

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-19-035 (Sills)Lead Agency: Sutter County Development Services DepartmentContact Name: Casey Murray, Associate PlannerEmail: cmurray@co.sutter.ca.us Phone Number: 530-822-7400 ext. 245Project Location: Southwest corner of Riego Road and Pleasant Grove Road, Unincorporated area of Sutter County
City *County*

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

The proposed project is a General Plan amendment from AG-80 (Agriculture, 80-acre minimum) to I/C (Industrial/Commercial), a rezone from AG (Agriculture) to CM-PD (Commercial Industrial-Planned Development), a tentative parcel map to divide 15.44± acres into a 5.32± acre parcel (Parcel 1) and a 10.12± acre parcel (Parcel 2), design review to establish a 123,709 square foot self-storage complex, 50 parking stalls for recreational vehicle (RV) storage, and 1,363 square foot office on proposed Parcel 2, and use permit to allow for reduced agricultural buffering between adjacent agricultural uses and proposed development. The project site is located at 8139 Pleasant Grove Road, Elverta, CA 95626.

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

Mitigation is in place that requires the applicant to submit a fugitive dust control plan to the Feather River Air Quality Management District (FRAQMD) and to comply with all FRAQMD standards and construction phase measures. Mitigation measures are in place that require pre-construction surveys for special status plants and animals. Mitigation is in place to minimize potential impacts to wetlands and Waters of the U.S. 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 that requires the applicant to construct private onsite drainage ditches/basins that provide storm water retention along with the requirement for a private drainage facilities maintenance agreement to ensure that private drainage facilities are maintained. 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.

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 raised by agencies. Issues raised by an adjoining property owner include the loss of farmland and an increase in traffic, light pollution, and theft to the area.

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

Regional Water Quality Control Board
California Department of Fish and Wildlife