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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: Johnson Ranch Estates

Lead Agency: Yuba City

Contact Name: Doug Libby, AICP, Deputy Director of Development Services

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Project Location: Yuba City in the County of Sutter
City *County*

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

Tentative Subdivision Map (TSM) 22-09, Johnson Ranch Estates and a Development Agreement ("Project"): Johnson Ranch Estates is a proposed 82-lot single-family residential subdivision on approximately 15.84 acres. The gross density of the Project is approximately 5.2 residences per acre. The property is located within the eastern edge of the Butte Vista Neighborhood Plan, on the west side of West Onstott Frontage Road approximately 1,100 feet south of Pease Road. The proposed subdivision is located in north Yuba City in a primarily single-family residential area. Primary access to the property today is from West Onstott Frontage Road. There are also three residential streets connecting to this property from the subdivision west of this property. The Project will connect with all of them. There is a single-family residence located at the northeast corner of the property that will be removed as part of the Project. The remaining property is vacant of any buildings and fallow. The Assessor's Parcel Numbers are 59-030-008 and 009.

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

Categories Impacted: Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Transportation, Tribal Cultural Resources

Biological Resources Mitigation: Preconstruction nesting bird surveys will be required during nesting season.

Transportation Mitigation: Proposed development shall pay fair share contribution for future traffic signal improvements at the intersection of Queens Ave and Peach Tree Lane.

Cultural Resources/ Tribal Cultural Resource Mitigation: Instructions on how to address potential tribal cultural resouces encountered during ground disturbing activities.

Geology/Soils Mitigation: Requires a note be placed on grading plans for how to handle paleontological resources encountered during ground disturbing activities.

Greenhouse Gas Emission Mitigation: Requires compliance with the City's Resource Efficiency Plan that includes GHG reduction measures.

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

None.

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

None.