COUNTY OF SUTTER
MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: Project #U25-0012 (Smith)

PROJECT SPONSOR: Applicant:
Cody S. Smith
P.O Box 326, Sutter, CA 95982

Owner:
Sidney and Irene Smith
8388 Marshall Street, Sutter, CA 95982

Project Engineer/Surveyor:
George L. Musallam NVES
P.O Box 3082, Yuba City, CA 95982

PROJECT LOCATION: 8388 Marshall Street, Sutter, CA 95982; on the south side of Marshall Street, approximately 160 feet west of Rebecca Lane.

ASSESSOR'S PARCEL NO.: 14-311-031

PROJECT DESCRIPTION: Tentative Parcel Map to subdivide a 5.18± acre parcel into a 1.0± acre parcel ("Parcel 1") and a 4.18± acre remainder parcel ("Parcel 2") located within the R-1-A (Single-Family Residential – Agriculture Combining) District.

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

STATEMENT OF REASONS TO SUPPORT FINDING
OF MITIGATED NEGATIVE DECLARATION

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

Neal Hay

Neal Hay
Director of Development Services
Environmental Control Officer

8-29-2025

Date

Sutter County
Initial Study

1. Project title:	Project #U25-0012 (Smith)
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:	LuisEnrique Hernandez, Assistant Planner 530-822-7400 ext. 300
4. Project sponsor's name and address:	Applicant: Cody S. Smith P.O. Box 326 Sutter, CA 95982 Owner: Sidney and Irene Smith 8388 Marshall St Sutter, CA 95982 Engineer/Surveyor: George L. Musallam PE., LS. North Valley Engineering and Surveying 1547 Staff Drive, Suite J Yuba City, CA 95993
5. Project Location & APN:	8388 Marshall Street, Sutter, CA 95993 APN: 14-311-031
6. General Plan Designation:	ER (Estate Residential)
7. Zoning Classification:	R-1-A (Single-Family Residential, Agriculture Combining) District

8. Description of project: The proposed project is a Tentative Parcel Map to subdivide a 5.18± acre parcel into a 1.0± acre parcel ("Parcel 1") and a 4.18± acre remainder parcel ("Parcel 2") (see attachments 1 and 2). The proposed parcels will both have frontage on Marshall Street, which is a County maintained gravel surfaced road. The existing parcel is developed with a residence with attached garage, agricultural well, and barn, which are proposed to remain on the proposed Parcel 2. The existing residence is served by an individual on-site septic system and is connected to the community water system provided by the Sutter Community Services District (CSD). Accessed is provided by an existing driveway off of Marshall Street.

The proposed Parcel 1 will be created out of the northeast portion of the existing parcel and is anticipated to be developed in the future with a single-family residence. The parcel is proposed to be served by an individual on-site septic system designed and installed under permit by the County Development Services Environmental Health Division in compliance with State law and local ordinance. Soil testing was completed and used to establish the location of the minimum usable sewage disposal area (MUSDA) and size in accordance with the Sutter County Code of Ordinances

700-130. The MUSDA sizes are shown on the proposed tentative map. The proposed Parcel 1 is proposed to be connected to the community water system provided by the Sutter CSD. A separate service line connection will be required at the time of development.

The parcels have a proposed density of 0.38 dwellings units (du) per acre where 0.3-2 du/acre are allowed per the General Plan.

The property drains in a southwesterly direction. On-site detention is proposed to accommodate drainage. A drainage swale is proposed at the northeast corner of Parcel 1. The drainage swale will be located 50 feet from the MUSDA.

9. Surrounding land uses and setting: The project site is located at 8388 Marshall Street, within the unincorporated community of Sutter in Sutter County. The parcel is approximately 4.95 acres in size and currently developed with a single-family residence with attached garage, agricultural well, and barn. The property is designated Estate Residential (ER) by the Sutter County General Plan and zoned R-1-A (Single-Family Residential – Agriculture Combining District).

The subject property is situated in a rural residential setting within the Sutter Rural Planned Community and lies southeast of the Sutter Buttes. Surrounding properties to the **north, east, and west** are similarly designated ER and zoned R-1-A and are developed with single-family residences and accessory structures. The parcel to the **south** is zoned AG (Agriculture) and consists of uncultivated agricultural land. No commercial or active agricultural operations are present adjacent to the project site.

The project area reflects a pattern of low-density, rural residential development, and the proposed subdivision density is consistent with the surrounding neighborhood character. No change in General Plan designation or zoning is proposed as part of this project, and the existing rural residential nature of the community will be preserved.

10. Other public agencies whose approval is required:

- Sutter County – Development Services Department: Building Permits, Well & Septic Permits, Grading and Encroachment Permits

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 March 25, 2025, the County initiated Assembly Bill 52 (AB 52) consultation through the distribution of notification letters to seven Native American tribes provided by the Native American Heritage Commission (NAHC). No requests to consult were received as a result of this notification.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology and Soils	☐ Greenhouse Gas Emissions	☐ Hazards and Hazardous Materials
☐ Hydrology and Water Quality	☐ Land Use and Planning	☐ Mineral Resources
☐ Noise	☐ Population and Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities and Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ **I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.**

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Applicant Mitigation Agreement:

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

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

Signature of Applicant/Representative	8/26/25 Date
LuisEnrique Hernandez, Assistant Planner	8/26/25 Date
Neal Hay Neal Hay, Director of Development Services Environmental Control Officer	8-29-2025 Date

I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
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?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Responses:

a) **Less than significant impact.** This project will not have a substantial adverse effect on a scenic vista. 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. Additionally, the Land Use Element of the General Plan contains specific goals and policies directed at preservation of scenic resources and enhancing design of new development. This project is not located in the immediate vicinity of the Bear River, Feather River, or Sacramento River. This property, together with the rural community of Sutter, is located adjacent to but not within the Sutter Buttes. This project is located approximately 4350 feet southeast from the Sutter Buttes and Overlay Zone, which identifies the area defined by the County as the beginning of the Sutter Buttes. One residence will remain on the proposed Parcel 2 and a residence is anticipated to be built on the proposed Parcel 1 in the future. In addition, accessory structures will be allowed on each parcel. The construction of a residence and accessory structures will not obscure public views of the Sutter Buttes from Marshall Street but may slightly obscure views from adjacent properties.

This project will result in a single-family residential subdivision consisting of grading and installation of a driveway, utility, and drainage infrastructure. The area is not strictly dominated by orchards and includes a mix of residential and agricultural uses; therefore, the project will not significantly impact a vista of unobstructed orchards or agricultural land because of the proposed subdivision of land. Future development consistent with the General Plan's density for the zoning and General Plan designation 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 nonurbanized area and will not substantially degrade the existing visual character or quality of public views of the site and its surroundings because future residences will be developed consistent with all applicable County standards. This project is located within the Rural Planned Community of Sutter, is designated ER in the General Plan, and is zoned R-1-A. The 2015 General Plan, adopted on November 25, 1996, designated the subject property as ER and this designation remained with the adoption of the current 2030 General Plan adopted on March 29, 2011. This project is consistent with the General Plan, zoning, and existing residences in the area. This project site has been zoned and designated for residential uses and residential development is an existing permitted use. This project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings and a less than significant impact is anticipated.

d) **Less than significant impact.** This project will not create a new source of substantial light or glare which will adversely affect day or nighttime views in the area. The area of the project has moderate to low levels of ambient lighting predominately from residential and agricultural uses and vehicle headlights on Marshall Street. New sources of light and glare will potentially be generated from private lighting affixed to future homes or project entry improvements; however, these improvements are minor in nature, are typical of residences in the area, and are not considered significant sources of light or glare. This type of lighting is anticipated for this type of development on property that is already zoned R-1-A and designated Estate Residential by the General Plan. Anticipated changes to existing levels of exterior lighting that will result from the construction residences on the subject parcel will be minimal. As a result, it is not anticipated that this project will create a new source of substantial light or glare in this area. A less than significant impact is anticipated.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
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))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☒	☐

