than significant impact occurs, the following mitigation measure is included:

Mitigation Measure No. 5 (Geology and Soils): STORM WATER QUALITY PROTECTION – DURING CONSTRUCTION.

SWPPP – Prior to construction the applicant shall prepare and submit a Storm Water Pollution and Prevention Plan (SWPPP) if the project's cumulative disturbed area is one acre or more, 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 and the requirements of the National Pollution Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities. The SWPPP shall be submitted to the County for review and to the Central Valley Regional Water Quality Control Board (CVRWQCB) as required by the NPDES General Permit in effect during construction. 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. The project applicant shall submit a state storm water permit Waste Discharger Identification (WDID) number for each construction project.

If the Project cumulative disturbed area is less than one acre the applicant's engineer shall submit an engineer stamped letter along with a calculation certifying the cumulative disturbed area is less than one acre.

NPDES GENERAL CONSTRUCTION PERMIT - If the project size is one acre or more, the applicant shall file a Notice of Intent (NOI) with the Central Valley Regional Water Quality Control Board (CVRWQCB), prior to construction, 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 Phase II NPDES Permit.

c) **Less than significant impact.** This project is not located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. As stated above in b), the project site contains soil with slight erodibility (0-2 percent slopes). These parcels are flat and expected to be stable. The General Plan Technical Background Report lists Sutter County as a landslide-free zone, except for the Sutter Buttes, and the property is not located in the Sutter Buttes. There is no change of use or new development proposed at this time; therefore, a less than significant impact is anticipated.

d) **Less than significant impact.** The soil types on the project site, as stated above in b), are a moderately expansive soil. In addition, the County soil survey classifies the site soils as low, moderate and high shrink-swell potential pursuant to Table 13 of the Soil Survey.

Although no building construction is proposed at this time, any future construction will be required to comply with the adopted California Building Code, specifically Chapter 18 for soils conditions and foundation systems, to address potential expansive soils that may require special foundation design, a geotechnical survey, and engineering for foundation design. The Building Division will implement these standards as part of the building permit process. A less than significant impact is anticipated.

e) **Less than significant impact.** This project does not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. Properties in the area of the project rely on the use of onsite septic tanks and leach field systems for the disposal of wastewater as there is no sewer system available in the area. The parcels were previously determined to be capable of supporting an onsite septic system during review of the parcel map that created the four Ranchette lots. The Development Services Environmental Health Division may require additional soil testing if new development is proposed on any of the parcels. A less than significant impact is anticipated.

f) **No impact.** The proposed project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. There are no known unique paleontological resources or unique geologic features located in the vicinity of the project. There is no change of use or new development proposed at this time. Furthermore, the property has been extensively disturbed to varying depths due to historic agricultural operations, previous activities, and existing development; therefore, no impact is anticipated.

(County of Sutter, General Plan Technical Background Report. 2008)
 (USDA Soil Conservation Service, Sutter County Soil Survey. 1988)

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

Would the project:

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

Responses:

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

Since the adoption of the CAP, further analysis to determine if a project can be too small to provide the level of GHG emissions reductions expected from the screening tables or alternative emissions analysis methods has been performed. In that study, emissions were estimated for each project within the Governor’s Office of Planning and Research (OPR) database. The analysis found that 90 percent of carbon dioxide equivalent (CO₂e) emissions are from CEQA projects that exceed 3,000 metric tons CO₂e per year. Both cumulatively and individually, projects that generate less than 3,000 metric tons CO₂e per year have a negligible contribution to overall emissions. Sutter County has concluded that projects generating less than 3,000 metric tons of CO₂e per year are not required to be evaluated using Sutter County’s screening tables. Such projects require no further GHG emissions analysis and are assumed to have a less than significant impact.

The existing agricultural parcel is developed with a single-family residence and one Ranchette parcel contains a dilapidated barn. No new development or change of use on the property is proposed at this time; however, future development of this property is required to comply with the Climate Action Plan. If emissions associated with this proposed project do not exceed 3,000 metric tons, as identified by the GHG Pre-Screening Thresholds, no further analysis will be required as the proposed project is considered less than significant under CEQA. If the proposed project does exceed 3,000 metric tons of CO₂e and the use proposes a building, the project may utilize the County’s adopted GHG screening table and qualify with 100 points. The project can be considered less than significant under CEQA and will not be required to quantify their individual project emissions. Where a project cannot obtain 100 points using the screening tables or the project applicant chooses to do their own analysis of GHG emissions, the project is required to quantify its unmitigated emissions and provide a 27 percent reduction of those emissions in order to be considered less than significant.

The following mitigation measure is required to ensure future development of the property will comply with the adopted Climate Action Plan:

Mitigation Measure No. 6 (Greenhouse Gas Emissions): Prior to development of the property the applicant shall demonstrate compliance with the Sutter County Climate Action Plan by providing information indicating compliance with one of the following: 1) the proposed development meets the thresholds identified by the GHG Pre-Screening

Thresholds; 2) buildings built or placed on the property shall be constructed using materials and techniques that obtain 100 points on the County’s Greenhouse Gas Emissions screening table; 3) a qualified consultant shall prepare an analysis of GHG emissions, to demonstrate other acceptable means of compliance with the Climate Action Plan.

With the above mitigation measure, a less than significant impact is anticipated.

b) **Less than significant impact.** This project will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project is within the boundaries of the Feather River Air Quality Management District (FRAQMD), which has not individually adopted any plans or regulations for reducing greenhouse gas emissions. The County has adopted a Climate Action Plan (CAP) that details methods to reduce greenhouse gas emissions. No development or change of use is proposed by the project as this time; however, with the mitigation measure discussed in Section a) above, future development of this parcel will not conflict with the Climate Action Plan. A less than significant impact is anticipated.

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

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS.				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a-b) **Less than significant impact.** This project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The Development Services Environmental Health Division is the Certified Unified Program Agency (CUPA) for Sutter County with responsibility for the administration of the “Unified Hazardous Waste and Hazardous Materials Management Regulatory Program” (Unified Program). All uses involving the storage and handling of hazardous materials are monitored by CUPA. CUPA has reviewed this project and stated that California law requires businesses handling on site (for any purpose) hazardous materials at or above 55 gallons for liquid, 500 pounds for solids, or 200 cubic feet for compressed gas to prepare and implement a Hazardous Materials Business Plan (HMBP). With this requirement a less than significant impact is anticipated.

c) **No impact.** There are no existing or proposed schools within one-quarter mile of the project site. The closest existing school is Franklin Elementary School located approximately 1.3 miles southeast of the project site; therefore, no impact is anticipated.

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

e) **No impact.** This project is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; therefore, this project will not result in a safety hazard or excessive noise for people residing or working in the project area. The nearest public airport is Sutter County Airport which is located approximately 5.6 miles east of the project site. Due to the project’s distance from public airports, no impact is anticipated.

f) **Less than significant impact.** The proposed project will not impact the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. No new development or change of use on the property is proposed at this time. The parcels will all have frontage on State Route 20 in conformance with the County Zoning Code which requires all parcels to have frontage on a road which has been accepted and maintained by Sutter County or the State of California. However, State Route 20 is access controlled in the project area and the parcels will gain access via a recorded easement. With the previously recorded parcel map #1165, an access and utility easement is reserved across all five parcels and an all-weather fire department access road was required to be installed at the time of development. As these parcels were not developed following the previous project, a road was not installed. The applicant will be

required to install improvements to provide access to all parcels in compliance with current Fire Code and County Development Standards before any new development on these parcels. This will ensure adequate emergency response and evacuation access for the parcels and a less than significant impact is anticipated.

g) **Less than significant impact.** This project will not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. The General Plan indicates the Sutter Buttes and the “river bottoms,” or those areas along the Sacramento, Feather, and Bear Rivers within the levee system, are susceptible to wildfires since much of the areas inside the levees are left in a natural state, thereby allowing combustible fuels to accumulate over long periods of time. The area has existing fire protection services. Since this property is not located in the Sutter Buttes or “river bottom” areas, a significant risk of loss, injury, or death associated with wildland fires as a result of the proposed project is not anticipated and is considered less than significant.

(County of Sutter, General Plan Technical Background Report. 2008)
 (California Department of Toxic Substances Control, Hazardous Waste and Substances Site List - Site Cleanup (Cortese List). 2025)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY.				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

a) **Less than significant impact.** This project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. No new development or change of use on the property is proposed at this time. If development is proposed in the future that generates sewage or wastewater, it will be required to meet the local and state requirements for sewage or wastewater disposal in effect at the time of development. A less than significant impact is anticipated.

b) **Less than significant impact.** This project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. No new building construction is proposed by this project. The applicant will be required to obtain permits from the Environmental Health Division for any new wells. Under the Commercial and Employment Design Checklist, any future landscaping will be required comply with the current Model Water Efficient Landscaping Ordinance prepared by the California Department of Water Resources, as required by the California Water Conservation in Landscaping Act (Government Code Section 65591 et seq.). Any future landscaping is not expected to use a substantial amount of groundwater. As a result, a less than significant impact is anticipated.

c) **Less than significant with mitigation incorporated.** This project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site or substantially increase the rate or amount of surface runoff in a manner resulting in flooding on or off-site. This project will also not contribute runoff water which will exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff or impede or redirect flood flows. There is no development proposed with the General Plan Amendment and Rezone request at this time. However, future development of a commercial or industrial use will require asphalt paving in all parking and circulation areas. The proposed project will likely result in an increase of impervious surfaces. The following mitigation measures are proposed to ensure a less than significant impact with future commercial/industrial development:

Mitigation Measure No. 7 (Hydrology and Water Quality): DRAINAGE STUDY, GRADING AND CONSTRUCTION - Prior to recordation of a map, issuance of a building, grading, or encroachment permit, the applicant shall obtain approval from the Director of a drainage study that reflects final design conditions for the proposed project per County Standards. The Drainage Study shall be completed and stamped by a Professional Engineer and determined by the County to be comprehensive, accurate, and adequate. (SCIS Section 9). All impacts to the site must be mitigated in the project area or lands acquired for mitigation by the project. Any Grading or Site Improvements shall be done

per an approved plan and in accordance with Sutter County Development Standards. Plans shall be reviewed and approved for construction by the Director of Development Services prior to the start of construction.

Mitigation Measure No. 8 (Hydrology and Water Quality): PRIVATE DRAINAGE IMPROVEMENTS - The applicant shall construct private onsite drainage ditches/basins that provide storm water retention / detention per a County Approved Drainage Study for this Project. Owner shall limit maximum discharge rates, where applicable, to pre-project “existing” conditions for peak 10- and 100-year storms per an approved onsite drainage study for the project. The drainage ditches/basins shall not be connected to the roadside swales. The applicant must obtain a grading permit from the County prior to any grading for storm water retention / detention ditches or basins. The applicant shall provide an as-built drawing of the drainage improvements, that is stamped and signed by a licensed Engineer verifying that what was constructed complies with the approved plan for the site.

PRIVATE DRAINAGE FACILITIES MAINTENANCE AGREEMENT - The property owner shall enter into an agreement with Sutter County committing the property owners and all successors in interest to maintain the private drainage facilities (including on-site peak flow attenuation basins) in perpetuity in a manner to preserve storage capacity, drainage patterns, ultimate discharge points and quantities, and water quality treatment controls for stormwater discharges as identified in the drainage study and approved by Sutter County.

d) **No impact.** There is no anticipated impact to this project site resulting from tsunamis and seiches because the land is not located adjacent to or near any water bodies of sufficient size to create such situations. The parcels are not located within a flood hazard zone. No impact is anticipated.

e) **No impact.** This project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The County, along with other agencies, has prepared the Sutter Subbasin Groundwater Sustainability Plan that covers most of Sutter County, including the project site. The project is not expected to interfere with implementation of the Groundwater Sustainability Plan, particularly since the project is not anticipated to generate substantial new water demand. No impact is anticipated.

(California Department of Water Resources (DWR), California’s Groundwater – Bulletin 118 (Update 2003). 2003)
 (County of Sutter, General Plan Technical Background Report. 2008)
 (Federal Emergency Management Agency, Flood Insurance Rate Map. 1988)
 (Sutter Subbasin Groundwater Management Coordination Committee, Sutter Subbasin Groundwater Sustainability Plan. 2022)

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

Would the project:

a) Physically divide an established community?

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

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Responses:

a) **No impact.** This project will not physically divide an established community. The project site is located within a rural area within the unincorporated area of Sutter County. The project is located outside the Live Oak and Yuba City spheres of influence and the County’s recognized rural communities. This project will not modify any existing roadways that will result in a barrier to other surrounding parcels as a result of the project. This project will not result in a physical barrier that will divide a community, so no impact is anticipated.

b) **Less than significant impact.** This project will not conflict with an applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The General Plan does not consider the site to be within a hazardous or biologically sensitive area. The County has not adopted any land use plan, policy, or regulation for the purpose of avoiding or mitigating a specific environmental effect that affects this project. Where necessary, mitigation has been incorporated into the project and no additional mitigation measures are necessary. Therefore, a less than significant impact is anticipated.

(County of Sutter, General Plan 2030. 2011)
 (County of Sutter, General Plan Technical Background Report. 2008)
 (County of Sutter, Zoning Code. 2024)

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XII. MINERAL RESOURCES.

Would the project:

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

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?

Responses:

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

significant or substantial nature, nor is the site located in the vicinity of any existing surface mines. No impact is anticipated.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a-b) **Less than significant with mitigation incorporated.** This project will not result in a substantial temporary or permanent increase in ambient noise levels in the project vicinity in excess of standards established in the local general plan or noise ordinances, or applicable standards of other agencies, or excessive groundborne vibration or groundborne noise levels. No new development or change of use on the property is proposed at this time.

As stated above, no uses are proposed as part of this project and there are no noise levels to evaluate. Future industrial and commercial uses will potentially exceed the maximum noise levels allowed per Zoning Code Article 21.5. General Plan Figure 11-2 shows projected 2030 Noise Levels for state highways and selected County roads, which includes State Route 20. Future noise levels were modeled based on projected development along State Route 20 and associated transportation activity and are anticipated to maintain a noise level between 65db and 69.9db. Requirements for the evaluation and mitigation of future noise impacts are specified in the General Plan Noise Element. To ensure future development and construction operations on the project site comply with the General Plan goals and policies, and there is a less than significant impact to residences and other uses within the vicinity, the following mitigation measure is proposed:

Mitigation Measure No. 9 (Noise): The applicant shall provide the Planning Division with an acoustical study prepared pursuant to General Plan Implementation Measure N

1-C prior to initiation of a proposed use on the project site. The study shall demonstrate the proposed uses are consistent with all applicable General Plan and Zoning Code requirements for noise.

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

Mitigation Measure No. 10 (Noise): During construction, the applicant shall ensure that all project related noise-generating construction activities are limited to daytime hours between 7:00 a.m. and 6:00 p.m. on weekdays, 8:00 a.m. and 5:00 p.m. on Saturdays, and are prohibited on Sundays and holidays unless permission for the latter has been applied for and granted by the County.

With the above mitigation in place, a less than significant impact is anticipated.

c) **Less than significant impact.** This project is not located within the vicinity of a private airstrip, within an airport land use plan, or within two miles of a public airport, or public use airport and will not expose people residing or working in the project area to excessive noise. The nearest public airport is Sutter County Airport which is located approximately 5.6 miles east of the project site. The closest private agricultural airstrip is located approximately 1.7 miles west of the project site. Flight activity at these private airstrips is mostly for crop dusting and use of the airstrip is highly variable. A less than significant impact is anticipated.

(County of Sutter, General Plan 2030. 2011)

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

(County of Sutter, Zoning Code. 2024)

XIV. POPULATION AND HOUSING.

Would the project:

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a) **Less than significant impact.** This project will not induce substantial unplanned population growth in an area, directly or indirectly. No new development or change of use on the property is proposed at this time. Permitted development within the resultant Zoning district is primarily commercial or industrial use types. Residential development is not permitted with the CM Zone, with the exception of commercial/industrial caretaker housing and accessory dwelling units. No additional residential development will result from this project. A less than significant impact is anticipated.

b) **Less than significant impact.** This project will not displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere. The proposed project will not expand beyond the property boundaries. There is one existing residential unit on the agricultural parcel; however, the residence is currently unoccupied and does not appear to be in livable condition. The remaining residentially zoned parcels were never developed with a residence. A less than significant impact is anticipated.

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

(County of Sutter, Zoning Code. 2024)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XV. PUBLIC SERVICES.

Would the project:

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

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

Responses:

a) i) **Less than significant impact.** This project location is provided fire protection by Sutter County and is located in County Service Area (CSA) F. The nearest fire station is within the Rural Community of Sutter approximately 2.36 miles northwest of the project site. There is also a fire station with the City of Yuba City approximately 2.20 miles northeast of the project site. Response time will not be affected by the proposed project. Access roads will provide adequate transportation routes to reach the project site in the event of a fire and the recorded easement across the parcels will provide access to each of the parcels. No comments were provided by Fire Services regarding this project. If any new structures are constructed, fire impact fees will be collected to offset potential impacts. A less than significant impact to fire services is anticipated.

a) ii) **Less than significant impact.** This project will not have a significant impact on police protection. Law enforcement for unincorporated portions of Sutter County is provided by the Sutter County Sheriff's Department and traffic investigation services by the California Highway Patrol. The Sheriff's Department was sent this project for review and no comments were provided. This project is not anticipated to affect response time for law enforcement services. Existing State Highways and County roads will provide adequate transportation routes to reach the project site in the event of an emergency. No new construction is proposed by this project at this time. If any new structures are constructed, development impact fees will be collected to offset potential impacts. A less than significant impact is anticipated.

a) iii) **Less than significant impact.** This project will not have a significant impact on schools. Residential uses are not permitted within the proposed CM Zoning District with the exception of commercial/industrial caretaker housing and accessory dwelling units. The proposed project will not result in any significant housing that will result in a demand for school services. No comments were provided by the Franklin School District or the Sutter Union High School District regarding this project. If a building permit is obtained to construct a new structure, school impact fees will be collected to offset potential impacts. A less than significant impact is anticipated.

