

**Summary Form for Electronic Document Submittal****Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: U-19-014 (Sangha)Lead Agency: Sutter County Development Services DepartmentContact Name: Casey Murray, Associate PlannerEmail: cmurray@co.sutter.ca.usPhone Number: 530-822-7400 ext. 245Project Location: Northwest corner of Oswald Road and Railroad Avenue, Unincorporated area of Sutter County  
*City County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project is a rezone of two parcels, which are both two acres in size from GC (General Commercial) to M-1 (Light Industrial) and design review for the construction and operational use of a four-acre parking area located directly east of the existing Sangha Truck and Trailer Repair site to expand its vehicle parking capacity. The proposed rezoning to M-1 (Light Industrial) is compatible with the existing I/C (Industrial/Commercial) General Plan designation so a General Plan amendment is not required. The proposed site is located at 3971 Railroad Avenue (APN 23-072-034) and 909 Oswald Road (APN 23-072-035), while the existing six-acre semi-truck and trailer repair and storage site operates at 1055 Oswald Road (APN 23-072-039).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

This project will implement Feather River Air Quality Management District (FRAQMD) standard mitigation measures for projects that do not exceed construction or operational thresholds of significance. Mitigation is in place to mitigate long term dust issues in outdoor storage areas. Mitigation is in place to protect possible disturbance of human remains should they be encountered. A mitigation measure is proposed to ensure that the applicant complies with the requirements of the General Construction Storm Water Permit. Mitigation is in place to ensure that the applicant pays the project's fair share contribution for future drainage improvements needed to connect Oswald Road to Gilsizer Drainage District if and when this area is annexed to the district. Mitigation is in place that requires the applicant to receive approval of a final drainage study that reflects final design conditions for the project per County standards. Mitigation is in place that requires the applicant to construct private onsite drainage ditches/basins that provide storm water detention/retention along with the requirement for a private drainage facilities maintenance agreement to ensure that private drainage facilities are maintained. Mitigation is in place that requires a minimum eight foot tall solid wall along the southern boundary of the project site for noise attenuation. Mitigation is in place to ensure that all project related noise-generating construction activity is limited to daytime hours and prohibited on Sundays and holidays. Mitigation is in place to ensure that the applicant pays the project's fair share contribution for future intersection improvements at Oswald Road and State Highway 99. Mitigation is in place to ensure that the applicant pays their fair-share costs for road improvements.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are currently no known areas of controversy regarding this specific project. Issues raised by this project type in general have included concerns regarding aesthetics, lighting, air quality, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, and transportation.

Provide a list of the responsible or trustee agencies for the project.

Regional Water Quality Control Board