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, the project site is designated as "Other Land." Other land is land not included in any other mapping category and includes low density rural developments. Therefore, there is no impact.

b) **Less than significant impact**. This project will not conflict with existing zoning for agricultural uses or a Williamson Act contract. The project site and all adjacent properties are not encumbered by a Williamson Act contract. Adjacent parcels to the north, east, and west are zoned R-1-A (Single Family Residential – Agriculture Combining District) and parcels to the south are zoned AG (Agriculture). The project site is zoned for residential development. There will be additional residential development as a result of this project, which is consistent with what was analyzed in the 2030 General Plan EIR. A less than significant impact is anticipated.

c) **No impact.** This project does not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)), because the project site and surrounding area does not contain forest land. The project site is not zoned for forest land or timberland nor is it adjacent to land that is zoned for forest land or timberland. This project is located in the unincorporated community of Sutter, 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 non-forest use. The project site is designated ER by the General Plan and the proposed residential use is consistent with the ER designation and R-1-A zone district. Agricultural uses in the vicinity will continue as they historically have. Staff does not anticipate that this project will result in the conversion of other agricultural lands to non-agricultural use. Therefore, 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
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Responses:

a) **Less than significant impact.** This project will not conflict with or obstruct implementation of an applicable air quality plan. The proposed project is located within the jurisdiction of the Feather River Air Quality Management District (FRAQMD), which administers air quality regulations and planning for both Sutter and Yuba Counties. The FRAQMD is part of the Northern Sacramento Valley Air Basin (NSVAB), which is designated as nonattainment for federal and state ozone and PM10 standards. To address this, the FRAQMD participates in the Northern Sacramento Valley Planning Area (NSVPA) Air Quality Attainment Plan, which outlines strategies to meet state air quality standards.

This project involves the subdivision of a single 5.18± acre parcel into two parcels for low-density residential development consistent with the existing ER General Plan designation and R-1-A zoning. As a minor subdivision resulting in only one additional potential residence, this project will not result in a level of development that will generate emissions in conflict with applicable air quality plans.

According to the FRAQMD 2010 Indirect Source Review Guidelines, Significant Impact Thresholds are triggered by the construction of 130 new single-family residences, 225,000 square feet of new light industrial space, or 130,000 gross square feet of new office space. This project will not trigger this threshold of significance because only one additional residential lot is proposed.

Construction-related emissions will be short-term and minimal, consisting of typical activities such as grading, trenching, and construction of a future residence. These activities are subject to standard dust control requirements and FRAQMD rules. The scale of the project does not meet or exceed thresholds requiring additional air quality analysis under FRAQMD's CEQA guidelines, and no operational impacts are expected to significantly contribute to regional air pollution levels.

Therefore, the project is not expected to conflict with or obstruct implementation of the applicable air quality plan, and a less than significant impact is anticipated.

b) **Less than significant impact.** As stated previously, the project site is located within the NSVAB, under the jurisdiction of the FRAQMD. The NSVAB is designated as non-attainment for both federal and state ozone and PM10 standards. A cumulatively considerable net increase would occur if the project generated emissions of these criteria pollutants more than FRAQMD thresholds.

The project proposes a minor subdivision of an existing 5.18± acre parcel into two residential lots, with the potential for development of one additional single-family residence. Due to the limited scale of the project, the associated construction and future residential activity are not expected to generate emissions exceeding FRAQMD's thresholds for reactive organic gases (ROG), nitrogen oxides (NOx), or PM10.

While construction activities (e.g., grading and site preparation) may result in temporary emissions of dust and exhaust, they will be short-term and subject to standard air quality regulations, including dust control best management practices (BMPs). The potential operation of the future single-family home will result in minimal daily emissions from vehicle trips and household energy use, which are consistent with existing residential land use patterns in the area.

Given the small size and low density of the project, it will not result in a cumulatively considerable increase in criteria pollutant emissions. Therefore, this impact is considered less than significant.

c) **Less than significant impact.** This project will not expose sensitive receptors to substantial pollutant concentrations. Sensitive receptors include individuals more susceptible to the effects of air pollution, such as children, the elderly, and individuals with respiratory conditions. These receptors are typically found at locations such as residences, schools, daycares, hospitals, and senior facilities. In this case, existing single-family residences are located on adjacent parcels to the north, east, and west of the project site, making them the nearest sensitive receptors.

The project involves the subdivision of a single parcel into two lots, which may result in construction of one additional residence. Construction activities such as grading and foundation

work may generate temporary emissions of dust and diesel exhaust, including diesel particulate matter (DPM), a toxic air contaminant. However, the small scale and short duration of construction will limit the extent of pollutant emissions. Additionally, compliance with FRAQMD rules, including dust control measures and limits on engine idling, will reduce exposure to nearby receptors.

Operational emissions from the future residence, such as those from heating systems, appliances, and vehicle trips, will be typical of rural residential development and are not expected to generate substantial pollutant concentrations. No industrial uses or other high-emission sources are proposed.

Given the nature and limited scale of the project, and with adherence to standard construction and air quality regulations, the potential to expose sensitive receptors to substantial pollutant concentrations is less than significant.

d) **Less than significant impact.** This project will not result in other emissions, such as those leading to odors, adversely affecting a substantial number of people. The proposed project involves a minor residential subdivision and future development of one additional single-family residence. Residential uses are not typically associated with the generation of objectionable odors. While temporary odors may be generated during construction activities, such as diesel exhaust or asphalt application, these emissions are short-term, localized, and not considered substantial.

The project is surrounded by existing rural residential uses, and no commercial or industrial activities are proposed that will generate persistent or objectionable odors. Additionally, the project will be required to comply with all applicable regulations of the FRAQMD, which include control of emissions from construction equipment and dust mitigation.

Given the nature and limited scale of the project, and the residential character of the surrounding area, the project is not expected to result in other emissions that would adversely affect a substantial number of people. Therefore, this impact is considered less than significant.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Responses:

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

The project site is developed with a residence with attached garage, agricultural well, and barn, which are proposed to remain on the proposed Parcel 2. The site includes open grass patches and ornamental trees are located along the driveway and around the residence (see attachments 1 and 2). The proposed Parcel 1 will be created out of the northeast portion of the existing parcel, which consists of an open grass patch. The project involves a subdivision only and does not propose new development or ground disturbance at this time. The site does not contain suitable habitat for the identified special-status species, and no critical habitat has been designated on or adjacent to the project area.

Based on the absence of suitable habitat and the limited scope of the project, the potential for direct or indirect impacts to special-status species is low. Therefore, the project will have a less than significant impact on any species identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS.

b) **No impact.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by

the CDFW or USFWS. No riparian habitats or sensitive natural communities are known to exist on or adjacent to the project site. As such, no impact is anticipated.

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

d) **Less than significant impact.** This project will also not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of a native wildlife nursery site. The project site is not located near any natural streams, waterways, canals, or riparian areas. As stated earlier, no species have been recorded within the area of the project according to the CNDDB. Therefore, a less than significant impact is anticipated.

e) **No impact.** This project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Sutter County has no formal tree preservation ordinance or special biological resource overlay for the site. No tree removal is currently planned, and no policies or ordinances will be violated. Therefore, no impact is anticipated.

f) **No impact.** The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan because a plan has not been adopted that affects this project site. The site is in a developed rural community and not subject to regional habitat planning requirements. As a result, not 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)

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

Responses:

a–c) **Less than significant with mitigation incorporated.** The proposed project will not cause a substantial adverse change in the significance of a historical resource or archaeological resource pursuant to §15064.5. This project is not expected to disturb any human remains, including those interred outside of dedicated cemeteries. The proposed subdivision and future residential development are not expected to cause significant impacts to historical, archaeological, or burial resources. The project site is currently developed with a residence with attached garage and a barn and has experienced prior disturbance from construction and past land uses; therefore, it is unlikely that intact cultural resources exist. 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 known historic structures or cultural features on the property. The project site is not located within the vicinity of the Bear River, Sacramento River, or Feather River, where archaeological resources are more likely to occur. There are no unique features or historical resources located on the project site and the property is not located near a cemetery. Nevertheless, it is conceivable that archaeological resources could be encountered during project construction. To mitigate potential impacts, a mitigation measure is proposed to prevent disturbance of human remains should they be encountered.