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

a) v) **Less than significant impact.** The proposed project is not anticipated to have an impact on other public facilities. No new development or change of use on the property is proposed at this time. There are a limited number of other public facilities in the area that may be impacted by this project; however, potential impacts to general government and health and social services will be mitigated through the collection of the County's current adopted development impact fees for each category listed. The County will collect impact fees prior to issuance of building permits for any future buildings. A less than significant impact is anticipated.

(County of Sutter, Zoning Code. 2024)

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

XVI. RECREATION.

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

Responses:

a-b) **No impact.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated, nor will the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. No new development or change of use on the property is proposed at this time. There are no existing neighborhood or regional parks in the project vicinity and this project does not propose recreational facilities or require the expansion of existing recreational facilities; therefore, no impacts are anticipated.

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

XVII. TRANSPORTATION.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

a) **Less than significant with mitigation incorporated.** This project will not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Given the rural location of the subject parcel, personal vehicles

will be the most likely form of transportation. The project area is not served by mass transit and there are no bicycle facilities in the area. The Sutter County General Plan establishes the County's Level of Service (LOS) policy for County roads. LOS is a qualitative measure of traffic flow ranging from A to F, with A representing best conditions. General Plan Policy M 2.5 is to develop and manage the County roadway segments and intersections to maintain LOS D or better during peak hours, and LOS C or better at all other times. The County LOS standards apply to all County roadway segments and intersections, unless otherwise addressed in an adopted specific plan or community plan. A traffic memorandum was prepared by Wood Rodgers, Inc. which evaluated LOS under existing and existing with proposed zoning conditions at the intersection of N Colusa Frontage Road & State Route 20 and for the roadway segment of State Route 20 east of N Colusa Frontage Road. The analysis determined that with the proposed new Zoning the intersection would continue to operate an acceptable LOS. The roadway segment east of the intersection currently operates under capacity and would operate at an acceptable level with the proposed Zoning. No significant impact to LOS is anticipated. The following mitigation measures are proposed to ensure compliance with County requirements for public improvements:

Mitigation Measure No. 11 (Transportation): APPROVED PLANS. Per Sutter County Improvement Standards, Section 2-2: Complete plans and specifications for all proposed streets, bikeways, grading, drainage facilities, sewerage, street lighting, water distribution systems, industrial developments, commercial developments, and subdivisions, including any necessary dedications, easements, and rights of entry, shall be submitted to the Development Services Department for approval. The approval shall be substantiated by the signature of the Director prior to the beginning of construction of any such improvements. The Director will order any Contractor to cease work on any project if said Contractor does not have properly approved plans in his possession.

Mitigation Measure No. 12 (Transportation): ROAD / ACCESS IMPROVEMENTS. The applicant shall construct improvements to provide access to all parcels listed as part of this Project. Improvements shall be constructed adjacent to each parcel and must meet current County Development Standards. The applicant must obtain an Encroachment Permit from either Caltrans and/or Sutter County prior to any work in either jurisdiction's Rights of Way.

b) **Less than significant with mitigation incorporated.** This project will not conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b). This section of CEQA states that vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts. VMT refers to the amount and distance of automobile travel attributable to a project. This section also states VMT exceeding an applicable threshold of significance may indicate a significant impact. The County has not adopted a threshold of significance for VMT. Senate Bill (SB) 743 provides some guidance in that proposed projects resulting in fewer than 110 daily vehicle trips are assumed to have a less than significant VMT impact. The applicant provided a trip generation and access study to estimate the potential trips generated by potential new development within the proposed CM zone. The trip generation and access study was prepared by Wood Rodgers, Inc. and states that under the proposed zoning, the project could potentially generate up to 243 more daily vehicle trips, 37 more AM peak hour trips, and 33 more PM peak hour trips than the existing use. The potential trip generation was calculated based on the Institute of Transportation Engineers (ITE) average trip generation rates for the General Light Industrial (ITE Code 110) land use. Note that these are conservative estimates of potential trip increases that could occur under the most intensive use allowed by the proposed new zoning. Because the potential daily vehicle trips exceeds the threshold of significance, the following mitigation measure is proposed:

Mitigation Measure No. 13 (Transportation): Fair share fees shall be collected to fund future improvements at the SR 20 / Frontage Rd intersection as well as other intersection and roadway improvements as identified in the Capital Improvement Plan (CIP).

c) **Less than significant impact.** This project will not substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). The parcels are accessed by North Colusa Frontage Road, which runs in an east-west direction to the easternmost parcel and a dedicated easement provides access to each of the remaining parcels. The Level of Service (LOS) at the North Colusa Frontage Road and State Route 20 intersection was evaluated in the memorandum provided by Wood Rodgers. It was determined that this intersection operates at acceptable LOS under existing conditions and will continue to operate acceptably with the addition of new net trips under the proposed zoning. Truck turns were evaluated for all ingress and egress movements at this intersection as well. The STAA truck (69 feet length) was used as the largest anticipated vehicle that will access the project site. Turning templates are attached along with the trip generation and access study. A less than significant impact is anticipated.

d) **Less than significant impact.** This project will not result in inadequate emergency access. Prior to commercial use of the site the applicant will be required to ensure access roads meet the County commercial access road requirements which includes standards for turnarounds, driveway surfacing, turn radius, driveway slope, vertical clearances, gate opening widths, and an emergency access entry system. A less than significant impact is anticipated.

(County of Sutter, General Plan Technical Background Report. 2008)
 (Wood Rodgers, Inc. 2025. Highway 20 Siller Property Rezone Project - Trip Generation and Access Study)

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

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

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

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

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

a) i-ii) **Less than significant impact.** In September 2014, the California Legislature passed Assembly Bill (AB) 52, which added provisions to the Public Resources Code regarding the evaluation of impacts on tribal cultural resources under CEQA, and consultation requirements with California Native American tribes. In addition, Senate Bill (SB) 18 went into effect on January 1, 2005, and requires local governments to consult with Native American tribes prior to a General Plan Amendment and to provide notice to tribes during the planning process. The County initiated AB 52 and SB 18 consultation through distribution of letters to the seven (7) Native American tribes provided by the Native American Heritage Commission (NAHC), which include the Mechoopda Indian Tribe of Chico, Mooretown Rancheria of Maidu Indians, United Auburn Indian Community of the Auburn Rancheria, Strawberry Valley Rancheria, Enterprise Rancheria of Maidu Indians, Lone Band of Miwok Indians, and Wilton Rancheria. No requests for consultation were received from Native American tribes during the review period. Mooretown Rancheria provided a letter stating that there are no know tribal cultural resources on this site and if any new information or human remains are found they have a process to protect important artifacts. No new development or change of use on the property is proposed at this time. A less than significant impact to tribal cultural resources as a result of this project is anticipated.

XIX. UTILITIES AND SERVICE SYSTEMS.

Would the project:

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

Responses:

a) **Less than significant impact.** The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The property is not located in an area served by public services. Any new development at the project site that requires water and wastewater treatment will require a well and septic system, which will be installed under permit from the Environmental Health Division. The project is not located in an area served by a public storm water drainage facility. The Development Services Engineering Division has provided mitigation measures requiring construction of private onsite drainage ditches/basins that provide stormwater retention/detention per a County approved Drainage Study and maintenance of these private drainage facilities. One of the parcels has an existing drainage detention pond on site and any new use will require compliance with current County standards and development of drainage facilities that will serve each of the parcels. The extension of electric power facilities, natural gas facilities, and telecommunication facilities are provided by private companies, none of which have voiced concerns over existing services or extensions of their services to this project site. A less than significant impact is anticipated.

b) **Less than significant impact.** No new development is proposed at this time and any future development will require the necessary permits from the Environmental Health Division for a private domestic well meeting both local and State standards. The project site was historically used for agricultural and residential purposes and was served by on-site water supplies. Water demand from the proposed project is not anticipated to be higher over the historic use of the property. This project is not anticipated to substantially increase the amount of water used onsite beyond what has been historically used. As a result, a less than significant impact is anticipated.

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

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

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XX. WILDFIRE.

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

Responses:

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

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

Responses:

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

b) **Less than significant impact.** No environmental effects were identified in the initial study which indicates the project will have impacts that are individually limited, but cumulatively considerable. The subject parcels are located approximately 660 feet east of another project that is proposing a similar General Plan Amendment and Rezone. Sutter County Project #U24-0036 is a request for a General Plan Amendment from AG-80 (Agriculture, 80-acre minimum) to I/C (Industrial/Commercial) and Rezone from AG (Agriculture) District to CM (Commercial Industrial) District for 5± acres. An Initial Study was completed for Project #U24-0036 which determined that the effects of the project will be less than significant with mitigation proposed. No environmental effects were identified in the initial study which indicates the project will have impacts that are individually limited, but cumulatively considerable.

c) **Less than significant impact.** No environmental effects which will cause substantial adverse effects on human beings either directly or indirectly were identified in the initial study. Mitigation measures have been incorporated to reduce potentially significant impacts to less than significant.

MITIGATION MONITORING PROGRAM – Project #U23-0017 (Siller)

Mitigation Measure	Timing	Monitoring Agency
<p>Mitigation Measure No. 1 (Agriculture and Forestry Resources): Consistent with Sutter County Zoning Code Article 19, permanent agricultural buffers are required for any new or expanded non-agricultural use or development at the project site. A 300-foot agricultural buffer setback shall be maintained on the north side and south side of the project site as depicted on the conceptual site plan. The buffer setback shall be measured from the property line of the adjacent agricultural property to any new or expanded non-agricultural use or structure. The buffer shall not apply to accessory uses and structures such as parking lots, drainage facilities, storage buildings, ground mounted solar facilities, and other similar uses and structures. The buffer shall be shown on the site plan for the new use or structure. A reduction of the 300-foot agricultural buffer setback may be allowed after application and approval of a Use Permit as allowed under Article 19</p>	<p>Prior to any new or expanded non-agricultural use or development</p>	<p>Development Services Department Planning Division</p>
<p>Mitigation Measure No. 2 (Biological Resources): Individual trees or groups of trees that are retained as a function of project design shall be fully protected both during and after construction. In order to protect the root zone during construction a root protection zone (RPZ) shall be established using protective fencing. The RPZ shall be an area that is 1.5 times the distance from the trunk to the dripline. Within this protective buffer no grading, trenching, fill, or vegetation alteration of any kind shall be allowed.</p>	<p>Prior to any construction activities</p>	<p>Development Services Department</p>
<p>Mitigation Measure No. 3 (Biological Resources): Individual trees that are unavoidably lost due to project implementation shall be replaced by planting oak seeds (acorns) or seedlings that are obtained from the local genetic stock of the same species. A replacement rate of 5 to 1 for trees that are two inches or greater in diameter measured at breast height (dbh) and 1 to 1 for all trees less than two inches dbh shall occur. Oak plantings shall be maintained for a period of seven years.</p>	<p>During site development</p>	<p>Development Services Department</p>
<p>Mitigation Measure No. 4 (Biological Resources): A seven-year maintenance and monitoring plan shall be completed for all oak mitigation plantings. The monitoring plan shall include appropriate irrigation schedules, as well as criteria for success and establishment during the seven-year period. Any trees planted as remedial action for failure of initial planting shall be monitored for five years in a similar fashion to the initial planting. At the end of the five-year monitoring period a minimum 80 percent success rate should be achieved. If not, additional trees shall be planted to ensure an 80 percent success rate.</p>	<p>During site development</p>	<p>Development Services Department</p>

Mitigation Measure	Timing	Monitoring Agency
<p>Mitigation Measure No. 5 (Geology and Soils): STORM WATER QUALITY PROTECTION – DURING CONSTRUCTION.</p> <p>SWPPP – Prior to construction the applicant shall prepare and submit a Storm Water Pollution and Prevention Plan (SWPPP) if the project’s cumulative disturbed area is one acre or more, 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 and the requirements of the National Pollution Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities. The SWPPP shall be submitted to the County for review and to the Central Valley Regional Water Quality Control Board (CVRWQCB) as required by the NPDES General Permit in effect during construction. 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. The project applicant shall submit a state storm water permit Waste Discharger Identification (WDID) number for each construction project.</p> <p>If the Project cumulative disturbed area is less than one acre the applicant’s engineer shall submit an engineer stamped letter along with a calculation certifying the cumulative disturbed area is less than one acre.</p> <p>NPDES GENERAL CONSTRUCTION PERMIT - If the project size is one acre or more, the applicant shall file a Notice of Intent (NOI) with the Central Valley Regional Water Quality Control Board (CVRWQCB), prior to construction, 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 Phase II NPDES Permit.</p>	<p>During and Prior to Completion of the Project</p>	<p>Development Services Department Engineering Division</p>
<p>Mitigation Measure No. 6 (Greenhouse Gas Emissions): Prior to development of the property the applicant shall demonstrate compliance with the Sutter County Climate Action Plan by providing information indicating compliance with one of the following: 1) the proposed development meets the thresholds identified by the GHG Pre-Screening Thresholds; 2)</p>	<p>Prior to Commercial Use of the Site</p>	<p>Development Services Department Planning Division</p>

Mitigation Measure	Timing	Monitoring Agency
<p>buildings built or placed on the property shall be constructed using materials and techniques that obtain 100 points on the County's Greenhouse Gas Emissions screening table; 3) a qualified consultant shall prepare an analysis of GHG emissions, to demonstrate other acceptable means of compliance with the Climate Action Plan.</p>		
<p>Mitigation Measure No. 7 (Hydrology and Water Quality): DRAINAGE STUDY, GRADING AND CONSTRUCTION - Prior to recordation of a map, issuance of a building, grading, or encroachment permit, the applicant shall obtain approval from the Director of a drainage study that reflects final design conditions for the proposed project per County Standards. The Drainage Study shall be completed and stamped by a Professional Engineer and determined by the County to be comprehensive, accurate, and adequate. (SCIS Section 9). All impacts to the site must be mitigated in the project area or lands acquired for mitigation by the project. Any Grading or Site Improvements shall be done per an approved plan and in accordance with Sutter County Development Standards. Plans shall be reviewed and approved for construction by the Director of Development Services prior to the start of construction.</p>	<p>As part of further development of the site, issuance of a building, grading or encroachment permit</p>	<p>Development Services Department Engineering Division</p>
<p>Mitigation Measure No. 8 (Hydrology and Water Quality): PRIVATE DRAINAGE IMPROVEMENTS - The applicant shall construct private onsite drainage ditches/basins that provide storm water retention / detention per a County Approved Drainage Study for this Project. Owner shall limit maximum discharge rates, where applicable, to pre-project "existing" conditions for peak 10- and 100-year storms per an approved onsite drainage study for the project. The drainage ditches/basins shall not be connected to the roadside swales. The applicant must obtain a grading permit from the County prior to any grading for storm water retention / detention ditches or basins. The applicant shall provide an as-built drawing of the drainage improvements, that is stamped and signed by a licensed Engineer verifying that what was constructed complies with the approved plan for the site.</p> <p>PRIVATE DRAINAGE FACILITIES MAINTENANCE AGREEMENT - The property owner shall enter into an agreement with Sutter County committing the property owners and all successors in interest to maintain the private drainage facilities (including on-site peak flow attenuation basins) in perpetuity in a manner to preserve storage capacity, drainage patterns, ultimate discharge points and quantities, and water quality treatment controls for stormwater discharges as identified in the drainage study and approved by Sutter County.</p>	<p>As part of further development of the site, issuance of a building, grading or encroachment permit</p>	<p>Development Services Department Engineering Division</p>

Mitigation Measure	Timing	Monitoring Agency
<p>Mitigation Measure No. 9 (Noise): The applicant shall provide the Planning Division with an acoustical study prepared pursuant to General Plan Implementation Measure N 1-C prior to initiation of a proposed use on the project site. The study shall demonstrate the proposed uses are consistent with all applicable General Plan and Zoning Code requirements for noise.</p>	<p>Prior to Commercial Use of the Site</p>	<p>Development Services Department Planning Division</p>
<p>Mitigation Measure No. 10 (Noise): During construction, the applicant shall ensure that all project related noise-generating construction activities are limited to daytime hours between 7:00 a.m. and 6:00 p.m. on weekdays, 8:00 a.m. and 5:00 p.m. on Saturdays, and are prohibited on Sundays and holidays unless permission for the latter has been applied for and granted by the County.</p>	<p>During construction</p>	<p>Development Services Department Planning Division</p>
<p>Mitigation Measure No. 11 (Transportation): APPROVED PLANS. Per Sutter County Improvement Standards, Section 2-2: Complete plans and specifications for all proposed streets, bikeways, grading, drainage facilities, sewerage, street lighting, water distribution systems, industrial developments, commercial developments, and subdivisions, including any necessary dedications, easements, and rights of entry, shall be submitted to the Development Services Department for approval. The approval shall be substantiated by the signature of the Director prior to the beginning of construction of any such improvements. The Director will order any Contractor to cease work on any project if said Contractor does not have properly approved plans in his possession.</p>	<p>Prior to Issuance of a Grading Permit, Encroachment Permit, or Building Permit</p>	<p>Development Services Department Engineering Division</p>
<p>Mitigation Measure No. 12 (Transportation): ROAD / ACCESS IMPROVEMENTS. The applicant shall construct improvements to provide access to all parcels listed as part of this Project. Improvements shall be constructed adjacent to each parcel and must meet current County Development Standards. The applicant must obtain an Encroachment Permit from either Caltrans and/or Sutter County prior to any work in either jurisdiction's Rights of Way.</p>	<p>As part of further development of the site, issuance of a building, grading or encroachment permit</p>	<p>Development Services Department Engineering</p>
<p>Mitigation Measure No. 13 (Transportation): Fair share fees shall be collected to fund future improvements at the SR 20 / Frontage Rd intersection as well as other intersection and roadway improvements as identified in the Capital Improvement Plan (CIP).</p>	<p>Prior to Development of the Site</p>	<p>CALTRANS / Development Services Department</p>

