

COUNTY OF SUTTER
MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: Project #U-19-014 (Sangha)

PROJECT SPONSORS: Applicant/Owner:
Jaskaran Sangha
390 Allaire Circle, Sacramento, CA 95835

Engineer/Surveyor:
John Mallen, MHM, Inc.
1204 E Street, Marysville, CA 95901

PROJECT LOCATION: 909 and 1055 Oswald Road, 3971 Railroad Avenue, Yuba City, CA 95991; located on the northwest corner of Oswald Road and Railroad Avenue, east of State Highway 99

ASSESSOR'S PARCEL NO: 23-072-034, 23-072-035, and 23-072-039

PROJECT DESCRIPTION: 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. 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).

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.

Doug Libby Digitally signed by Doug Libby
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Doug Libby, Designee
Neal Hay, Director of Development Services
Environmental Control Officer

November 23, 2021
Date