> **Mitigation Measure No. 1 (Cultural Resources):** If archaeological resources are discovered on the project site, potential ground disturbing activities within 100 feet of the find shall be halted immediately and the Development Services Department shall be notified. A qualified archaeologist shall examine the find and evaluate its significance. The archaeologist shall recommend measures needed to reduce effects on the cultural resource in a written report to the County. The County shall be responsible for implementing the report recommendations.

The proposed project is not expected to disturb any human remains, including those interred outside of dedicated cemeteries. The property is not located near a cemetery. The project site is not located within the vicinity of the Bear River, Sacramento River, or Feather River, where burials are more likely to occur. However, there is the potential to unearth human remains during project construction ground disturbing activities. California Health and Safety Code §7050.5 states that when human remains are discovered, no further site disturbance can occur until the County Coroner has made the necessary findings as to the origin of the remains and their disposition pursuant to Public Resources Code Section 5097.98. If the remains are recognized to be those of a Native American, the coroner would contact the Native American Heritage Commission (NAHC) within 24 hours. Public Resources Code §5097.98 states that whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, it shall immediately notify the most likely descendent from the deceased Native American. The descendants may inspect the site and recommend to the property owner a means for treating or disposing the human remains. If the NAHC cannot identify a descendent, or the descendent identified fails to make a recommendation, or the landowner rejects the recommendation of the descendent, the landowner shall rebury the human remains on the property in a location not subject to further disturbance. To mitigate potential impacts, a mitigation measure is proposed to prevent disturbance of human remains should they be encountered.

> **Mitigation Measure No. 2 (Cultural Resources):** If human remains are discovered on the site, potential ground disturbing activities within 100 feet of the remains shall be halted immediately, and the project applicant shall notify the Sutter County Coroner and Native American Heritage Commission (NAHC) immediately, according to Public Resources Code §5097.98 and Section 7050.5 of California's Health and Safety Code. If the remains

are determined by the NAHC to be Native American, the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project applicant shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. Following the coroner's and NAHC's findings, the archaeologist, and the NAHC-designated Most Likely Descendant shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities for acting upon notification of a discovery of Native American human remains are identified in Public Resources Code Section 5097.94.

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

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

Responses:

a) **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. The proposed project involves the subdivision of a 5.18± acre parcel into two parcels, allowing for the future development of one additional single-family residence. Construction-related energy consumption will be temporary and associated with the use of standard construction equipment and vehicles, which must comply with current California emission and fuel efficiency regulations, including those adopted by the California Air Resources Board.

The future residence on Parcel 1 will be subject to the latest California Building Standards Code (Title 24), which includes mandatory energy efficiency requirements for residential buildings, such as insulation, energy-efficient lighting, heating/cooling systems, and appliance standards. The new development will also be eligible for connection to PG&E's energy grid, which includes increasing portions of renewable energy under California's Renewables Portfolio Standard.

Due to the small scale of development and adherence to state and local building efficiency requirements, the project will not result in wasteful, inefficient, or unnecessary consumption of energy. Therefore, the impact is considered less than significant.

b) **No Impact.** The project will not conflict with or obstruct any state or local plans for renewable energy or energy efficiency. All new development will be required to comply with the California Green Building Standards Code (CAL Green) and Sutter County's building permit requirements, which implement energy conservation measures. The proposed residential use is consistent with

planned development in the area and does not conflict with any adopted energy plans. Therefore, there is no impact.

VII. GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

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 and will not exacerbate existing seismic hazards in the region. Figure 5.1-1 in the General Plan Technical Background Report does not identify any active earthquake faults in Sutter County as defined by the California Mining and Geology Board. The faults identified in Sutter County include the Quaternary Faults, located in the northern section of the County within the Sutter Buttes, and the Pre-Quaternary Fault,

located in the southeastern corner of the County, just east of where Highway 70 enters the County (Figure 5.1-1 of the General Plan Technical Background Report). Both faults are listed as non-active faults but have the potential for seismic activity. The project site is relatively level with no significant slope and is not in an area where any documented faults exist. The project will involve minor grading activities that will not exacerbate existing seismic hazards in the region. As a result, 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 the County, on-site soils consist of Olashes sandy loam, 0 to 2 percent slopes. These soils are unlikely to cause erosion because runoff is very slow with only a slight hazard of water erosion. The General Plan Technical Background Report indicates that soils with a 0 to 9 percent slope have slight erodibility. The project site is relatively level and has been graded in the past to accommodate the existing structures. Severe erosion typically occurs on moderate slopes of sand and steep slopes of clay subjected to concentrated water runoff. These conditions do not exist at the site.

Construction of a future single-family residence on the newly created parcel will involve minor grading, excavation, and soil disturbance. If the project size is more than one acre, the applicant is required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and obtain a National Pollution Discharge Elimination System (NPDES) General Construction Permit through the Regional Water Quality Control Board (RWQCB) to ensure that soil is not released in storm water from the project site. This will include Best Management Practices designed to prevent sediment and other pollutants from contacting stormwater moving off-site into receiving waters during the construction process. To ensure that a less than significant impact occurs, the following mitigation measure is included.

> **Mitigation Measure No. 3 (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 as applicable. 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 unless a Notice of Non-Applicability is granted. 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.
>
> 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. The project applicant(s) shall submit a state storm water permit Waste Discharger Identification (WDID) number for each construction project.

NOTICE OF NON-APPLICABILITY (NONA) - If the Project site is not hydrologically connected to waters of the United States they may opt to file for a NONA instead of a Notice of Intent. The applicant will need to provide a copy of the NONA Certification along with the NONA identification number.

However, the cumulative disturbed area from this project is anticipated to be less than one acre. The project site is generally flat and underlain by stable soils. Standard Best Management Practices (BMPs), such as erosion control measures during construction (e.g., silt fencing, straw wattles), will be implemented to comply with Sutter County grading permit requirements. Therefore, the potential for soil erosion or loss of topsoil is considered less than significant with the above mitigation measure incorporated.

c) **Less than significant impact.** This project will not be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. As stated above in b), soils at the site have a 0 to 2 percent slope with only a slight hazard of water erosion. The General Plan Technical Background Report indicates that soils with a 0 to 9 percent slope have slight erodibility. This property is level and expected to be stable. In addition, the project is not located in the Sutter Buttes, the only area identified by the General Plan Technical Background Report as having landslide potential. A less than significant impact is anticipated.

d) **Less than significant impact**. This project will not be located on expansive soil creating substantial direct or indirect risks to life or property. The soil types on the project site, as stated above in b), have a low to moderate shrink-swell potential. All future construction is required to comply with the current adopted California Building Code, specifically Chapter 18 for soils conditions and foundation systems, to address potential expansive soils that may require special foundation design, a geotechnical survey, and engineering for foundation design. The Sutter County Building Division will implement these standards as part of the permitting process for each home to be established and 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 on-site septic tanks and leach field systems for the disposal of wastewater, as there is no sewer system available in the area. The property has an existing septic system/leach field that serves the existing residence. The proposed Parcel 1 will be developed with access to community water (Sutter CSD) and septic system. The Development Services Environmental Health Division reviewed this project and stated that soil testing was conducted May 1, 2024, on each proposed lot to designate the Minimum Usable Sewage Disposal Area (MUSDA), for placement of the initial septic system and reserve area for future septic system replacement and is in accordance with

Sutter County On-Site Sewage Treatment and Disposal Ordinance Section 700-130. The MUSDAs are to be reserved for sewage disposal and not encroached upon. Sutter County Environmental Health will review and approve all proposed on-site wastewater treatment systems to ensure compliance with state and local standards. Preliminary review has indicated that soils on the site are capable of supporting septic systems. As a result, the impact is less than significant.

f) **Less than significant impact.** The proposed project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. There are no known unique paleontological resources or unique geologic features located in the vicinity of the project. The property has been disturbed to varying depths due to existing development. A less than significant impact is anticipated.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Responses:

a) **Less than significant impact.** This project will not generate additional greenhouse gas (GHG) 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 (CO_2e) emissions are from CEQA projects that exceed 3,000 metric tons CO_2e per year. Both cumulatively and individually, projects that generate less than 3,000 metric tons CO_2e per year have a negligible contribution to overall emissions. Sutter County has concluded that projects generating less than 3,000 metric tons of

CO_2e 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.