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Wood Rodgers, Inc. 2025. *Highway 20 Siller Property Rezone Project - Trip Generation and Access Study*

Attachments:

1. General Plan Amendment and Rezone Exhibits
2. Conceptual Site Plan
3. Trip Generation and Access Study
4. Forester Report – Native Oaks

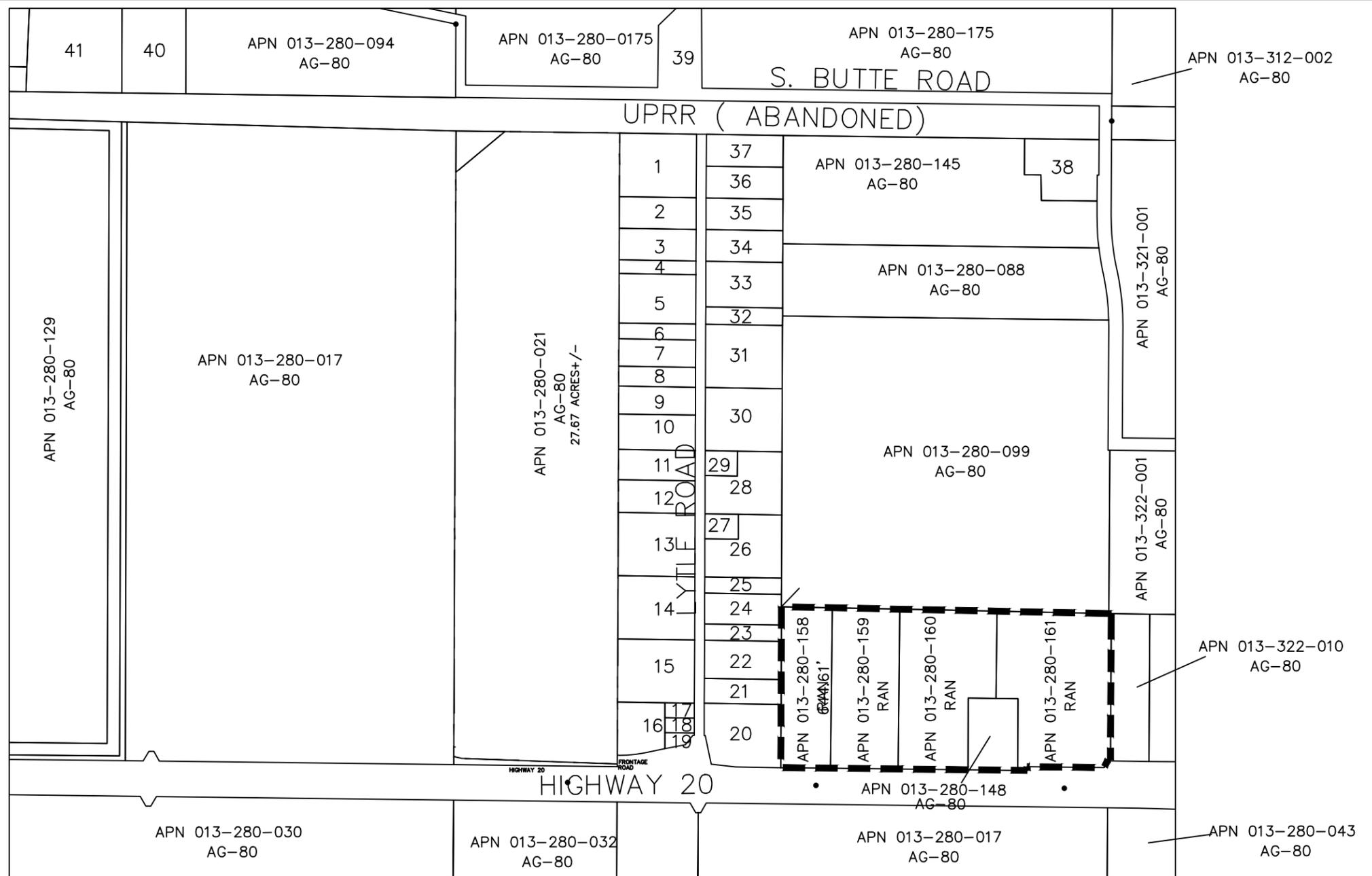
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EXHIBIT
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 APN 158,159,160,148 & 161 SUTTER COUNTY

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 P. O. BOX 3082
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 (530) 713-0417

EXISTING
GENERAL
PLAN

DATE: NOV 2024
 SCALE: 1" = 500'
 DRAWN: RCM
 PROJECT #:
 SHEET: 1 OF 4



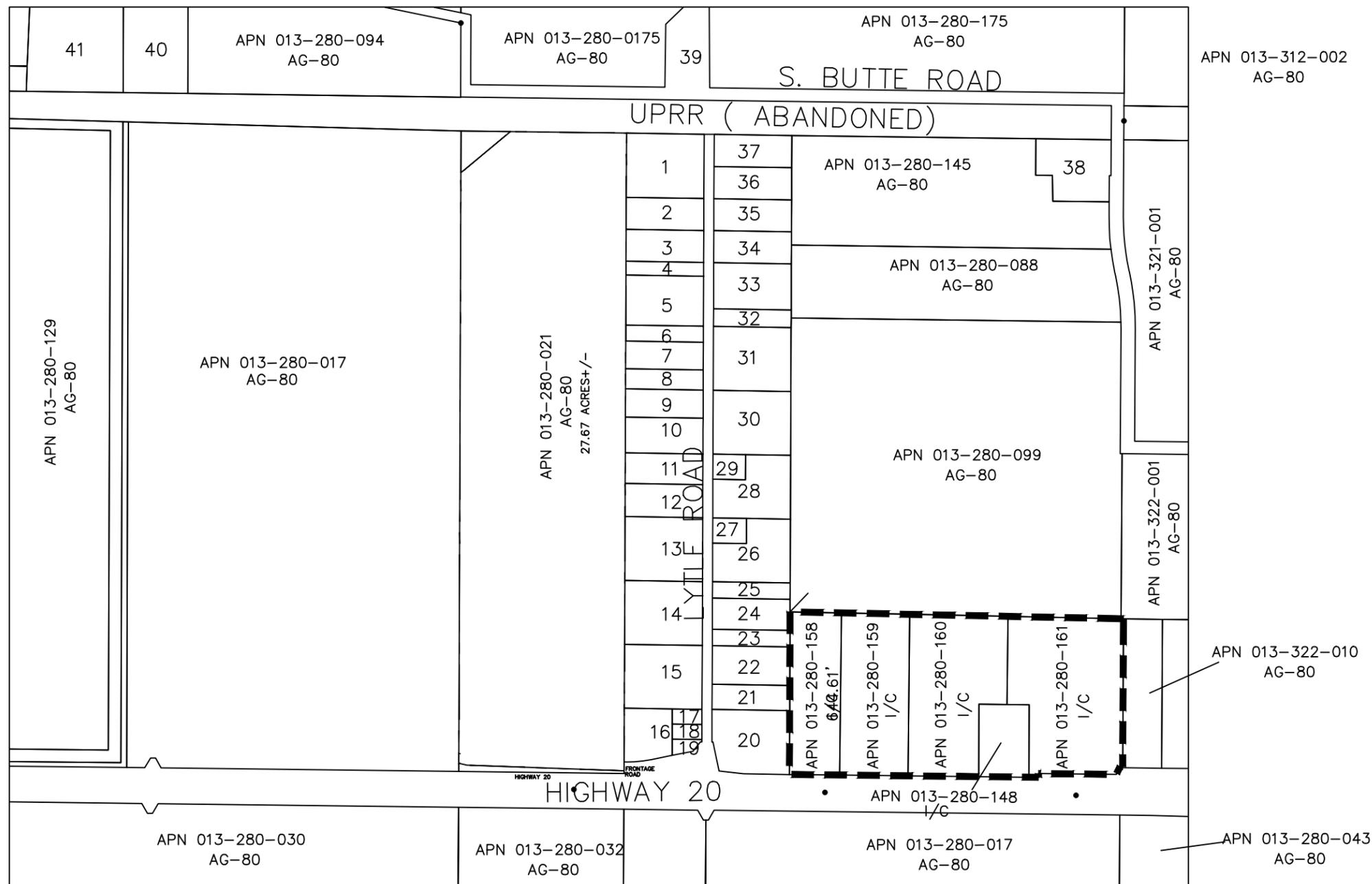
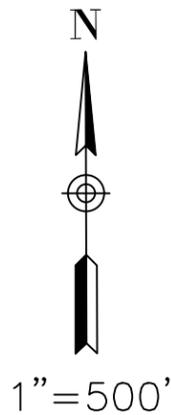
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LEGEND

- PROPERTY SUBJECT TO ZONING & GP AMENDMENT
- AG-80 AGRICULTURE. 80 ACRES MIN.
- COM COMMERCIAL
- RAN RANCHETTE
- CM COMMERCIAL-INDUSTRIAL

PREPARED BY:
NVES
 NORTH VALLEY ENGINEERING AND SURVEYING
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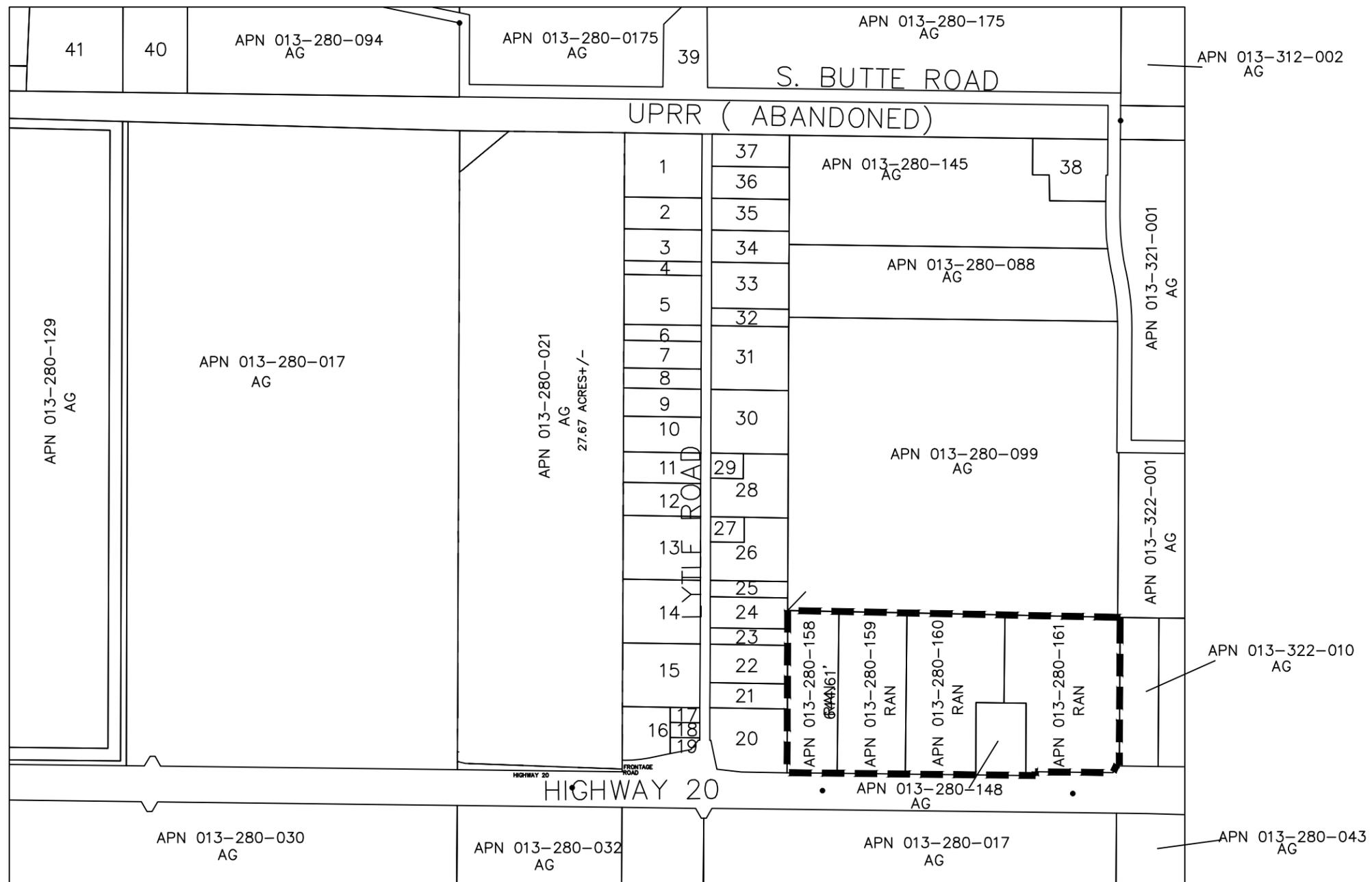
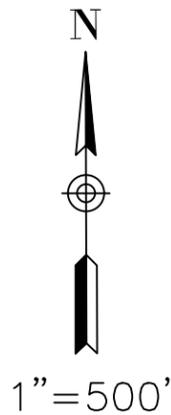
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PROPOSED
GENERAL
PLAN

DATE: NOV 2024
 SCALE: 1" = 500'
 DRAWN: RCM
 PROJECT #:
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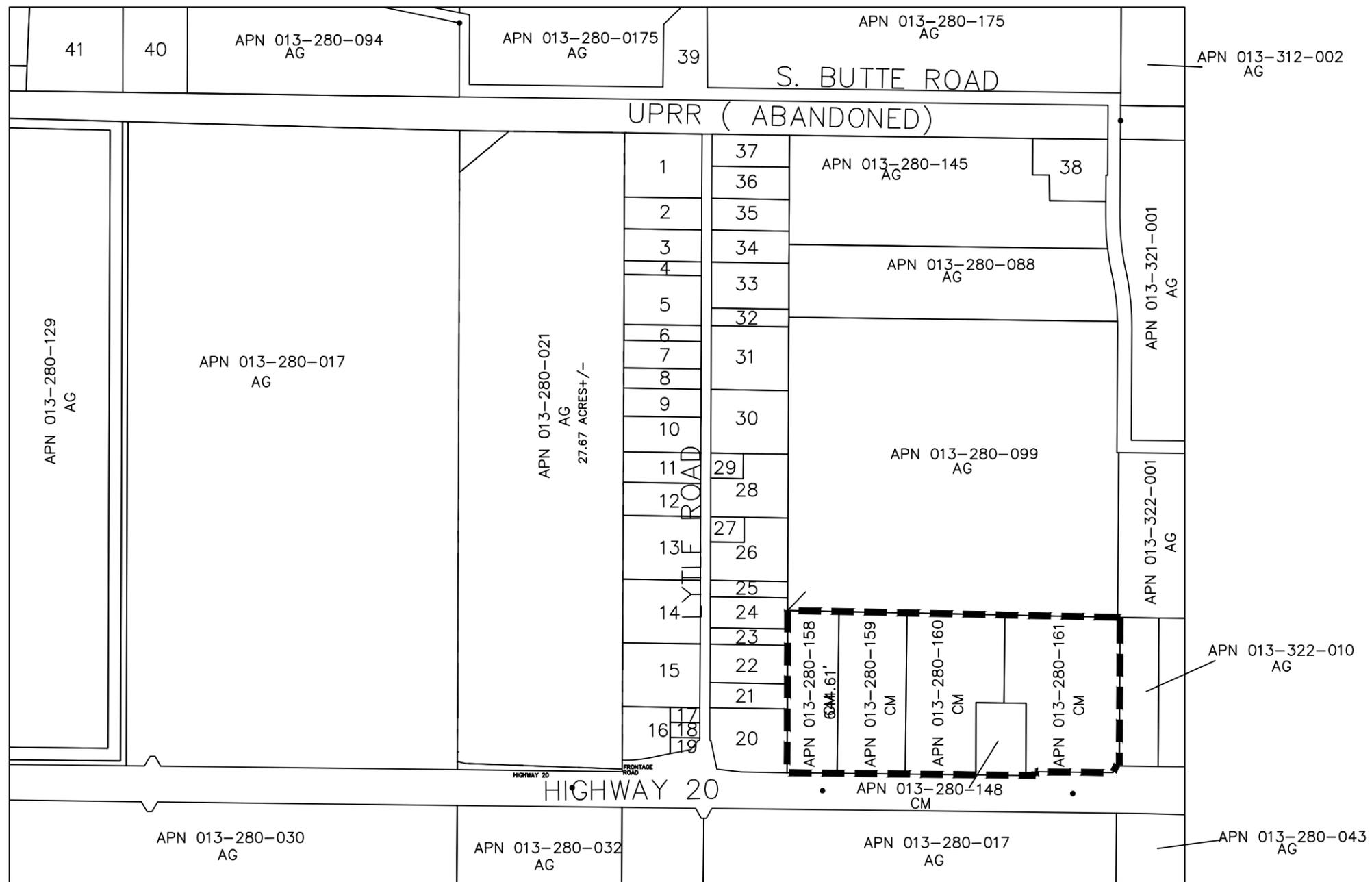
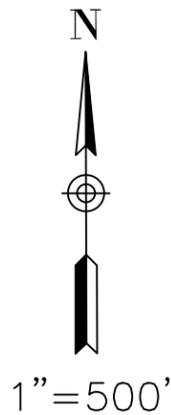
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EXISTING
ZONING