Based on the GHG Pre-Screening Measures, construction of up to 132 single family dwelling units are "pre-screened out", which means it falls below the 3,000 metric tons threshold. As the proposed project will subdivide the project site into one residential lot for future residential development, the project falls well below the threshold. Therefore, no further GHG emissions analysis is necessary and a less than significant impact is anticipated.

b) **Less than significant impact.** This project will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project is within the boundaries of the Feather River Air Quality Management District (FRAQMD), which has not individually adopted any plans or regulations for reducing greenhouse gas emissions. The County has adopted a Climate Action Plan (CAP) that details methods to reduce greenhouse gas emissions. As noted in a) above, this project will be consistent with the County CAP. Development will comply with applicable energy efficiency standards and land use planning policies in the Sutter County General Plan and Title 24 of the California Code of Regulations. The project does not propose new infrastructure or changes to land use intensity that will interfere with state or local climate action goals. Therefore, the project will result in a less than significant impact with respect to greenhouse gas reduction plans.

(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?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Responses:

a) **No impact.** This project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The proposed residential subdivision does not involve industrial or commercial uses that will result in the routine transport, use, or disposal of hazardous materials. Construction and future residential use may involve minor quantities of common materials such as fuel, lubricants, or household cleaners, but these are not in amounts that will pose a public or environmental hazard. Therefore, there is no impact.

b) **Less than significant Impact**. This project will not 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. Construction activities associated with the development of a future single-family residence may involve limited quantities of fuels, solvents, and other common construction-related substances. These materials will be handled and stored in accordance with applicable local, state, and federal regulations. Due to the small scale of the project and compliance with regulatory requirements, the risk of a reasonably foreseeable upset or accident is minimal and considered less than significant.

c) **No impact.** This project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There are no schools located within one-quarter mile of the project site. The closest public school is Brittan Elementary School, located approximately 0.8 miles southeast of the site. The project does not involve the use of hazardous materials in quantities or forms that will pose a risk to nearby educational facilities. 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. The project site is not listed on any federal or state databases of hazardous materials sites, including the Cortese List (CalEPA), EnviroStor (DTSC), or GeoTracker (SWRCB). No known hazardous substances have been identified on the property. Therefore, no impact will result.

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 project site is not located within an airport land use plan area, nor is it near a public

airport. The nearest public airport is the Sutter County Airport, which is located over eight miles southeast of the project site. The project will not result in hazards due to airport proximity and will not affect air navigation. Therefore, no impact is anticipated.

f) **No impact.** This project will not impact the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. The project does not propose road closures or new development that will alter regional circulation patterns. Marshall Street is a County-maintained road, and future residential development will not interfere with any known emergency response or evacuation plans. Therefore, no impact is anticipated.

g) **Less than significant impact.** This project will not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. The General Plan indicates the Sutter Buttes and the “river bottoms,” or those areas along the Sacramento, Feather, and Bear Rivers within the levee system, are susceptible to wildfires since much of the areas inside the levees are left in a natural state, thereby allowing combustible fuels to accumulate over long periods of time. However, the project site is not located in the Sutter Buttes or "river bottom" areas. The area has existing fire protection services. The project site is in a Local Responsibility Area (LRA) and is not classified by the California Department of Forestry and Fire Protection (CAL FIRE) as being in a Very High Fire Hazard Severity Zone. The surrounding area consists of rural residential uses with minimal vegetative fuel loads. Standard fire safety requirements, including defensible space, will be enforced during site development. Access for emergency response is provided via Marshall Street. Given these factors, wildfire risk 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)
(California Department of Toxic Substances Control. *EnviroStor database)*
(California Department of Forestry and Fire Protection (CAL FIRE), State Responsibility Area Fire Hazard Severity Zones)

	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?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
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;	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☒	☐	☐
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	☐	☒	☐	☐
iv) Impede or redirect flood flows?	☐	☒	☐	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Responses:

a) **Less than significant impact.** This project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. The property has an existing septic system/leach field that serves the existing residence. Future homes or other uses generating wastewater will require disposal provided by onsite septic systems that will be designed by an authorized professional and installed under permit from the Development Services Environmental Health Division. Future development that generates wastewater is required to meet local and State requirements for wastewater disposal in effect at the time of development. Soil testing was conducted May 1, 2024, which determined a 10,000 square foot Minimum Usable Sewage Disposal Area (MUSDA) is required for Parcel 1 and a 5,000 square foot MUSDA is required for Parcel 2. The MUSDAs shall be reserved for sewage disposal and not encroached upon.

During construction, limited ground disturbance could temporarily impact surface water quality through erosion or sediment transport. However, the project is subject to Sutter County grading and stormwater control requirements, including implementation of Best Management Practices (BMPs) such as silt fencing, stabilized entrances, and erosion control measures. Should the cumulative disturbance area be less than one acre as anticipated, a Stormwater Pollution Prevention Plan (SWPPP) under the State Water Resources Control Board's Construction General Permit will not be required.

The project is not expected to violate water quality standards or degrade water resources, the impact is therefore considered less than significant.

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.

The project site has historically been used for residential purposes and is served by the Sutter Community Services District (CSD). The proposed Parcel 1 is also proposed to be served by the

Sutter CSD, meaning no new wells are proposed as part of this subdivision. Therefore, the project will not create additional direct demand on local groundwater supplies. The Sutter CSD has reviewed this project and stated that they can provide domestic water services provided the applicant completes certain requirements such as providing a separate service line connection.

Future residences at the site must comply with standard green building and energy efficiency standards consistent with the California Building Code and Title 24 Energy Code standards. The incorporation of green building measures, as applicable to a residence, will reduce energy and water consumption. Additionally, front yard landscaping exceeding 500 square feet in area is required to comply with the current Model Water Efficient Landscaping Ordinance prepared by the California Department of Water Resources. A less than significant impact is anticipated.

c) **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 are no streams or rivers on or in the immediate vicinity of the project site that could be altered by this project. The property drains in a southwesterly direction. On-site detention is proposed to accommodate drainage. A drainage swale is proposed at the northeast corner of Parcel 1. The drainage swale will be located 50 feet from the MUSDA. A preliminary storm drainage analysis was submitted by the applicant, which has been reviewed by the Development Services Engineering Division. Drainage will be mitigated onsite such that the peak runoff from the property shall be the same as pre-development conditions or less. These calculations demonstrate the site is capable of accommodating drainage created by the project including peak 10- and 100-year storm capacity without impacting neighboring properties.

The Engineering Division has reviewed the calculations and found the conclusions to be acceptable. The applicant is required to conduct a drainage study to address specific detention and drainage needs. The applicant must obtain a grading permit from the County prior to any grading for storm water retention ditches/basins. To ensure that a less than significant impact occurs, the following mitigation measures are included:

> **Mitigation Measure No. 4 (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. 5 (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.