DATE: NOV 2024
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 PROJECT #:



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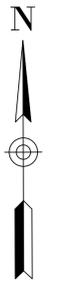
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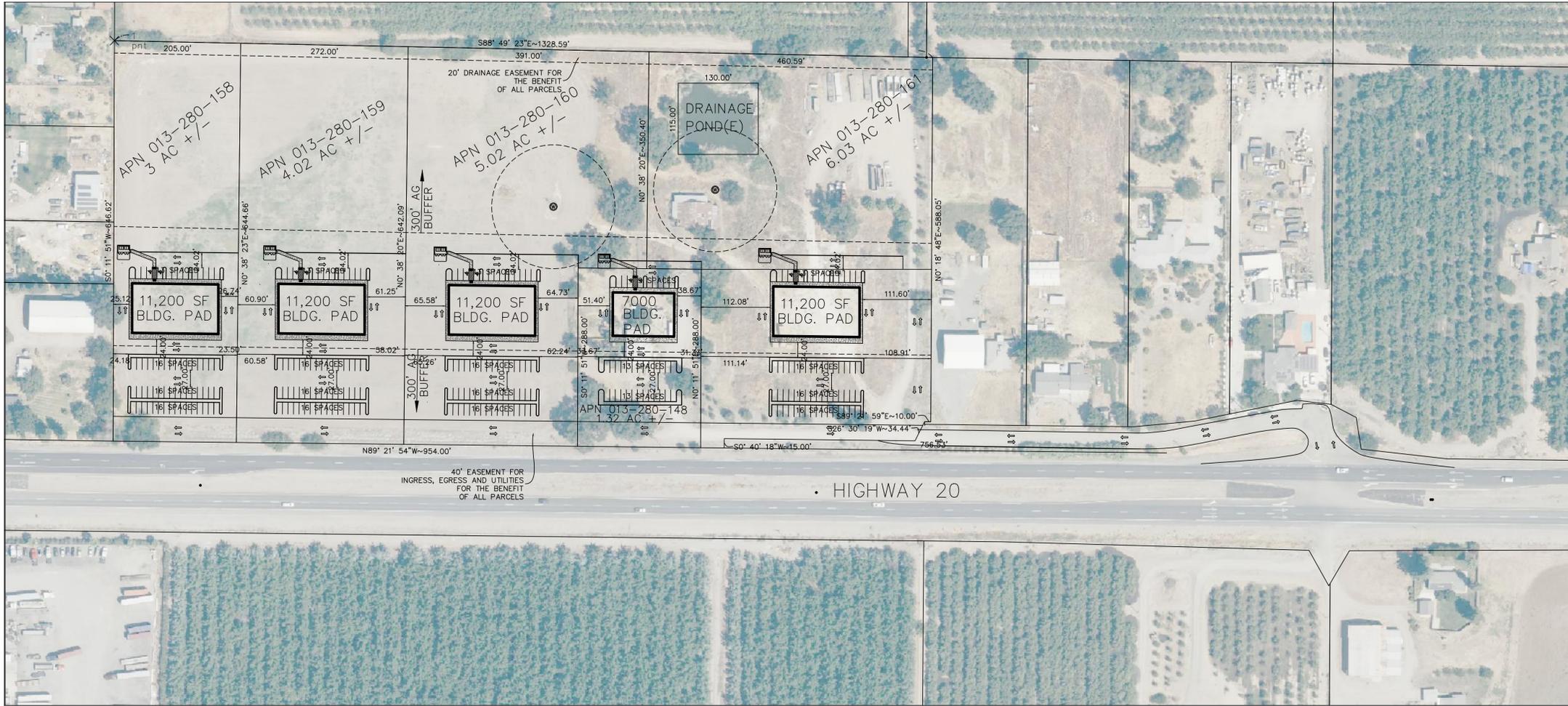
PROPOSED
ZONING

DATE: NOV 2024
 SCALE: 1"=500'
 DRAWN: RCM
 PROJECT #:

CONCEPTUAL SITE PLAN ONLY



1"=100'



SITE INFORMATION

ASSESSOR PARCEL NUMBERS: 013-280-148,158,159,160 AND 161
 GROSS AREAS: AS NOTED
 EXISTING ZONING: RAN EXCEPT APN 013-280-148 AG
 EXISTING GP DESIGNATION: RAN EXCEPT 013-280-148 AG-80
 PROPOSED ZONING: CM
 PROPOSED GP DESIGNATION: 1/C

PARKING CALCULATIONS:

AVERAGE REQUIRED
 ONE STALL PER 200 SQUARE FEET OF BUILDING
 11,200 SQ SF BLDG. REQUIRE 56 STALLS
 7,000 SQ FT BLDG. REQUIRE 35 STALLS PROVIDED.
 11,200 SQ FT BLDG. TOTAL NUMBER OF ON-SITE STALLS PROVIDED=61
 7,000 SQ FT BLDG. TOTAL NUMBER OF ON-SITE STALLS PROVIDED= 35

AG. BUFFER

300' AG BUFFER IS PROVIDED FROM THE NORTH AN SOUTH
~~FULL WAIVER OF THE AG BUFFER REQUIREMENT IS REQUESTED FOR THE WEST AND EAST SIDES SINCE THE ADJACENT PROPERTIES IS NOT AG AND ALSO THEY ARE SMALL PARCELS WHICH WILL NOT BE FEASIBLE FOR THEM TO BE CONVERTED TO AG USE.~~

DRAINAGE

ON-SITE DETENTION BASIN WITH A DRAINAGE CROSS EASEMENT OVER ALL PARCELS AS SHOWN ON THIS SITE PLAN.



NORTH VALLEY
 ENGINEERING & SURVEYING
 P. O. BOX 3082
 YUBA CITY, CA 95993
 (530) 713-0417

SITE PLAN



JOB TITLE:

REZONE AND GP AMENDMENT
SILLER PROPERTY

APN'S 013-280-148, 158, 159, 160 AND 161
 SUTTER COUNTY CALIFORNIA, 95993

REVISIONS:

#	DATE	DESCRIPTION

DATE: MARCH 2025
 DRAWN: RCM
 JOB NO.: 24-1958

SHEET
C1



Memorandum

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

To: Neal Siller
PO Box 430
Pen Valley, CA 95946

From: Mario Tambellini, PE, TE
Nicole Scappaticci, PE

Date: February 28, 2025

Subject: Highway 20 Siller Property Rezone Project – Trip Generation and Access Study

INTRODUCTION

This memorandum has been prepared to present the results of a Trip Generation and Access Study for the proposed Highway 20 Siller Property Rezone Project (Project) located in Sutter County, California (County). The Project is located north of State Route (SR) 20 approximately 320 feet east of Lytle Road on five parcels designated as Assessor's Parcel Number (APN) 013-280-148, 158, 159, 160, and 161. A portion of the Project site is currently developed with residential/agricultural buildings. Current site access is provided via the existing driveway on SR 20 approximately 2,300 feet east of Lytle Road. The Project site plan is shown in **Attachment A**.

The Project proposes a rezone and General Plan amendment for the Project site. Except for APN 013-280-148, all parcels on the Project site are currently zoned Ranchette (RAN) with a General Plan designation of RAN. APN 013-280-148 is currently zoned Agriculture (AG) with a General Plan designation of Agriculture (80-Acre Minimum) (AG-80). The Project would rezone the entire site to Commercial-Industrial (CM) and change the General Plan designation to Industrial/Commercial (I/C). As shown on the site plan, the Project would develop five new building pads totaling 51,800 square feet. The new buildings are anticipated to be occupied by light industrial businesses in the future, potentially including contractors, trailer sales, landscaping companies, and similar businesses.

The purpose of this Trip Generation and Access Study is to provide a Project site trip generation comparison between existing and proposed zoning, to provide a preliminary trip distribution for Project trips under Proposed Zoning, and to document existing and proposed traffic volumes and operations on the Project Access & SR-20 intersection and surrounding roadways. This study includes the following sections:

- Project Trip Generation Comparison
- Project Effects on Project Access & SR 20
- Conclusion

PROJECT TRIP GENERATION COMPARISON

The Project site is zoned for agricultural uses and currently contains one detached single-family home that is assumed to be removed with development of the Project. The Existing Zoning trip generation was based on the Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition average trip generation rates for Single-Family Detached Housing (ITE Code 210) as well as the existing buildings on the site. Existing Project trip generation volumes for the site are summarized in **Table 1**.

A trip generation was prepared to estimate the potential trips generated by the Project if the parcels were occupied by new businesses consistent with the Proposed Zoning of Industrial Commercial. The Proposed zoning trip generation was based on ITE average trip generation rates for The General Light Industrial (ITE Code 110) land use. Potential Project site trip generation for the Proposed Zoning is shown in **Table 1**.

Table 1. Project Trip Generation

Zoning/Use	Source	Units	Quantity	Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Existing Zoning: Agriculture (AG/AG-80)	Single-Family Detached Housing (ITE 210)	DU ¹	1	9	0	1	1	1	0	1
Proposed Zoning: Industrial/ Commercial	General Light Industrial (ITE 110) ³	KSF ²	51.8	252	33	5	38	5	29	34
Difference				+243	+33	+4	+37	+4	+29	+33
<i>Notes:</i> ¹ Dwelling Unit (Single Family Detached) ² KSF = 1,000 square feet ³ ITE Trip Generation 11 th Edition average trip generation rates were used.										

As shown in **Table 1**, under the Proposed Zoning, the Project site could potentially generate up to 243 more daily trips, 37 more AM peak hour trips, and 33 more PM peak hour trips than the existing site use. Note these are conservative estimates of potential trip increases that could occur if the Project expanded to full occupancy under the proposed new zoning and site plan.

PROJECT EFFECTS ON PROJECT ACCESS & SR 20

Level of Service (LOS) was evaluated under Existing and Existing With Proposed Zoning conditions at the intersection of Project Access & SR 20 and for the roadway segment of SR 20 east of the Project Access.

Traffic counts for the Project Access & SR 20 intersection were collected on Thursday October 24, 2024, for the AM (7-9 AM) and PM (4-6PM) peak hour periods. 24-hour average daily traffic counts (ADTs) were collected on SR 20 east of the Project Access on Thursday October 24, 2024. Traffic count data is contained in **Attachment B**.

An estimated Project trip distribution was determined based on peak hour intersection traffic counts collected at the Project Access & SR 20 intersection, as well as engineering judgement. **Table 2** shows the estimated Project trip distribution at the intersection of Lytle Road & SR 20.

Table 2. Project Trip Distribution Percentage

Roadway	Segment	Inbound		Outbound	
		AM	PM	AM	PM
SR 20	East of Project Access	50%	50%	50%	50%
	West of Project Access	50%	50%	50%	50%

Based on the trip generation and distribution for the Project, the Project could add up to 37 peak hour trips and up to 243 daily trips to the Project Access & SR 20 intersection under Existing With Proposed Zoning conditions.

Peak hour Level of Service (LOS) at Project Access & SR 20 is summarized for Existing and Existing With Proposed Zoning conditions in **Table 3**.

Table 3. Existing With Proposed Zoning Intersection Operations

#	Intersection	Control Type	LOS Criteria	Peak Hour	Existing Conditions		Existing With Proposed Zoning	
					Delay ²	LOS	Delay	LOS
1	Project Access & SR 20	TWSC ¹	D	AM	14.3	B	15.2	C
				PM	13.8	B	14.4	B

¹TWSC = Two-Way Stop-Controlled
²For TWSC, the worst approach/movement delay and LOS is reported.

As shown in **Table 3**, the study intersection is projected to operate at acceptable (LOS D or better) conditions with the Proposed Zoning in place. Synchro software intersection LOS output reports are included in **Attachment C**.

The potential total net new trips that could be added to SR 20 under the Proposed Zoning were calculated based on the distribution shown in **Table 2** and are summarized in **Table 4**. **Table 4** also contains roadway level of service thresholds for acceptable LOS D based on Table 6.14-6 of the *Sutter County General Plan* (September 2010).

Table 4. LOS Based on Daily Traffic Thresholds

Roadway Segment	Classification	Maximum ADT Threshold for LOS D ¹	Existing ADT	Proposed Zoning Added ADT	Existing With Proposed Zoning ADT
SR 20 east of Project Access	Expressway – 4-Lane	53,500	12,632	243	12,875

Notes:
¹ Source: Table 6.14-6 of the *Sutter County 2011 General Plan EIR*

As shown in **Table 4**, the study segments of SR 20 currently operates at acceptable LOS. The Proposed Zoning is not projected to add a substantial number of daily trips to SR 20 and would not cause the roadway segments to operate over capacity.

TRUCK ACCESS AT SR 20 & PROJECT ACCESS

Truck turns were evaluated for all ingress and egress movements at the existing Project Access roadway on SR 20. An STAA Standard Design Vehicle (69’) was used as the anticipated largest potential design vehicle that would access the Project site. Truck turn exhibits are contained in **Attachment D**.

CONCLUSION

Potential trip generation of the site under Existing With Proposed Zoning conditions was calculated based on the site’s proposed building square footage for the General Light Industrial ITE land use. The trip generation comparison showed that under the Proposed Zoning, the Project site could potentially generate up to 243 more daily trips, 37 more AM peak hour trips, and 33 more PM peak hour trips than the existing site use.

Based on the trip generation and distribution for the Project, under the Proposed Zoning, up to 37 peak hour trips and up to 243 daily trips would be added to the Project Access & SR 20 intersection. The Project Access & SR 20 intersection operates at acceptable LOS under existing conditions and would continue to operate acceptably with the addition of net new trips under the Proposed Zoning. SR 20 east of the Project Access was shown to currently operate under capacity under existing conditions. The LOS of the SR 20 roadway segment would continue to operate acceptably if the net new trips under the Proposed Zoning were added.

ATTACHMENT A
PROJECT SITE MAP

ATTACHMENT B
TRAFFIC COUNTS

National Data & Surveying Services

Intersection Turning Movement Count

Location: 4895/4844 Colusa Hwy Dwy & E/O Lytle Rd/SR 20/Colusa Hwy
 City: Yuba City
 Control: 1-Way Stop(SB)

Project ID: 24-070201-001
 Date: 10/24/2024

Data - Totals

NS/EW Streets:	4895/4844 Colusa Hwy Dwy				4895/4844 Colusa Hwy Dwy				E/O Lytle Rd/SR 20/Colusa Hwy				E/O Lytle Rd/SR 20/Colusa Hwy				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	1	0	0	0	1	0	0	1	2	0	0	1	2	0	0	152
7:15 AM	0	0	0	0	0	0	0	0	0	84	0	0	0	117	0	0	201
7:30 AM	0	0	0	0	0	0	0	0	0	129	0	0	0	147	0	0	276
7:45 AM	0	0	0	0	0	0	1	0	0	156	0	0	3	108	0	0	268
8:00 AM	0	0	0	0	1	0	0	0	0	104	0	0	0	78	0	0	183
8:15 AM	0	0	0	0	0	0	0	0	0	74	0	0	0	93	0	0	167
8:30 AM	0	0	0	0	0	0	0	0	0	72	0	0	0	90	0	0	162
8:45 AM	0	0	0	0	0	0	0	0	0	88	0	0	0	83	0	0	171
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	1	0	1	0	0	473	0	0	3	450	0	0	1580
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	0	0	0	0	1	0	1	0	0	473	0	0	3	450	0	0	928
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.250	0.000	0.250	0.000	0.000	0.758	0.000	0.000	0.250	0.765	0.000	0.000	0.841
					0.500				0.758				0.770				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	135	0	0	0	104	0	0	239
4:15 PM	0	0	1	0	3	0	0	0	0	114	0	0	0	118	0	1	237
4:30 PM	0	0	0	0	1	0	0	0	2	101	0	0	0	111	1	0	216
4:45 PM	0	0	0	0	1	0	0	0	0	127	0	0	0	113	1	0	242
5:00 PM	0	0	0	0	1	0	0	0	0	135	0	0	0	118	1	1	256
5:15 PM	0	0	0	0	1	0	3	0	0	134	0	0	0	125	0	0	263
5:30 PM	0	0	0	0	0	0	0	0	1	125	0	0	0	119	0	0	245
5:45 PM	0	0	1	0	0	0	0	0	0	125	0	0	0	95	0	0	221
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	2	0	7	0	3	0	3	996	0	0	0	903	3	2	1919
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	0	0	0	0	3	0	3	0	1	521	0	0	0	475	2	1	1006
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.750	0.000	0.250	0.000	0.250	0.965	0.000	0.000	0.000	0.950	0.500	0.250	0.956
					0.375				0.967				0.956				

National Data & Surveying Services

Intersection Turning Movement Count

Location: 4895/4844 Colusa Hwy Dwy & E/O Lytle Rd/SR 20/Colusa Hwy
 City: Yuba City
 Control: 1-Way Stop(SB)

Project ID: 24-070201-001
 Date: 10/24/2024

Data - Bikes

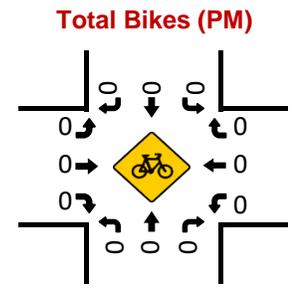
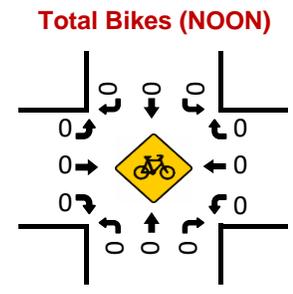
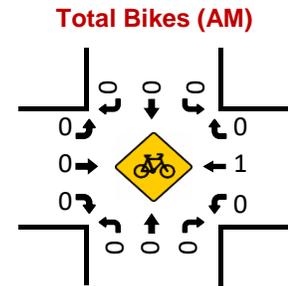
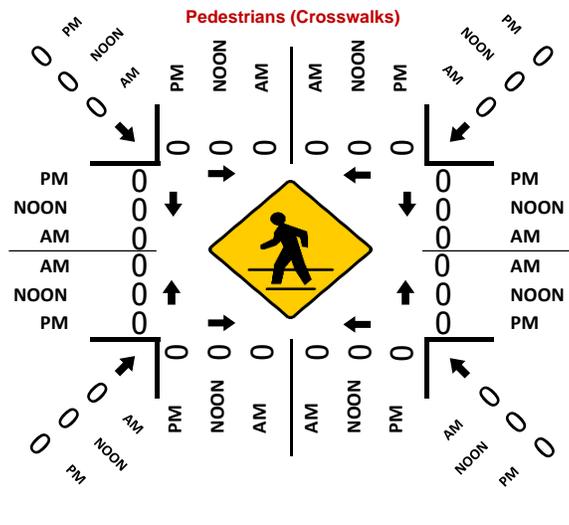
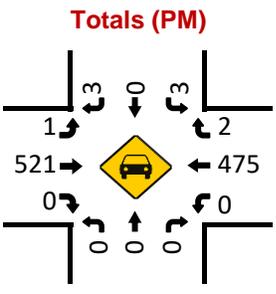
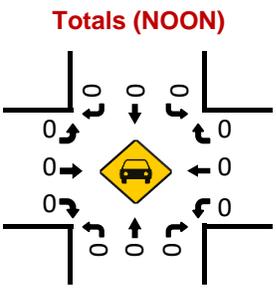
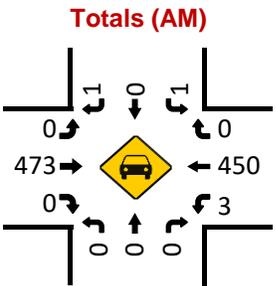
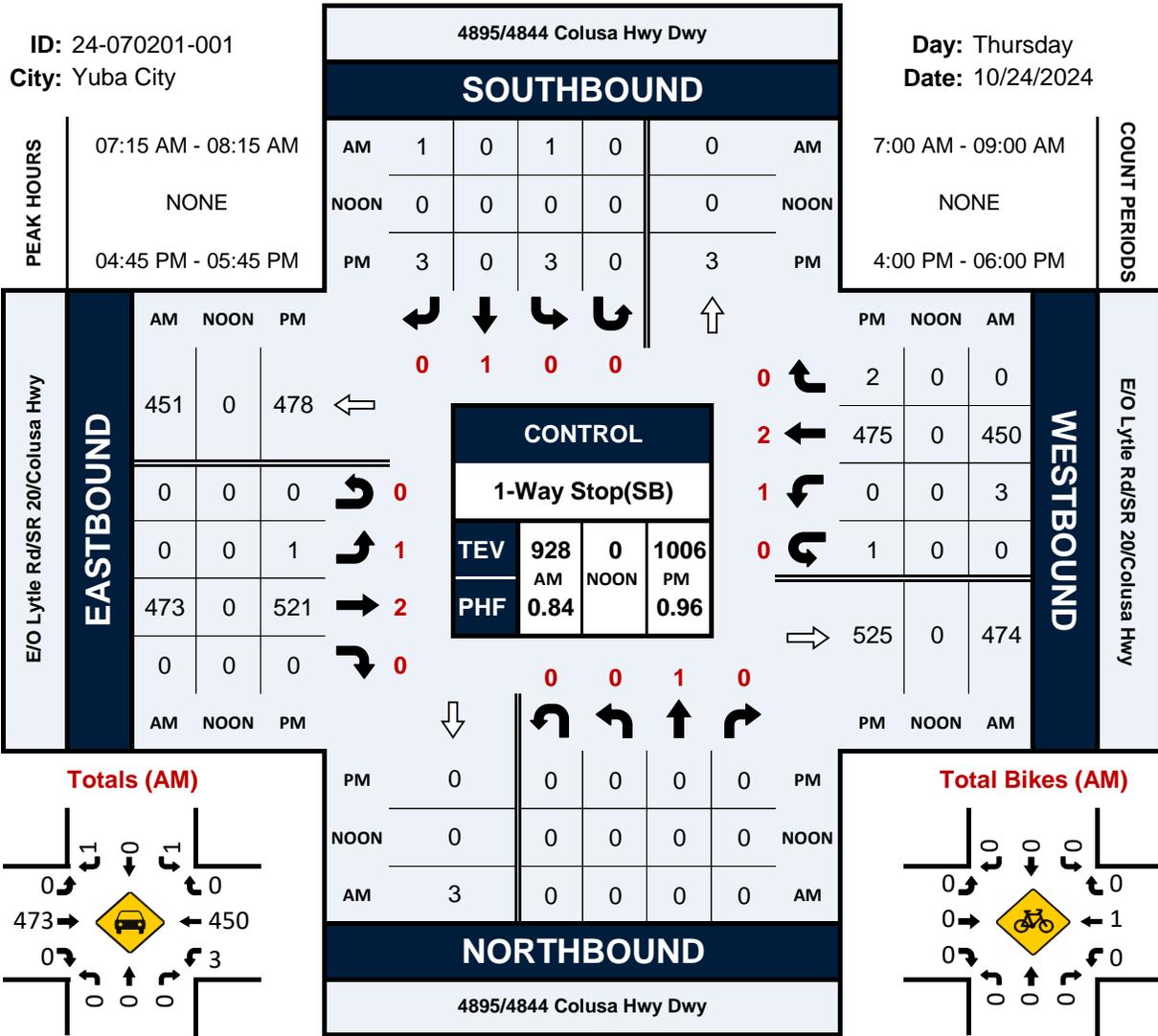
NS/EW Streets:	4895/4844 Colusa Hwy Dwy				4895/4844 Colusa Hwy Dwy				E/O Lytle Rd/SR 20/Colusa Hwy				E/O Lytle Rd/SR 20/Colusa Hwy				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
7:00 AM	0	1	0	0	0	1	0	0	1	2	0	0	1	2	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.250
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0

4895/4844 Colusa Hwy Dwy & E/O Lytle Rd/SR 20/Colusa Hwy

Peak Hour Turning Movement Count

ID: 24-070201-001
City: Yuba City

Day: Thursday
Date: 10/24/2024



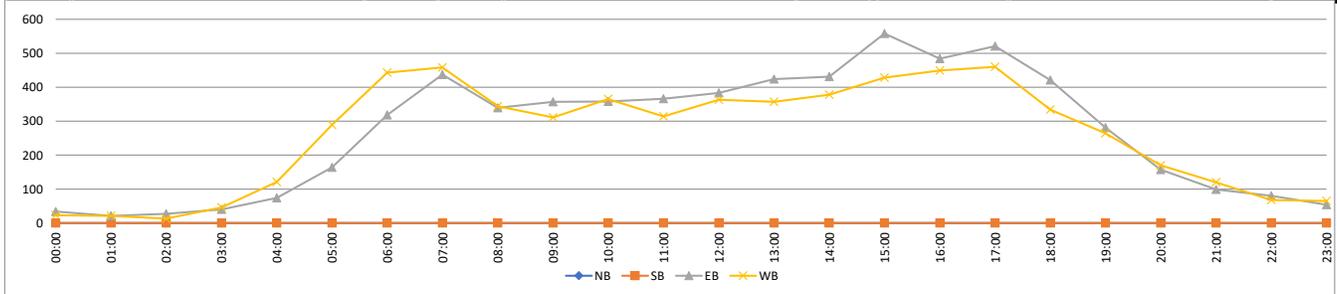
VOLUME

SR 20/Colusa Hwy Bet 4895 Colusa Hwy E/O Lytle Rd & S Butte Rd

Day: Thursday
Date: 10/24/2024

City: Yuba City
Project #: CA24_070202_001

DAILY TOTALS						NB	SB	EB	WB	Total	DAILY TOTALS						
						0	0	6,428	6,204	12,632							
15-Minutes Interval						Hourly Intervals											
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00			8	5	13	12:00			88	101	189	00:00 01:00			34	23	57
0:15			5	7	12	12:15			99	83	182	01:00 02:00			21	21	42
0:30			15	1	16	12:30			84	76	160	02:00 03:00			27	13	40
0:45			6	10	16	12:45			112	103	215	03:00 04:00			40	46	86
1:00			6	4	10	13:00			110	93	203	04:00 05:00			74	121	195
1:15			4	8	12	13:15			99	86	185	05:00 06:00			164	289	453
1:30			5	3	8	13:30			122	79	201	06:00 07:00			318	443	761
1:45			6	6	12	13:45			93	99	192	07:00 08:00			437	458	895
2:00			6	4	10	14:00			92	92	184	08:00 09:00			339	344	683
2:15			4	2	6	14:15			101	106	207	09:00 10:00			357	311	668
2:30			4	2	6	14:30			102	82	184	10:00 11:00			358	365	723
2:45			13	5	18	14:45			136	98	234	11:00 12:00			366	314	680
3:00			2	12	14	15:00			108	112	220	12:00 13:00			383	363	746
3:15			9	10	19	15:15			162	97	259	13:00 14:00			424	357	781
3:30			17	11	28	15:30			157	105	262	14:00 15:00			431	378	809
3:45			12	13	25	15:45			131	114	245	15:00 16:00			558	428	986
4:00			13	19	32	16:00			134	102	236	16:00 17:00			484	449	933
4:15			14	26	40	16:15			120	120	240	17:00 18:00			521	460	981
4:30			19	46	65	16:30			100	115	215	18:00 19:00			421	334	755
4:45			28	30	58	16:45			130	112	242	19:00 20:00			281	264	545
5:00			31	31	62	17:00			136	123	259	20:00 21:00			157	170	327
5:15			35	77	112	17:15			136	123	259	21:00 22:00			99	120	219
5:30			48	91	139	17:30			120	122	242	22:00 23:00			80	68	148
5:45			50	90	140	17:45			129	92	221	23:00 00:00			54	65	119
6:00			62	99	161	18:00			117	88	205	STATISTICS					
6:15			88	130	218	18:15			108	88	196		NB	SB	EB	WB	TOTAL
6:30			92	114	206	18:30			98	77	175	Peak Period	00:00 to 12:00				
6:45			76	100	176	18:45			98	81	179	Volume			2535	2748	5283
7:00			68	83	151	19:00			85	87	172	Peak Hour	7:15 to 7:00		7:15		
7:15			85	117	202	19:15			67	49	116	Peak Volume			475	458	928
7:30			129	148	277	19:30			77	69	146	Peak Hour Factor			0.766	0.774	0.838
7:45			155	110	265	19:45			52	59	111	Peak Period	12:00 to 00:00				
8:00			106	78	184	20:00			45	49	94	Volume			3893	3456	7349
8:15			70	91	161	20:15			45	40	85	Peak Hour	15:15 to 16:45		15:15		
8:30			74	96	170	20:30			34	40	74	Peak Volume			584	480	1002
8:45			89	79	168	20:45			33	41	74	Peak Hour Factor			0.901	0.976	0.956
9:00			81	92	173	21:00			30	36	66	Peak Period	07:00 to 09:00				
9:15			90	74	164	21:15			24	34	58	Volume			776	802	1578
9:30			101	77	178	21:30			27	18	45	Peak Hour	7:15 to 7:00		7:15		
9:45			85	68	153	21:45			18	32	50	Peak Volume			475	458	928
10:00			82	85	167	22:00			17	24	41	Peak Hour Factor			0.766	0.774	0.838
10:15			84	88	172	22:15			20	12	32	Peak Period	16:00 to 18:00				
10:30			100	110	210	22:30			25	14	39	Volume			1005	909	1914
10:45			92	82	174	22:45			18	18	36	Peak Hour	16:45 to 16:45		16:45		
11:00			109	79	188	23:00			13	24	37	Peak Volume			522	480	1002
11:15			75	68	143	23:15			18	20	38	Peak Hour Factor			0.960	0.976	0.967
11:30			71	79	150	23:30			13	16	29						
11:45			111	88	199	23:45			10	5	15						
TOTALS	0	0	2535	2748	5283	TOTALS	0	0	3893	3456	7349						
SPLIT %	0%	0%	48%	52%	42%	SPLIT %	0%	0%	53%	47%	58%						



ATTACHMENT C
SYNCHRO HCM 7 LEVEL OF SERVICE REPORTS

SR 20-Siller Property Rezone Project
 1: Driveway/Access & SR 20

Existing AM Peak Hour Volume

Intersection												
Int Delay, s/veh	0.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↕			↕	
Traffic Vol, veh/h	0	473	0	3	450	0	0	0	0	1	0	1
Future Vol, veh/h	0	473	0	3	450	0	0	0	0	1	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	0	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	563	0	4	536	0	0	0	0	1	0	1

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	536	0	0	563	0	0	838	1106	282	824	1106	268
Stage 1	-	-	-	-	-	-	563	563	-	543	543	-
Stage 2	-	-	-	-	-	-	275	543	-	282	563	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1028	-	-	1004	-	-	259	209	715	265	209	730
Stage 1	-	-	-	-	-	-	478	507	-	492	518	-
Stage 2	-	-	-	-	-	-	708	518	-	702	507	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1028	-	-	1004	-	-	258	208	715	264	208	730
Mov Cap-2 Maneuver	-	-	-	-	-	-	258	208	-	264	208	-
Stage 1	-	-	-	-	-	-	478	507	-	490	516	-
Stage 2	-	-	-	-	-	-	704	516	-	702	507	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s/v	0			0.06			0			14.34		
HCM LOS							A			B		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1028	-	-	1004	-	-	388
HCM Lane V/C Ratio	-	-	-	-	0.004	-	-	0.006
HCM Control Delay (s/veh)	0	0	-	-	8.6	-	-	14.3
HCM Lane LOS		A	A	-	-	A	-	B
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0

SR 20-Siller Property Rezone Project
1: Driveway/Access & SR 20

Existing PM Peak Hour Volume

Intersection												
Int Delay, s/veh	0.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↕			↕	
Traffic Vol, veh/h	1	521	0	1	475	2	0	0	0	3	0	3
Future Vol, veh/h	1	521	0	1	475	2	0	0	0	3	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	0	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	543	0	1	495	2	0	0	0	3	0	3

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	497	0	0	543	0	0	794	1044	271	771	1043	248
Stage 1	-	-	-	-	-	-	545	545	-	498	498	-
Stage 2	-	-	-	-	-	-	249	499	-	273	545	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1063	-	-	1022	-	-	279	228	726	290	228	752
Stage 1	-	-	-	-	-	-	490	517	-	523	543	-
Stage 2	-	-	-	-	-	-	733	542	-	709	517	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1063	-	-	1022	-	-	277	227	726	289	228	752
Mov Cap-2 Maneuver	-	-	-	-	-	-	277	227	-	289	228	-
Stage 1	-	-	-	-	-	-	490	516	-	522	542	-
Stage 2	-	-	-	-	-	-	729	541	-	709	516	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s/v	0.02			0.02			0			13.76		
HCM LOS							A			B		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1063	-	-	1022	-	-	417
HCM Lane V/C Ratio	-	0.001	-	-	0.001	-	-	0.015
HCM Control Delay (s/veh)	0	8.4	-	-	8.5	-	-	13.8
HCM Lane LOS		A	A	-	A	-	-	B
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0

SR 20-Siller Property Rezone Project
 1: Driveway/Access & SR 20

Existing Plus Project AM Peak Hour Volume

Intersection												
Int Delay, s/veh	0.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↕			↕	
Traffic Vol, veh/h	16	473	0	3	450	17	0	0	0	3	0	3
Future Vol, veh/h	16	473	0	3	450	17	0	0	0	3	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	0	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	19	563	0	4	536	20	0	0	0	4	0	4

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	556	0	0	563	0	0	876	1164	282	873	1154	278
Stage 1	-	-	-	-	-	-	601	601	-	553	553	-
Stage 2	-	-	-	-	-	-	275	563	-	320	601	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1011	-	-	1004	-	-	243	193	715	244	196	719
Stage 1	-	-	-	-	-	-	454	487	-	485	513	-
Stage 2	-	-	-	-	-	-	708	507	-	666	487	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1011	-	-	1004	-	-	236	189	715	239	191	719
Mov Cap-2 Maneuver	-	-	-	-	-	-	236	189	-	239	191	-
Stage 1	-	-	-	-	-	-	445	478	-	483	511	-
Stage 2	-	-	-	-	-	-	702	505	-	654	478	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s/v	0.28			0.05			0			15.24		
HCM LOS							A			C		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1011	-	-	1004	-	-	359
HCM Lane V/C Ratio	-	0.019	-	-	0.004	-	-	0.02
HCM Control Delay (s/veh)	0	8.6	-	-	8.6	-	-	15.2
HCM Lane LOS		A	A	-	A	-	-	C
HCM 95th %tile Q(veh)	-	0.1	-	-	0	-	-	0.1

SR 20-Siller Property Rezone Project
 1: Driveway/Access & SR 20

Existing Plus Project PM Peak Hour Volume

Intersection												
Int Delay, s/veh	0.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↕			↕	
Traffic Vol, veh/h	3	521	0	1	475	4	0	0	0	17	0	18
Future Vol, veh/h	3	521	0	1	475	4	0	0	0	17	0	18
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	0	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	543	0	1	495	4	0	0	0	18	0	19