If the project's cumulative disturbed area is one acre or more, the applicant will be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) as a component of the General Construction Permit for storm water discharges (Mitigation Measure 3). This plan will be implemented during the construction phase of the project and will reduce erosion and stormwater pollution. However, the cumulative disturbed area from this project is anticipated to be less than one acre.

The project site is located within Flood Zone "X" (Unshaded) according to Flood Insurance Rate Map (FIRM) No. 0603940080B, dated April 5, 1988, issued by the Federal Emergency Management Agency (FEMA). Flood Zone "X" (Unshaded) depicts areas of minimal flood hazard. A less than significant impact is anticipated with the proposed mitigation measures incorporated into the project.

d) **No impact.** This project will not risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones. The project is not located within a FEMA designated flood hazard zone or Local Flood Hazard Area. There is no anticipated impact to this project site resulting from tsunamis and seiches because the land is not located adjacent to or near any water bodies of sufficient size to create such situations. No impact is anticipated.

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

(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)

XI. LAND USE AND PLANNING. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
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 because the site is located within the existing Rural Planned Community of Sutter, as identified by the General Plan where this type of development is planned for in this location. The proposed residential density was analyzed in the 2030 General Plan EIR. This project will not modify any existing roadways that will result in a barrier to other surrounding parcels because of the project. This project will not result in a physical barrier that will divide a community, so no impact is anticipated.

b) **Less than significant impact.** This project will not conflict with an applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The proposed subdivision will create one Single Family Residential (R-1-A) lot intended for future residential development. The proposed density of the subdivision is consistent with the Estate Residential designation of the site and the R-1-A zone district. 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. The proposed project is consistent with the goals and policies of the General Plan and County Code and will not conflict with any adopted plan affecting the site. Where necessary, mitigation has been incorporated into the project and no additional mitigation measures are necessary. A less than significant impact is anticipated.

(County of Sutter, General Plan 2030. 2011)
(County of Sutter, Zoning Code. 2024)

XII. MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
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?	☐	☒	☐	☐
b) Generation of excessive ground borne vibration or ground borne noise levels?	☐	☒	☐	☐
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?	☐	☐	☒	☐

Responses:

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

Future construction of a residence and accessory structures on the proposed lot 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. This project will result in the creation of one residential lot that will accommodate one future residential dwelling that will not be a significant source of noise. Potential noise impacts associated with designating this property Estate Residential were previously analyzed in the 2030 General Plan EIR and subdividing the property as proposed implements the General Plan as envisioned.

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

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

c) **Less than significant impact.** This project is not located within the vicinity of a private airstrip, public airport, or public use airport; therefore, it will not result in excessive noise levels for people residing or working in the project area. The nearest public airport is the Sutter County Airport, which is located over eight miles southeast of the project site. The closest private airstrip is located approximately 1.29 miles southeast of the project site. Due to the project's distance from these facilities, a less than significant impact is anticipated.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Responses:

a) **Less than significant impact.** This project will not induce substantial unplanned population growth in an area, directly or indirectly. The proposed project will divide a 5.18± acre parcel into a 1.0± acre parcel ("Parcel 1") and a 4.18± acre parcel ("Parcel 2"). The existing parcel is developed with a residence with attached garage, agricultural well, and barn, which are proposed to remain on the proposed Parcel 2. The proposed Parcel 1 will be created out of the northeast portion of the existing parcel and is anticipated to be developed in the future with a single-family residence. Therefore, this project is anticipated to result in a net increase of one residential unit. According to the U.S. Census Bureau, American Community Survey 2019–2023 5-year estimates, the average household size in Sutter County is 2.95 persons per household. Using this estimate, the project could result in a net increase of approximately three additional persons to the Rural Planned Community of Sutter. Based on the 2020 Census population of Sutter, which is 2,997 persons, this will represent a 0.1 percent net increase in the community's population once the project is built out. In comparison, the 2010 Census recorded a population of 2,904, indicating a slight population increase over the past decade.

The proposed density of approximately 0.38 dwelling units per acre (2 dwellings on 5.18± acres) is considered very low density and is consistent with the Sutter County General Plan's designation of Estate Residential (ER), which envisions large-lot, rural residential development.

The proposed project will subdivide the property into two parcels of approximately 1.0 acre and 4.18 acres. The subdivision represents a continuation of the area's rural character, especially compared to the denser residential development found further east in the core of the Sutter community. The level of development proposed was previously analyzed in the 2030 Sutter County General Plan EIR. The project will not induce additional growth or result in a need for expanded infrastructure or new commercial development. Both new parcels will have direct access to Marshall Street, an existing County maintained road and will rely on existing utility service providers (Sutter CSD for water and on-site septic systems). As a result, the project's contribution to population growth is considered negligible, and it is not expected to generate unplanned growth or environmental impacts beyond those already considered in the General Plan. Therefore, the impact is considered less than significant

b) **No impact.** This project will not displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere. The proposed project will not expand beyond the property boundaries and will not displace any housing or people. A single residence resides on the project site, which is proposed to remain. No replacement housing will be required as part of this subdivision project. No impact is anticipated.

(County of Sutter, General Plan Technical Background Report. 2008)
(U.S. Census Bureau, American Community Survey 2019–2023)

XV. PUBLIC SERVICES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
ii) Police protection?	☐	☐	☒	☐
iii) Schools?	☐	☐	☒	☐
iv) Parks?	☐	☐	☒	☐
v) Other public facilities?	☐	☐	☒	☐

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 Sutter (Station 6), located at 2340 California Street in Sutter, approximately 0.79 miles northeast of the project site. Referral of this project was sent to the Sutter County Fire Department and the Fire Department stated no comment with regard to this project. This project is not anticipated to affect response time for fire protection services. Existing County roads will provide adequate transportation routes to reach the project site in the event of a fire. Potential impacts to fire services will be mitigated through the collection of the County's current development impact fee for "Fire Protection" per dwelling unit. The County will collect impact fees for fire protection prior to issuance of building permits for any future residential dwellings at the site. The proposed Parcel 2 is already developed with a residence so impact fees will be collected upon the development of a new residence on the newly created lot (Parcel 1). Using the County's currently adopted impact fee for fire protection of $1,259.69 per dwelling unit, this project will result in the collection of $1259.69 in fire impact fees at build-out for a single dwelling unit should the parcel be developed. 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 has reviewed this project and had no comments or concerns. This project is not anticipated to affect response time for law enforcement services. Existing State Highways or County roads will provide adequate transportation routes to reach the project site in the event of an emergency. The demand for services resulting from the creation one additional residence is anticipated to be minimal. Potential impacts to the Sheriff's Department will be mitigated through the collection of the County's current development impact fee in the "Sheriff" and "Criminal Justice" impact fee categories per dwelling unit. The County will collect impact fees

for Sheriff and criminal justice prior to issuance of building permits for any future residential dwellings at the site. The proposed Parcel 2 is already developed with a residence so impact fees will be collected upon the development of a new residence on the newly created lot (Parcel 1). Using the County's currently adopted impact fee for Sheriff and criminal justice of $2,108.41 per dwelling unit, this project will result in the collection of $2,108.41 in law enforcement impact fees at build-out. As a result, a less than significant impact is anticipated.

a) iii) **Less than significant impact.** This project will create a single-family residential lot that will potentially generate a demand for school services; however, this demand will not be significant. The proposed density is consistent with the Estate Residential land use designation permitted by the 2030 General Plan. This project is located within the Brittan Elementary School District and Sutter Union High School District. The County will collect school impact fees prior to issuance of building permits for any future residential dwellings at the site to offset potential impacts. Neither of the school districts had any comments regarding this project. A less than significant impact is anticipated.

a) iv) **Less than significant impact.** This project will not have a significant impact upon parks. This project is not anticipated to impact park services because there are no parks located in the project's vicinity. The proposed project will generate a minimal increase in demand for additional park land and create limited additional impacts upon existing parks in the region. While the proposed project will result in one additional single-family residential lot that will support a residence that will potentially utilize park facilities, the increase in demand will be less than significant. Impacts to existing parks will be minor and will not necessitate the construction of new park facilities that will create an environmental impact. Pursuant to Subdivision Ordinance Section 1400-731, the County will collect the adopted "Park Acquisition" fee based on the number of bedrooms per each future dwelling unit to offset the potential demand from the proposed subdivision. This project will not have a significant impact on parks countywide. A less than significant impact is anticipated.

a) v) **Less than significant impact.** The proposed project is not anticipated to have a significant impact on other public facilities. 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, animal control, library, 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 residential dwellings at the site. The proposed Parcel 2 is already developed with a residence so impact fees will be collected for the additional residence once proposed. Using the County's currently adopted impact fees for the general government, animal control, library, and health and social services categories, this project will result in the collection of $3,916.06 in impact fees at build-out. A less than significant impact is anticipated.