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	499	0	0	543	0	0	798	1050	271	777	1048	249
Stage 1	-	-	-	-	-	-	549	549	-	499	499	-
Stage 2	-	-	-	-	-	-	249	501	-	278	549	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1061	-	-	1022	-	-	277	226	726	287	226	750
Stage 1	-	-	-	-	-	-	488	515	-	522	542	-
Stage 2	-	-	-	-	-	-	733	541	-	705	515	-
Platoon blocked, %		-	-	-	-	-						
Mov Cap-1 Maneuver	1061	-	-	1022	-	-	269	225	726	286	226	750
Mov Cap-2 Maneuver	-	-	-	-	-	-	269	225	-	286	226	-
Stage 1	-	-	-	-	-	-	486	513	-	522	541	-
Stage 2	-	-	-	-	-	-	713	540	-	703	513	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s/v	0.05			0.02			0			14.4		
HCM LOS							A			B		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1061	-	-	1022	-	-	419
HCM Lane V/C Ratio	-	0.003	-	-	0.001	-	-	0.087
HCM Control Delay (s/veh)	0	8.4	-	-	8.5	-	-	14.4
HCM Lane LOS		A	A	-	A	-	-	B
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0.3

ATTACHMENT D
TRUCK TURN EXHIBITS – SR 20 & PROJECT ACCESS ROADWAY

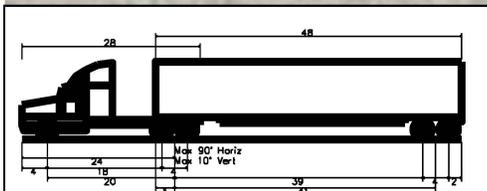
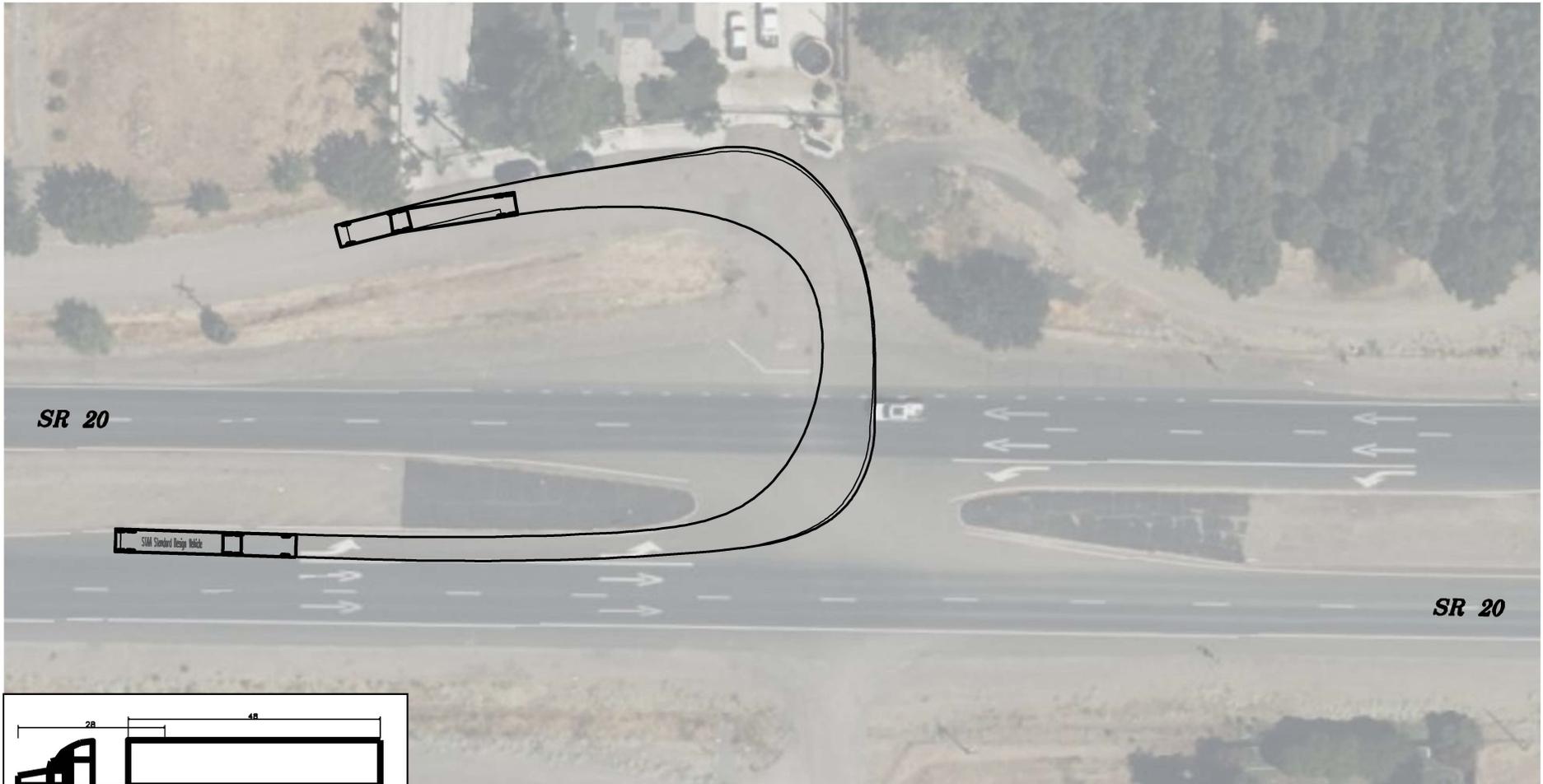
TRUCK TURN EXHIBIT - EASTBOUND LEFT-TURN SR 20 & PROJECT ACCESS ROADWAY

SILLER PROPERTY HIGHWAY 20

SUTTER COUNTY

CALIFORNIA

FEBRUARY, 2025



STAA Standard Design Vehicle	69.00ft
Overall Length	8.50ft
Overall Width	12.22ft
Overall Body Height	8.50ft
Min. Body Ground Clearance	6.00s
Track Width	26.30°
Lock-to-lock time	
Max Steering Angle (Virtual)	

60' 30' 0 60'



SCALE: 1" = 60'



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

3301 G ST, BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

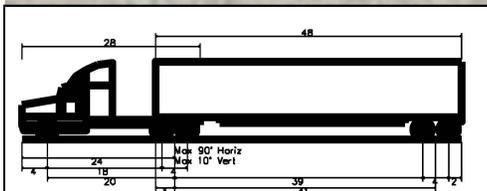
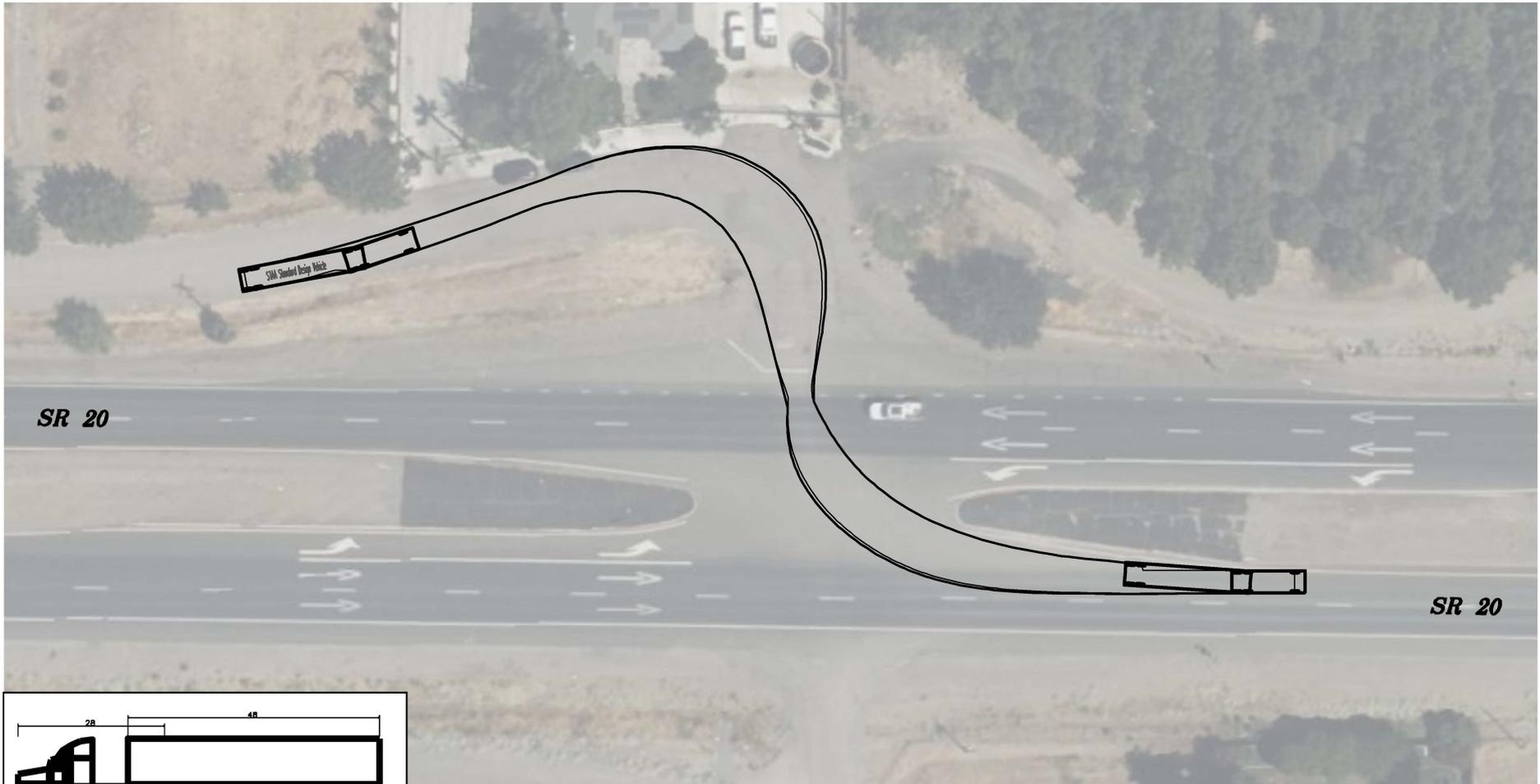
TRUCK TURN EXHIBIT - SOUTHBOUND LEFT-TURN SR 20 & PROJECT ACCESS ROADWAY

SILLER PROPERTY HIGHWAY 20

SUTTER COUNTY

CALIFORNIA

FEBRUARY, 2025



STAA Standard Design Vehicle	69.00ft
Overall Length	8.50ft
Overall Width	12.22ft
Overall Body Height	1.42ft
Min. Body Ground Clearance	8.50ft
Track Width	6.00s
Lock-to-lock time	26.30°
Max Steering Angle (Virtual)	

60' 30' 0 60'



SCALE: 1" = 60'



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

3301 G ST, BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

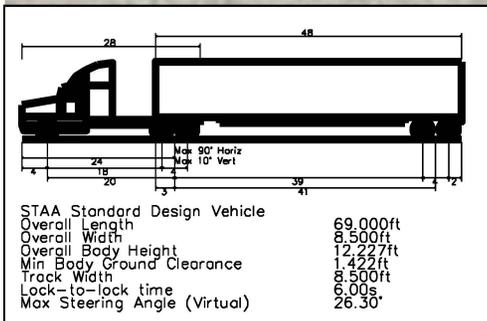
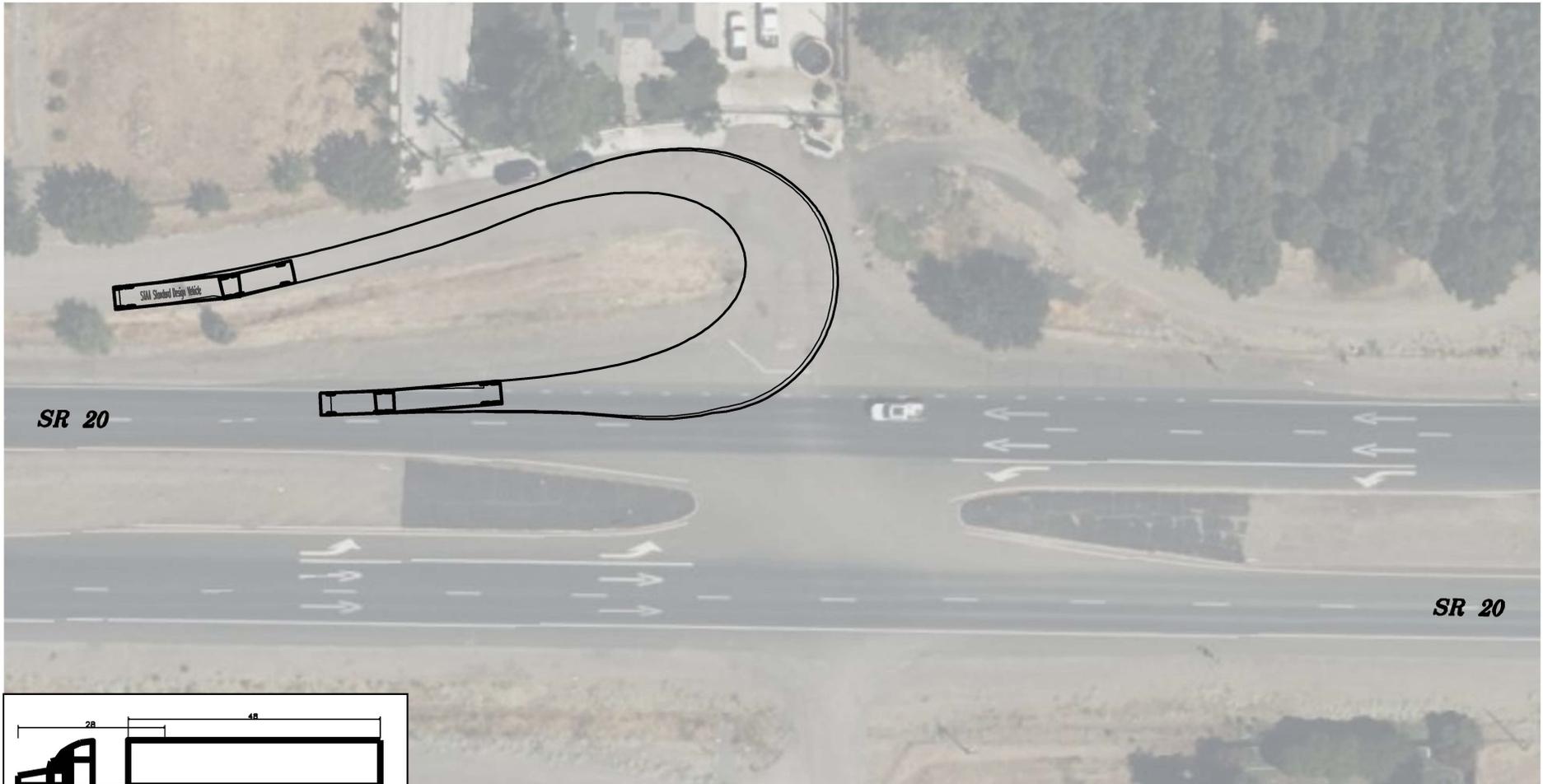
TRUCK TURN EXHIBIT - SOUTHBOUND RIGHT-TURN SR 20 & PROJECT ACCESS ROADWAY

SILLER PROPERTY HIGHWAY 20

SUTTER COUNTY

CALIFORNIA

FEBRUARY, 2025



60' 30' 0 60'



SCALE: 1" = 60'



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

3301 G ST, BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

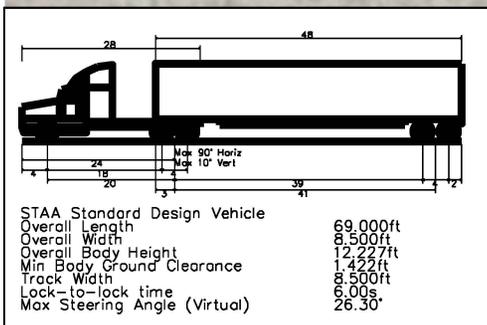
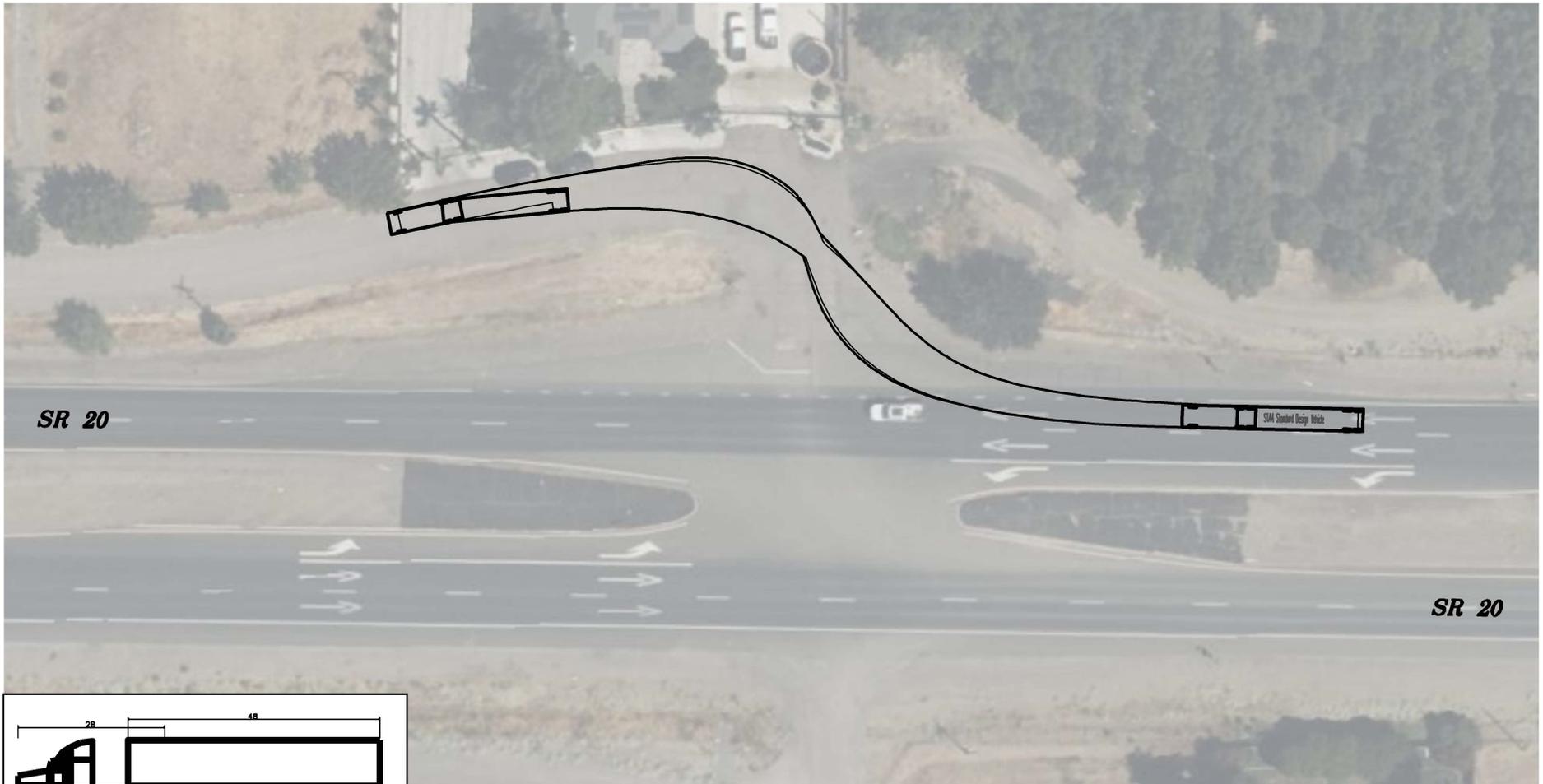
TRUCK TURN EXHIBIT - WESTBOUND RIGHT-TURN SR 20 & PROJECT ACCESS ROADWAY

SILLER PROPERTY HIGHWAY 20

SUTTER COUNTY

CALIFORNIA

FEBRUARY, 2025



60' 30' 0 60'

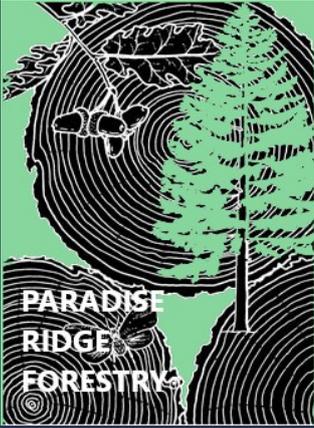


SCALE: 1" = 60'



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

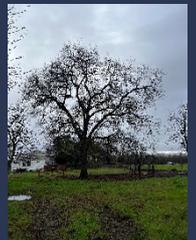
3301 G ST, BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767



PARADISE RIDGE FORESTRY
1715 GRAND COURT
PARADISE, CA 95969

February 22, 2025

U23-0017: Forester Report – Native Oaks



Presented To
Raveena Sroya



Presented By
Terry Rogers
Registered Professional Forester 2537

Attached is a previously submitted Oak Tree Replacement and Monitoring Plan for (then) Sutter County Project #07-063. Please accept this amendment to the project (which is now labeled #23-017 as all trees (tree sites) have been reassessed and regarding current health (any significant changes to the health of survey trees and an evaluation as to the previously recommended mitigations remaining appropriate).



Tree 1 - Valley oak (50.7" DBH / 76.5' Critical Root Zone CRZ): This is one of two trees of the property where its health appears to have somewhat deteriorated. The tree is obviously infected with the heart-rot fungus *Armillaria mellea*, which can be fatal to very old trees. Many large broken limbs throughout the canopy exhibit the condition. Although the tree may continue to live for a very long time it is advised to keep an eye on its condition. If limbs begin to break and fall further investigation will be necessary.





Other angles of the 50.7" DBH Valley oak (Tree1)



Tree 2 - Valley oak (16.1" DBH – average / 24.15' CRZ): This tree is in good condition.



Tree 3 - Valley oak (9.1"DBH / 13.65' CRZ): Although top pruned and containing oak galls (apple galls from wasps) the tree is in good condition. (Furthest back tree in picture)

Trees 4 – 7 - (DBH's 16", 10", 10" and 16" / 24', 15', 15', 24' CRZ): See phot above – these trees are depicted in the front of the group. The trees are in good condition.



Tree 8 - Valley oak (40.9" / 61.35 CRZ): Although the tree has a substantial lean away from transmission lines this specie is well known for its ability to hold firmly (as demonstrated over the last 15-16 years with this tree). The tree has been pruned but appears to be in good condition.



Tree 9 - (Valley Oak DBH unknown): This tree was obviously removed by a tree crew working for a utility company associated with the transmission line and there is no record of factors that led to the actual removal. Replacement is not necessary as this tree was not removed because of this project.



Tree 10 - Valley oak (28.3" / 42.45 CRZ): One of the tallest oaks on the property. This tree is in good condition.



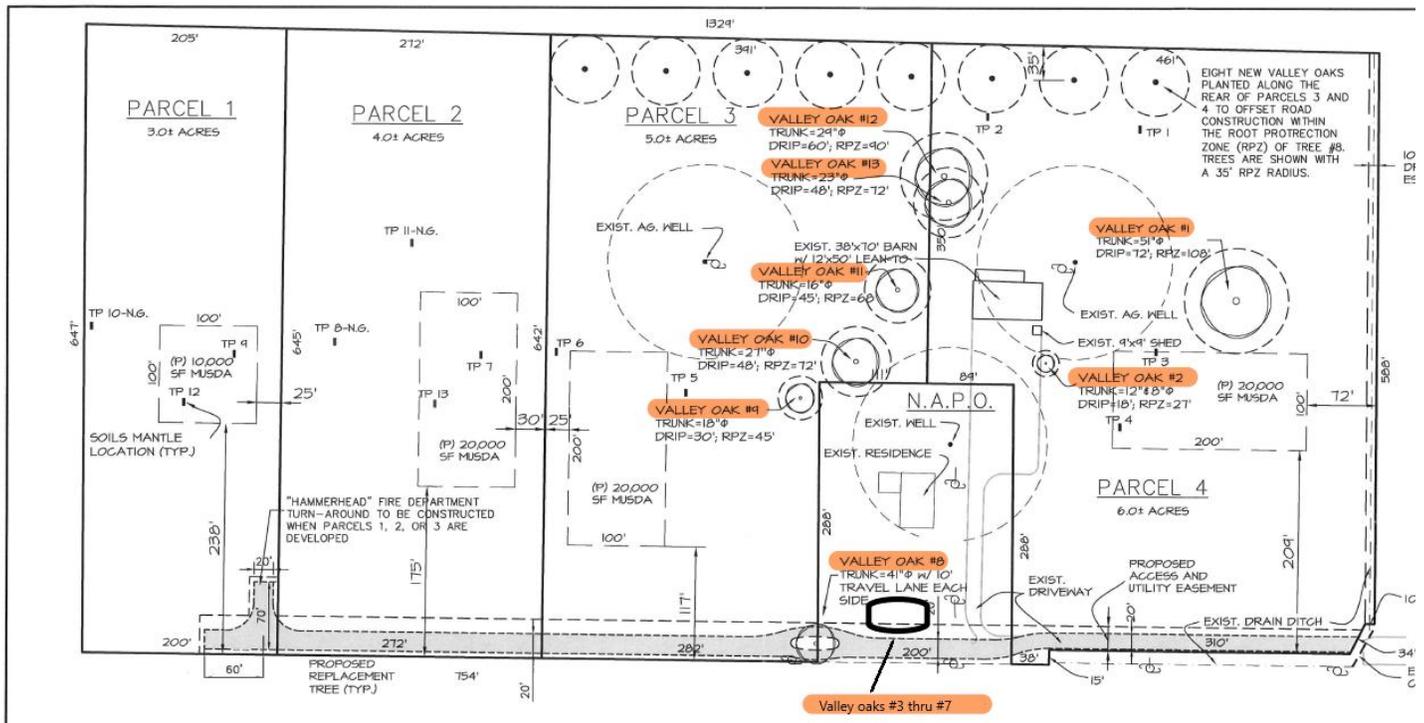
Tree 11 - Valley oak (16.0" / 24.0' CRZ): This tree is in good condition.



Tree 12 - Valley oak (29.1" / 43.65' CRZ): This tree is in good condition.



Tree 13 - Valley oak (24.0" / 36.0' CRZ): This tree is in good condition.



OAK TREE MITIGATION NOTES:

1. INDIVIDUAL OAK TREES OR GROUPS OF TREES THAT ARE RETAINED AS A FUNCTION OF PROJECT DESIGN SHALL BE FULLY PROTECTED BOTH DURING AND AFTER CONSTRUCTION. IN ORDER TO PROTECT THE ROOT ZONE DURING CONSTRUCTION A ROOT PROTECTION ZONE (RPZ) SHALL BE ESTABLISHED USING PROTECTIVE FENCING. THE RPZ SHALL BE AN AREA THAT IS 1.5 TIMES THE DISTANCE FROM THE TRUNK TO THE DRIPLINE. WITHIN THE RPZ NO GRADING, TRENCHING, FILL OR VEGETATION ALTERATION OF ANY KIND SHALL BE ALLOWED.

TERRY L. ROGERS - Consulting Registered Professional Forester – License 2537

Certification of Performance

I, Terry L. Rogers certify:

☐ That I have personally inspected the tree(s) and/or the property referred to in this report and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions.

☐ That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

☐ That the analysis, opinions, and conclusions stated herein are my own, and are based on current scientific procedures and facts.

☐ That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

☐ That my analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted forestry and arboricultural practices.

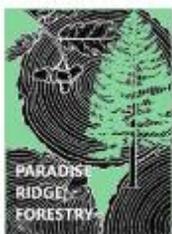
☐ That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a licensed California Registered Professional Forester and have been licensed since 1996 and in the care and study of trees since 1977.

Signed



February 22, 2025

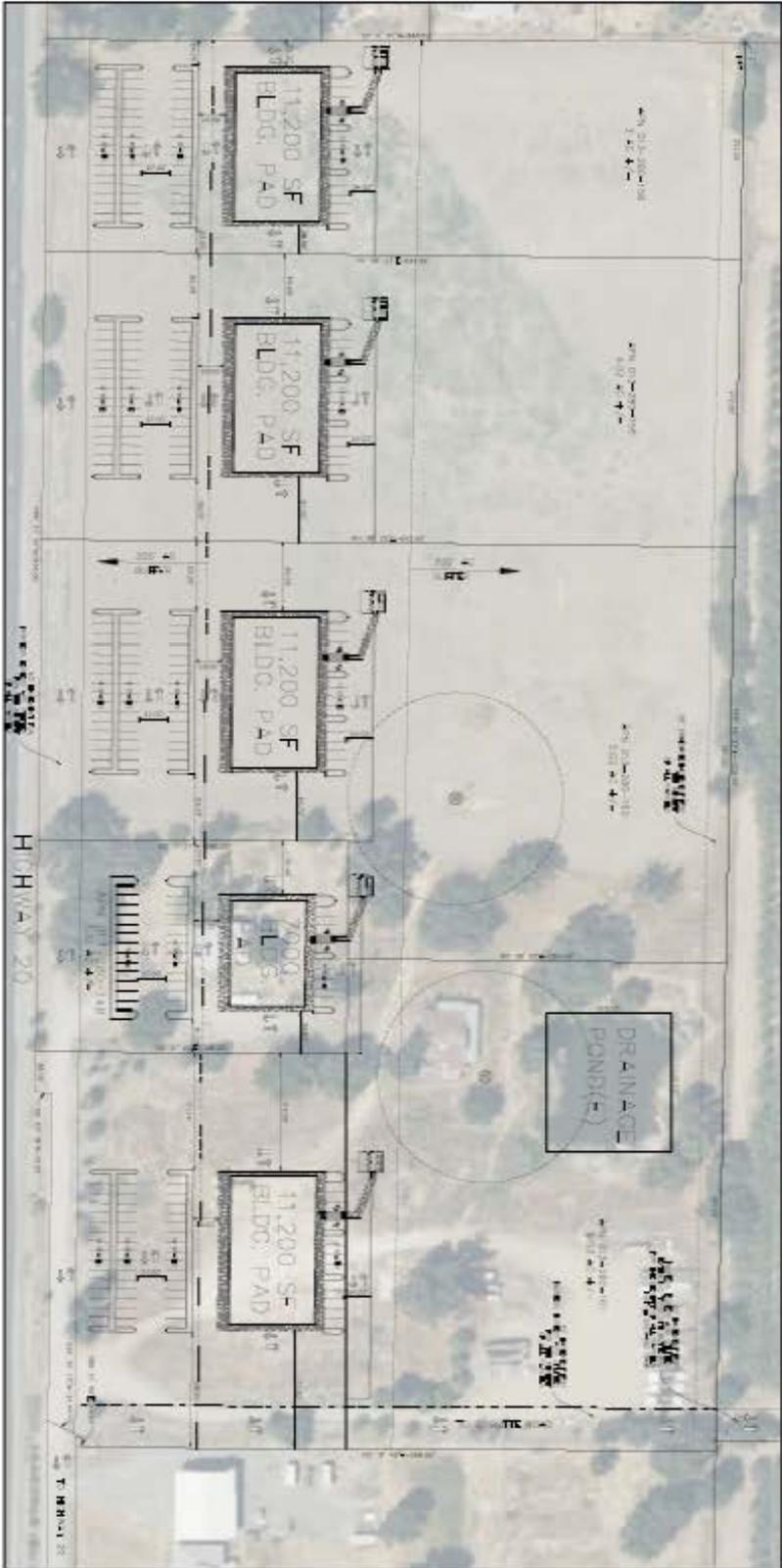


Terry L. Rogers
California Registered Professional Forester 2537
(530) 321-1401
rpf2537@gmail.com



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(530) 321-1401
rpf2537@gmail.com





SITE INFORMATION
 ALL INFORMATION IS BASED ON THE RECORD PLANS AND SURVEY DATA PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED A VISUAL GENERAL VERIFICATION OF THE SITE AND HAS FOUND IT TO BE IN SUBSTANTIAL ACCORDANCE WITH THE RECORD PLANS AND SURVEY DATA. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE.

PARKING CALCULATIONS:
 11,200 SF BLDG. PAD: 100 CARS
 7,000 SF BLDG. PAD: 50 CARS
 TOTAL: 150 CARS

AC DUTY:
 11,200 SF BLDG. PAD: 1.0 AC
 7,000 SF BLDG. PAD: 0.5 AC
 TOTAL: 1.5 AC

DRAINAGE:
 1.5 AC DRAINAGE POND



NO.	DATE	REVISION
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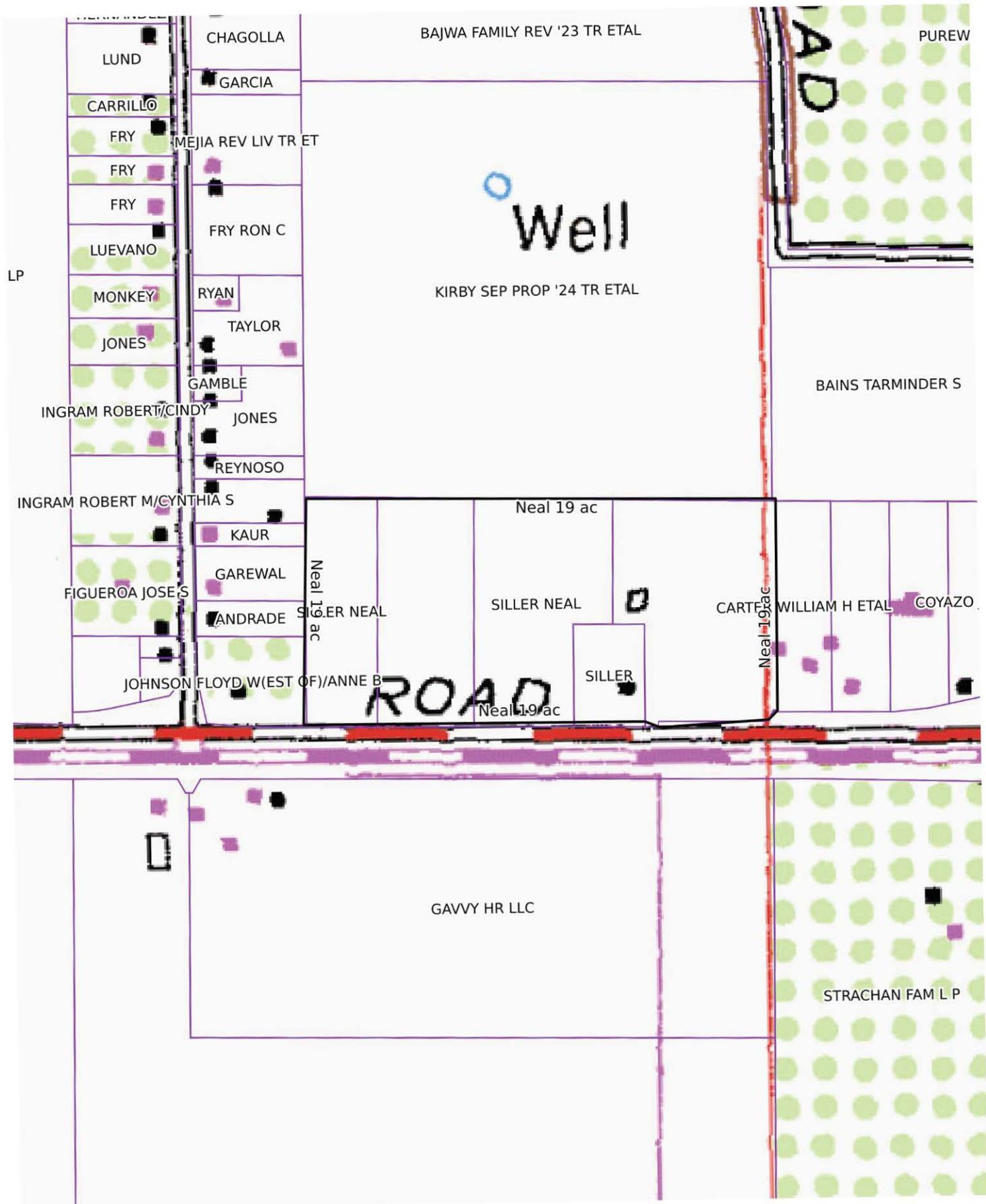
PREPARE AND OF APPROXIMATE
SILLER PROPERTY
 APN'S 013-280-140, 150, 159, 160 AND 161
 BUTTER COUNTY CALIFORNIA, 95963



SITE PLAN

NORTH VALLEY
 ENGINEERING & SURVEYING
 P. O. BOX 3082
 YUBA CITY, CA 95993
 (530) 713-0417

C1



Mercator Projection
 WGS84
 UTM Zone 10S



Parcels (c) LandGrid

**OAK TREE REPLACEMENT AND
MONITORING PLAN
FOR
SUTTER COUNTY PROJECT #07-063
(SILLER)**

Prepared by:

Laughlin and Spence
1008 Live Oak Blvd.
Yuba City, CA 95991
(530) 671-1008

March 5, 2009

PROJECT DESCRIPTION

Proposed Sutter County project #07-063 is a parcel map to divide an 18 acre parcel into four parcels of 3, 4, 5 and 6 acres in size. The project site is located on the north side of State Route 20 approximately 300 feet east of Lytle Road. Assessor's Parcel Number 13-280-149.