(County of Sutter, Zoning Code. 2024)
(County of Sutter, General Plan Technical Background Report. 2008)
(County of Sutter, Subdivision Ordinance. 2021)
(County of Sutter, adopted Development Impact Fees)

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?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Responses:

a-b) **Less than significant impact.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated, nor will the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The proposed project consists of a tentative parcel map for one additional lot for the purposes of residential development. 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. Future residential development as a result of this project is not anticipated to have a significant impact on parks countywide due to the minor additional number of residential units that will result. As part of issuing a building permit for any future dwelling, the County will collect the adopted “Park Acquisition” fee that can be used for recreation facilities in the future. As a result, a less than significant impact is anticipated.

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

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

Responses:

a) **Less than significant impact.** This project will not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. This property is located within the Rural Planned Community of Sutter, approximately 3.86 miles west of the Yuba City incorporated limits. Given its location, personal vehicles will be the most likely form of transportation. There is no fixed route or dial-a-ride transit service to Sutter.

The proposed lots have frontage on Marshall Street, which is a County maintained road. A gravel driveway off of Marshal Street provides access to the existing residence. Marshall Street is classified as a Rural Local Roadway by the Sutter County General Plan. While there are no traffic counts available for Marshall Street, existing traffic levels are assumed to be minimal, serving existing residences located on the road, at a Level of Service (LOS) A. According to Table 3.2-6 of the Technical Background Report, an average daily traffic (ADT) count range of 7,000 – 10,600 is necessary for a rural two-lane roadway to be classified as a LOS C. The proposed project is anticipated to generate approximately 9.43 additional daily trips, based on a rate of 9.43 ADT per each new residence from the Institute of Transportation Engineers, Trip General Manual, 11th Edition. This project will not generate an increase in existing traffic levels resulting in a change to the LOS for Marshall Street. The General Plan has a policy (Policy M 2.5) to maintain roads at an LOS D or better during peak hour, and LOS C or better at all other times; therefore, this project is consistent with this policy. A less than significant impact is anticipated.

b) **Less than significant impact.** This project will not conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b). This section of CEQA states that vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts. VMT refers to the amount and distance of automobile travel attributable to a project. VMT generally represents the number of vehicle trips generated by a project multiplied by the average trip length for those trips. OPR's Technical Advisory further clarifies that “the term ‘automobile’ refers to on-road passenger vehicles, specifically cars and light trucks.” This section also states VMT exceeding an applicable threshold of significance may indicate a significant impact.

Senate Bill (SB) 743 governs the application of new CEQA guidelines for addressing transportation impacts based on VMT. Because Sutter County has not yet adopted guidelines or policies for dealing with VMT, guidance from OPR's Technical Advisory was employed to evaluate VMT impacts. Screening criteria can be used to quickly identify whether sufficient evidence exists to presume a project will have a less than significant VMT impact without conducting a detailed study. Projects meeting at least one of the screening criteria can be presumed to have a less than significant VMT impact, absent substantial evidence that the project will lead to a significant impact.

The proposed project involves a minor residential subdivision creating one additional single-family residential parcel within the Rural Planned Community of Sutter, in an area already designated for Estate Residential (ER) development under the General Plan. The increase of one residential unit is minimal and does not represent a substantial increase in trip generation or regional travel patterns. The project is consistent with the County's land use planning and zoning, and it does not induce population growth beyond what has already been anticipated in the General Plan and its EIR.

The Feather River Air Quality Management District (FRAQMD) and many rural jurisdictions (including Sutter County) consider projects generating fewer than 110 daily trips or located in low VMT-generating areas to be presumed less than significant under CEQA. As stated above in part

a), a single additional single-family home typically generates fewer than 10 average daily trips, well below this threshold. As a result, a less than significant impact is anticipated.

c-d) **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), nor will it result in inadequate emergency access. The project site has direct frontage on Marshall Street, which is a County-maintained Rural Local Roadway. County roads will provide adequate emergency service access to both resulting parcels. Construction, fencing, and landscaping associated with the subdivision will be required to comply with Sutter County Improvement Standards, including visibility requirements and access design.

As part of the project, the applicant is required to dedicate a 10-foot Public Service Easement (PSE) along Marshall Street, consistent with County right-of-way standards for rural roadways. This dedication will help ensure continued public access, utility infrastructure placement, and long-term consistency with County roadway standards.

The Development Services Engineering Division has reviewed the project and did not identify any design-related hazards or emergency access concerns. The project will be subject to all standard regulations regarding County roadway, access, and emergency response regulations.

No improvements to Marshall Street are applicable. Likewise, no streetlights are required as the project does not front a street where County residential lighting spacing standards apply.

Therefore, with compliance to applicable County standards and the dedication of required easements, the project will result in a less than significant impact related to hazards due to roadway design or emergency access.

(County of Sutter, General Plan Technical Background Report. 2008)
(County of Sutter, General Plan 2030. 2011)
(Institute of Transportation Engineers, Trip Generation Manual, 11th Edition)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	☐	☐	☒	☐
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)	☐	☐	☒	☐

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

Responses:

a) i)-ii) **Less than significant impact.** In September of 2014, the California Legislature passed Assembly Bill (AB) 52, which added provisions to the Public Resources Code regarding the evaluation of impacts on tribal cultural resources under CEQA, and consultation requirements with California Native American tribes. The County initiated AB 52 consultation through distribution of letters to the seven 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, Ione Band of Miwok Indians, and Wilton Rancheria. The Mooretown Rancheria responded and stated that they are not aware of any known cultural resources at this site. No requests for consultation were received from Native American tribes during the review period. The property has been extensively disturbed to varying depths due to existing rural residential use of the site. A less than significant impact to tribal cultural resources as a result of the project is anticipated.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
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?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Responses:

a) **Less than significant impact.** This project will not require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

The property has an existing septic system/leach field that serves the existing residence. The proposed Parcel 1 is proposed to be served by an individual septic system designed and installed under permit by the County Development Services Department Environmental Health Division in compliance with State law and local ordinance. Soil testing was conducted May 1, 2024, on each proposed parcel to designate the minimum usable sewage disposal area (MUSDA), for placement of the initial septic system and reserve area for future septic system replacement in accordance with Sutter County On-Site Sewage Treatment and Disposal Ordinance Section 700-130. The MUSDAs are to be reserved for sewage disposal and not encroached upon. Sutter County Environmental Health will review and approve all proposed on-site wastewater treatment systems to ensure compliance with state and local standards.

Water is supplied by Sutter CSD for the current residence on the subject parcel. The proposed Parcel 1 is also proposed to be served by the Sutter CSD. The Sutter CSD has reviewed this project and stated that they have sufficient surface treated water capacity and supply to serve the proposed project and will require a separate service line connection to be installed upon developing the parcel. The existing service line that the project site uses will continue to solely service the existing home.

The property drains in a southwesterly direction. On-site detention is proposed to accommodate drainage. A drainage swale is proposed at the northeast corner of Parcel 1. The drainage swale will be located 50 feet from the MUSDA. A preliminary storm drainage analysis was submitted by the applicant, which has been reviewed by the Development Services Engineering Division. Drainage will be mitigated onsite such that the peak runoff from the property shall be the same as pre-development conditions or less. These calculations demonstrate the site is capable of accommodating drainage created by the project including peak 10- and 100-year storm capacity without impacting neighboring properties. The Engineering Division has reviewed the calculations and found the conclusions to be acceptable. The applicant is required to conduct a drainage study to address specific detention and drainage needs. The applicant must obtain a grading permit from the County prior to any grading for storm water retention ditches/basins. Standard Best Management Practices (BMPs), such as erosion control measures during construction (e.g., silt fencing, straw wattles), will be implemented to comply with Sutter County grading permit requirements. This project was reviewed by the Pacific Gas and Electric Company (PG&E), and they provided no comments. The installation of new gas and electric facilities and/or relocation of existing PG&E facilities will be performed in accordance with common law or Rules and Tariffs as authorized by the California Public Utilities Commission. Any additional utility needs will tie into existing utilities being provided to the area. The project site has been used for rural residential

use and there are no significant environmentally sensitive characteristics present such as wetlands, special status species, cultural resources, or other potentially significant issues that will result in a significant environmental impact. As a result, a less than significant impact is anticipated.

b) **Less than significant impact.** This project will have sufficient water supplies available to serve the project and reasonably foreseeable future development. The project site has been used for residential purposes and has been served by community water services. Water demand from the proposed project is not anticipated to be higher over the historic use of the property. No additional residential development beyond what is currently allowed and was analyzed in the 2030 General Plan EIR will result from this project. Water is supplied by Sutter CSD for the current residence on the subject parcel. The proposed Parcel 1 is also proposed to be served by the Sutter CSD. The Sutter CSD has reviewed this project and stated that they have sufficient surface treated water capacity and supply to serve the proposed project and will require a separate service line connection to be installed upon developing the parcel. The existing service line that the project site uses will continue to solely service the existing home.

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 on-site 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. Solid waste is anticipated as a result of project implementation; however, this project does not include any components that will generate excessive waste. 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 this project. Project disposal of solid waste into that facility will comply with all federal, state, and local statutes and regulations related to solid waste, including recycling. As a result, a less than significant impact is anticipated.

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				
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?	☐	☐	☐	☒

Responses:

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Responses:

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

examples of the major periods of California history or prehistory. Mitigation measures are proposed in the cultural resources section to protect possible disturbance of unanticipated resources and human remains should they be encountered.

b) **Less than significant impact.** 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.

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

MITIGATION MONITORING PROGRAM – Project #U25-0012 (Smith)

Mitigation Measure	Timing	Monitoring Agency
Mitigation Measure No. 1 (Cultural Resources): If archaeological resources are discovered on the project site, potential ground disturbing activities within 100 feet of the find shall be halted immediately and the Development Services Department shall be notified. A qualified archaeologist shall examine the find and evaluate its significance. The archaeologist shall recommend measures needed to reduce effects on the cultural resource in a written report to the County. The County shall be responsible for implementing the report recommendations.	During construction activities	Development Services Department
Mitigation Measure No. 2 (Cultural Resources): If human remains are discovered on the site, potential ground disturbing activities within 100 feet of the remains shall be halted immediately, and the project applicant shall notify the Sutter County Coroner and Native American Heritage Commission (NAHC) immediately, according to Public Resources Code §5097.98 and Section 7050.5 of California's Health and Safety Code. If the remains are determined by the NAHC to be Native American, the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project applicant shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. Following the coroner's and NAHC's findings, the archaeologist, and the NAHC-designated Most Likely Descendant shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities for acting upon notification of a discovery of Native American human remains are identified in Public Resources Code Section 5097.94.	During construction activities	Development Services Department

Mitigation Measure	Timing	Monitoring Agency
Mitigation Measure No. 3 (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 as applicable. 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 unless a Notice of Non-Applicability is granted. 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. 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. The project applicant(s) shall submit a state storm water permit Waste Discharger Identification (WDID) number for each construction project.	During and prior to completion of the project	Development Services Department Engineering Division/ RWQCB

Mitigation Measure	Timing	Monitoring Agency
NOTICE OF NON-APPLICABILITY (NONA) - If the Project site is not hydrologically connected to waters of the United States they may opt to file for a NONA instead of a Notice of Intent. The applicant will need to provide a copy of the NONA Certification along with the NONA identification number.		
Mitigation Measure No. 4 (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.	Prior to issuance of a grading, encroachment, or building permit	Development Services Department Engineering Division
Mitigation Measure No. 5 (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	Prior to certificate of occupancy	Development Services Department Engineering Division

Mitigation Measure	Timing	Monitoring Agency
stormwater discharges as identified in the drainage study and approved by Sutter County.		
Mitigation Measure No. 6 (Noise): During construction, the applicant shall ensure that all project related noise-generating construction activities are limited to daytime hours between 7:00 a.m. and 6:00 p.m. on weekdays, 8:00 a.m. and 5:00 p.m. on Saturdays, and are prohibited on Sundays and holidays unless permission for the latter has been applied for and granted by the County.	During Construction	Development Services Department

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Attachments:

1. Tentative Parcel Map
2. Aerial Photo Exhibit

PROJECT NOTES:

APPLICANT

CODY S. SMITH
P. O. BOX 326
SUTTER, CA 95982
(530) 635-3944

OWNERS:

SIDNEY AND IRENE SMITH
8388 MARSHALL STREET
SUTTER, CA 95982
(530) 635-3944

ENGINEER/SURVEYOR:
NORTH VALLEY ENGINEERING
AND SURVEYING
P. O. BOX 3082
YUBA CITY, CALIFORNIA 95992
(530) 713-0417

ASSESSOR'S PARCEL NUMBER:
APN: 14-311-031

PARCEL ACREAGE:
5.18 ACRES

EXISTING USE:
FIELD AND SINGLE FAMILY HOME

PROPOSED USE
NO CHANGE

EXISTING ZONING:
R-1-A

PROPOSED ZONING:
NO CHANGE

WATER
SUTTER CSD

SEWAGE:
ON-SITE SEPTIC DISPOSAL

UNDERGROUND ALERT SERVICES:
1-800-642-2444

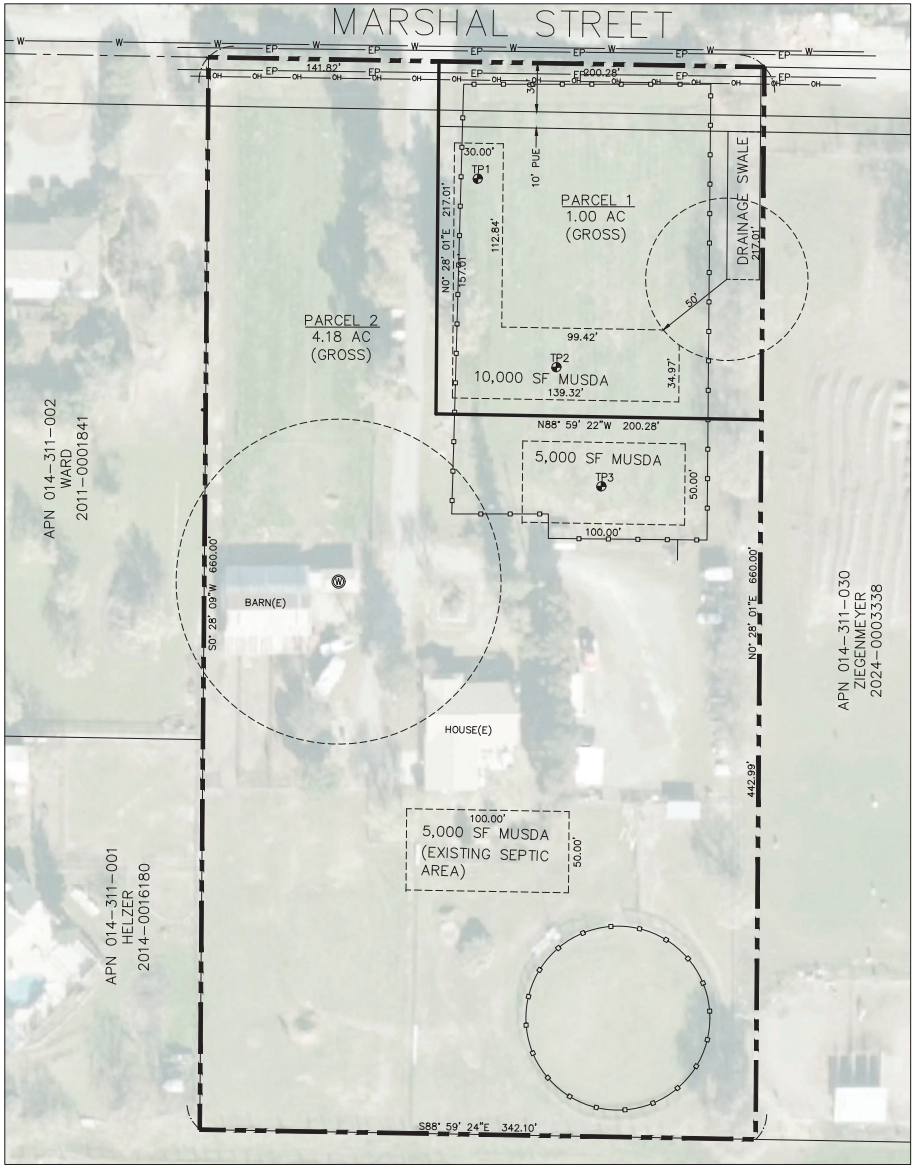
ELECTRICAL, GAS:
PG&E

FLOOD PLAIN DESIGNATION:
LOCATED WITHIN FLOOD ZONE X

NOTE:
APPLICANT AND ENGINEER TO RECEIVE ALL CORRESPONDENCES RELATED TO THIS PROJECT.

N

1"=50'



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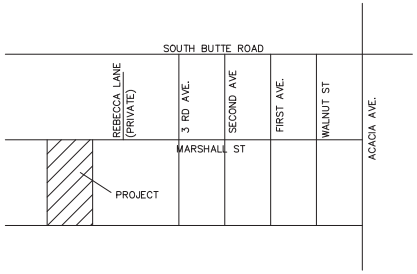


LOCATION MAP
NO SCALE

50'

TENTATIVE PARCEL MAP

SMITH

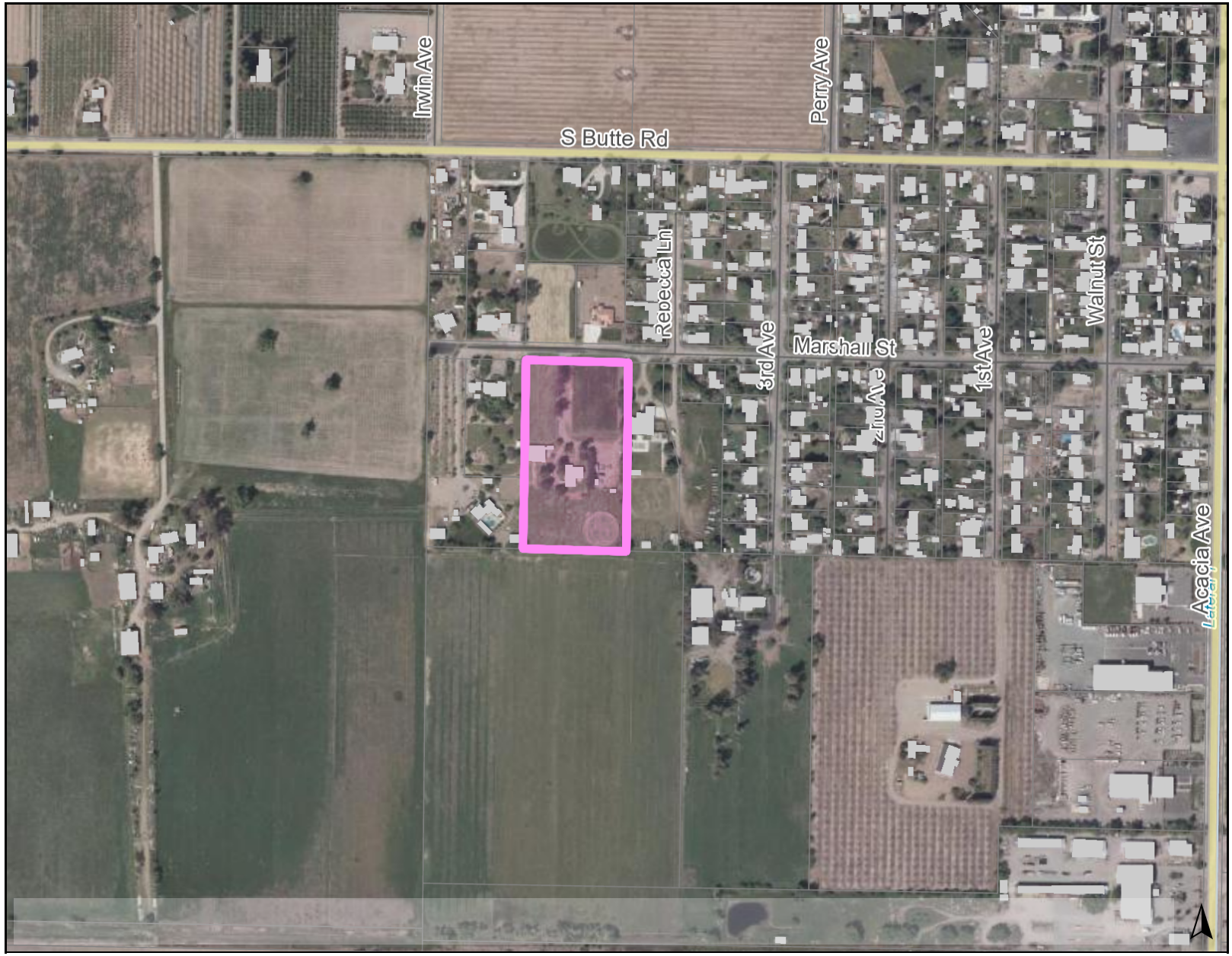
A DIVISION OF LOT 11 OF THE "MAP OF EPPERSON'S ADDITION TO SUTTER CITY"
AS FILED IN BOOK 5 OF DEEDS, PAGE 600, OFFICIAL RECORDS,
SUTTER COUNTY, CALIFORNIA

APRIL 2024

SHEET 1 OF 1

PREPARED BY:
nves
NORTH VALLEY ENGINEERING AND SURVEYING
P. O. BOX 3082
YUBA CITY, CA 95992
(530) 713-0417

U25-0012 (Smith)



Legend

- Addresses & Structures
  - Addresses
  - Building Footprints
    - 1
- Infrastructure & Facilities
  - Transportation & Road Assets
    - Railroads
    - Road Centerlines
      - 1
      - 3
      - 4
      - 5
  - Levees
    - 1
- Drainage, Sewer & Water Systems
  - Waterways
    - Open Waterways
      - Irrigation Canal
      - Creek
      - Drainage Ditch
      - River
      - State Drain
      - Ditch (reclass)
      - Natural Waterway (reclass)
      - <all other values>
- Land Records & Development
  - Land Records
    - Tax Parcels

Notes

0 500 1000 ft

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

8/12/2025

SUTTER COUNTY