The existing site is vacant and contains 13 Valley Oaks ranging in size from 8 inches to 51 inches diameter at breast height (dbh). Refer to the oak tree survey completed February 4, 2008 by Mr. Wayne Helm, Forester RPF #2098, for oak tree inventory.

OAK TREE MITIGATION SUMMARY

Oak tree mitigation for this project shall be as described in the Conditions of Approval for Project #07-063, dated October 21, 2008. Condition of approval number 5 requires that individual (oak) trees that are unavoidably lost due to project implementation shall be replaced by planting oak seeds (acorns) or seedlings that are obtained from local genetic stock of the same species. A replacement rate of 5 to 1 for trees that are 2 inches or greater dbh and 1 to 1 for all trees less than 2 inches dbh shall occur. Oak plantings shall be maintained and monitored, as described in this plan, for a period of seven years.

IRRIGATION

Mitigation trees will receive irrigation 2 to 4 times during the growing season. Each tree shall receive 12 to 15 gallons of water at each irrigation event for the first 3 years after planting, and then taper off in the fourth and fifth seasons, based on growth and survival. Irrigation schedule shall be adjusted to meet climate and field conditions and plant growth

MAINTENANCE AND MONITORING

Regular maintenance shall be performed to assure mitigation tree survival. Weed and grass growth in the immediate area shall be controlled by spot spraying and/or pre-emergent application of herbicide during the first four growing seasons. A 3 inch deep organic mulch layer shall be applied and maintained in the drip line of each tree. Annual monitoring shall be conducted for a period of seven years to ensure survival of mitigation trees. Mitigation planting shall be considered a success if at the end of the seven year period, all trees are alive and healthy. The status and, if applicable, cause of mortality of each mitigation tree shall be assessed and recorded. Any initial planting not surviving the seven year period shall be replaced. Any trees planted as remedial action for failure of initial planting shall be monitored for five years in a similar fashion to the initial planting. At the end of the five year monitoring period, a minimum 80 percent success rate shall be achieved.

February 4, 2008

Sutter County Assessor Parcel Number 13-280-100

Valley Oak (Quercus lobata)

Start at the big oak and go clockwise around the house in the order of the trees mentioned below.

1 Valley Oak 50.7" DBH : On the eastern portion of the parcel. This is the largest oak on the parcel with drooping, wide spreading limbs. The age of this tree is not known but it has the appearance of a picturesque mature age valley oak. Based on coarser bark, the branching pattern, size, along with appearance of this oak I would estimate that it is over 100 years old. This tree has been pruned at different times in the past. The pruning scars are showing different times of pruning by the weathering of the exposed wood, healing of the scars, and the amount of rot showing around the older pruning areas. The rot in this oak doesn't seem to have affected the main stem of the tree yet. Some of the secondary branches are the only ones that have been broken off due to the weakness of the rot in the limbs. It is difficult to say if some of the pruning helped maintain the vigor or not. It could be that it was done to cut the branches off that were dying to prevent it from infecting the rest of the tree. There are some apple galls present on this tree as found on most of the trees on this parcel which are made by wasps laying their eggs in or on the stems and leaves. There are several species of wasps that do this with different types of galls. Most galls are on the green leaves and therefore can not be identified at this time of the year; however the apple gall can easily be seen any time of year.

This tree is in fairly good shape, though large and considering the old age of the tree. It shows no damage from the weather event that occurred January 4, 2008. This was a major wind that blew down many trees and damaged even more by stripping branches off of trees however this tree doesn't appear to have any recent damage. The oak's crown because of the pruning is much thinner than it would normally be. The pruning has most likely helped the oak to become more wind resistance. However, if the pruning was done to cut the dead branches this could suggest that it is on a slowly declining phase of its lifecycle.

2 Valley Oak 12.1" & 8.1" DBH: This oak is forked below DBH. One side is 12.1" and the other is 8.1" DBH. This tree is just a few feet away on the eastside of the rockered driveway. This small tree seems to be healthy and vigorous young tree. It has been pruned lightly to help maintain a good form.

3 Valley Oak 8.7" DBH : This tree is just a few feet west of the driveway as it corners to go to the house and a few feet away from the fence next to Highway 20. This oak has been recently pruned to improve the tree's form. The oak appeared to have had close to equal forks much like the previous mention oak but most likely the smaller of the two was pruned off. This was a pruned limb about 20 inches from the ground that will take several years to heal. This oak, like most on this parcel, has apple galls that come from very small wasps. This oak is young and is trying to heal over the pruning scars. The tree has most of it branching on the east side of it due to the 16" oak (this 16" oak described in #4 below) just to the west it shading out this smaller oak and as a result the smaller tree is looking deformed. This small oak is capable of living for several years but it is overshadowed by the other oak. As a result this oak will always have an undesirable shape and the oak will have a low vigor or growth rate.

4 Valley Oak 16.0" DBH : This is the second oak tree west of the driveway. It appears to be healthy and of good vigor at this time which is what you expect in these young growth oaks. Like most trees here it has been pruned to keep a desirable form. It has over topped the smaller trees on each side of it which show that this oak is well established and should live for several years.

5 Valley Oak 7.8" DBH (Actually was measured just below dbh to avoid some bole swelling from the past pruning scars.): This is the third oak tree west of the driveway and the third oak east of the only pine tree on the parcel. This oak has apple galls as do the other oaks on this parcel. The pruning scars are healing over which show that this young tree is growing. However it is over topped by other trees and most of the branching is leaning hard (maybe as much as a 45 degree angle) to the south to get as much sunlight as possible. This oak will live for some time but will eventually fall due to its own weight and the angle of growth of the tree.

6 Valley Oak 9.4" DBH : This is a young oak with the usual apple galls showing. However it is over topped by other trees and has a lopsided canopy that leans to the south. This oak will survive for several years but will lean more and more as the as time goes by. There are sprouts around the base of this oak that might indicate that the roots were damaged near the main bole area at ground level causing the oak to sprout. This oak like all the others have been pruned to improve the tree's shape however the close proximity to other trees will always interfere with the trees growth. Valley oak is a type of tree that likes to be open grown and this oak like the other small oaks do not have enough open space to grow undeterred.

7 Valley Oak 16.1" DBH : This is still a fairly young and vigorous tree with an appealing shape. This tree has not been pruned as aggressively as the previous tree. The branches have been smaller and have taken less time for the tree to grow over the pruning scars. This oak has over topped its neighboring oaks; however there is a 23.9" DBH pine that overshadows this oak some. This oak should survive for many years to become a nice tree.

Pine Tree 23.9" DBH. This pine has two needles per facial and appears to be an ornamental Scotch Pine.

8 Valley Oak 40.7" DBH (DBH was hard to determine because of the lean of the tree, an unusual bend of the tree bole, and the unevenness of the ground. The measurement was taken around DBH but was measured where the least amount of swelling of the tree bole closest to DBH as possible.) This is second largest oak on the parcel and also has the mature growth type characterizes of an old oak. The bark appears whiter, coarser, with deeper and wider furrows, and has patches of moss growing on it. The branching pattern is irregular with no sense of direction of growth unlike younger trees where the limbs reach for the sky. It has been heavily pruned in the past because of its close proximity to the power line just a few feet away. This pruning has made the oak unbalanced and appears to be leaning to the northeast which is the side that did not get cut back. I was surprised not see any damage from the wind event that happened this past January 4. The prevailing wind was from the south and the ground was moist with rainfall. The pruning might have benefited the tree allowing it to escape wind damage. This oak has the apple galls as is common but there seems to be more per limb than is on the

younger oaks. As is common with oaks this old, there is some rot in the tree but how much is hard to tell at this time. The rot is seen in old limbs scars and where dead limbs have fallen off the tree near the tree bole. The unusual bend in the tree near DBH was most likely from some type of scar early in the tree's life. This could be the point of the rot in which case this tree has just an outside ring of wood holding the tree up. The ground appears to be slightly heaving up or a root is swelling up the ground on the southwest portion of the tree. This could be due to the branching has been pruned, leaving the heavy limbs on the opposite side of the tree pulling it away from the powerline and putting stress on the roots to keep the tree upright. This mature oak does not have the vigor of a young growth. It can not grow a new mass of roots to control the pulling stress to the root system this might shorten the trees life. This oak surviving the high wind with little or no noticeable damage is still unexpected and I feel that this oak may not make it through the next storm. The landowner should watch this tree periodically for any signs of change and determine if it is an asset or is becoming a liability to the property. The landowner should decide when and what type of measures to take to either maintain the health of the tree or to prevent it from becoming a hazard.

9 Valley Oak 18.4" DBH : This oak is badly deformed due to the severe amount of pruning it has received because of the power line that goes directly by it on the westside. This has made the oak lopsided with most of the foliage on east half. This is unfortunate because it is a young oak with many years left to grow. This oak is young and vigorous enough to possible grow more roots and extra wood on the main bole to keep this oak upright for many years to come. This tree has the usual apple galls all throughout the crown. Normally this young healthy tree can survive until the growth rate slowed down before allowing the spores from the rot to penetrate through the bark. However the pruning could allow the fungus or rot into the open scaring and reduce the vigor of the oak at an earlier age than normal.

10 Valley Oak 26.6" DBH (This was measured below the some swelling close to DBH.) : This tree has a main bole that goes up several feet before branching which give a big and grandeur feeling. The crown is fairly symmetrical as would be expected of an open grown tree. It is one of the tallest oaks on the parcel. This oak does show some dying limb with rot that I would not expect on an oak of this age and I do not know the extent of the rot. This oak still has the younger looking bark but the furrows are wider and has a little white showing on places of the bark. It is not young but it is not as mature as the older two oaks are on this parcel. Even with the rot because of the oaks younger age I would expect this oak to out-grow the rot for many more years.

11 Valley Oak 16.1" DBH (This was also measured below the lowest limb and the swelling of that limb) : An orange fruit tree is about ten feet to the south of this oak. This oak has been lightly pruned in the past to help maintain a good shape for the tree. There doesn't appear to be any visible disease or other problems to be concerned about at this time. This is an open grown young vigorous oak that has many years ahead of it.

12 Valley Oak 29" DBH: This tree is in good condition for its size. It still has the young looking bark and shape of a young growth type tree with no visible problems. The trees form could be improved with some light trimming of some of the smaller branches. Branches are presently low to the ground. No sign of disease or rot but there is the normal apple galls visible. There is no visible dead or dying branching that might be expected on a tree with its size and fullness of crown. This oak has the look of an open grown oak.

13 Valley Oak 23": This tree has a 12" DBH pecan tree adjoining this oak. These two trees come together at ground level. The roots systems of both trees are inter-lock with each other. The crown of the oak is very lopsided do to the closeness of the pecan tree. The majority of limb weight is on the eastside of the tree and the tree leans to the east, so this tree might be prone to fall under its own weight to the east or during a major storm with the prevailing winds out of the southwest. However, the tree is still relative young and should have the vigor to grow roots and stem wood to hold itself up for many years to come. For its moderate size this oak still has the young growth characteristics of light brownish-gray bark with shallow furrows showing vigorous growth over pruning scars. The branches for the most part are not drooping but are still reaching up to the sky.

Summary: These Valley Oaks have less than a 10 percent canopy cover over this parcel. This parcel has roughly 22,636 square feet of oak canopy cover which is 2.68% of the area of the parcel. There is most likely a little bit less because some of the oaks over top the smaller ones.

Valley Oak (*Quercus lobata*) other common names White Oak, Swamp Oak, Bottom Oak, Water Oak, Roble Oak, and California White Oak. The Valley Oak is a native of California and grows only at the lower elevation such as the central valley and other smaller, low elevation valleys in California only. Valley Oaks like to be open grown in full sunlight and room for plenty of crown and root growth. These trees have adapted to surviving long hot dry summers and wet winters of the central valley. The Valley Oak is found in areas of rich fertile soil and where the water table is not too deep generally less than 70 feet.

There are some apple galls present on the trees on this parcel which are made by wasps laying their eggs in or on the stems and leaves. There are several species of wasps that do this with different types of galls. Most galls are on the green leaves and therefore can not be identified at this time of the year; however the apple gall can easily be seen anytime of year.

When the trees are young they survive by putting down a deep tap root that allows the tree to access water even during the long dry summers. As the tree matures the tree switches growth from the tape root to long lateral roots that grow in the top 4 feet of soil. Also, there are sinker roots that grow off of these laterals that help support the heavy mass above ground and find soil moisture in the dry time of year. Sinker roots are generally found within ten feet of the root collar of the tree. So when an oak is mature it has an established root system below the ground that has developed to its specific environmental needs.

The oaks on this parcel are all in fairly good condition. The two mature oaks have completely established themselves in their environment. They have lost their vigor and are less tolerant to change. Whereas, the other younger oaks are vigorous and can adjust to a variation of their environment with less difficulty.

There are three areas of concern for root system of the Valley Oak. One is the root protection zone which is 1 ½ times larger than the area from the trunk to the drip line (could be as much as 90 feet). Minimize disturbance, irrigation, and planting in this area. The second is the drip line which is

the outermost point of the trees branches around the tree. In this area changing the natural soil condition is of concern. Thirdly, the most crucial area is within twelve feet of the tree trunk. Do not disturb the soil in this area such as irrigating, planting, compacting, trenching or anything else.

The landowner has the responsibility and right to maintain healthy trees and to have a safe environment. As time and seasons go by the landowner should use his own judgment and discretion as to what to do with these oaks. Several of the oaks might need to be pruned to improve their form. Some of the small oaks are growing to close to another tree or underneath another tree and might need to be removed to maintain the health of the tree that is left. Also as the trees grow they may pose a hazard to a structures, high traffic area, or a possession of the landowner's and need to be cut to remove the threat.

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1329'

230'

347'

slope <1%

EXIST. 30" VALLEY OAK #12

EXIST. 24" VALLEY OAK #13

EXIST. AG. WELL

EXIST. 38'x70' BARN W/ 12'x50' LEAN-TO

33'

222'

345'

C-1

18.1± ACRES

EXIST. UTILITY POLE (TYP.)

EXIST. 16" VALLEY OAK #11

EXIST. AG. WELL

EXIST. 60" VALLEY OAK Tree #7

EXIST. 9'x9' SHED

EXIST. 24" VALLEY OAK #10

PROPOSED LOCATION OF LOT LINES (P) 20,000 SF MUSDA

APN: 13-280-100 LANDS OF SILLER

EXIST. 18" VALLEY OAK #9

EXIST. DECK OVER EXIST. SEPTIC TANK

EXIST. WELL TP 4

454'

LOT LINE TO BE RELOCATED

C-2

1.3± ACRES

slope <1%

EXIST. LEACH FIELD

EXIST. RESIDENCE

EXIST. FENCE (TYP.)

PROPOSED LOCATION OF LOT LINE

EXIST. DRIVEWAY

EXIST. 42" VALLEY OAK #8

(P) 10,000 SF REPAIR AREA TP 14

EXIST. DRAIN DITCH

754'

10'

EXIST. 14" - 30" VALLEY OAKS (4 Total)

Tree #8

209'

72'

38'

200'

232'

200'

288'

288'

139'

15'

125'

16'

63'

100'

72'

TP 3

TP 4