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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: 1973 State Route 65 Annexation Project

Lead Agency: City of Wheatland

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Project Location: Wheatland, Yuba
City *County*

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

The project area consists of a 1.8-acre portion of a 3.84-acre parcel located as 1973 State Route (SR) 65. The City of Wheatland General Plan designates the site as Medium Density Residential (MDR). Because the site is not within the City of Wheatland, the site does not have a City zoning designation. The Yuba County General Plan designates the site as Natural Resources and the site is zoned Agriculture (AE-40) by the County.
The 1973 State Route 65 Annexation Project consists of the annexation of the project site into the City of Wheatland. Annexation is ultimately subject to approval by Yuba Local Agency Formation Commission (LAFCo). The proposed project would require approval to amend the General Plan land use designation of the project site from MDR to Commercial, and Pre-Zone the project site with a City zoning designation of Heavy Commercial (C-3). The proposed project would not include any development at this time. Any future development on the project site would be subject to subsequent environmental review and approval by the City.

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

The Initial Study/Mitigated Negative Declaration (IS/MND) identifies potentially significant impacts for the following issue areas: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Noise, and Tribal Cultural Resources. However, the IS/MND includes mitigation measures to reduce all potentially significant impacts to less-than-significant levels. For example, the mitigation measures include, but are not limited to, preparation of an air quality analysis to determine emissions associated with all activities related to development; biological surveys and avoidance measures if protected species are found during the surveys; implementation of avoidance/protection measures should any cultural, tribal cultural, or paleontological resources be identified on-site; preparation of a project-level noise assessment;

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

Significant areas of controversy have not been identified for the proposed project. Typical concerns related to development projects in the City include:

- impacts to wildlife habitat;
- increased pollutant emissions;
- increase in noise; and
- increase in traffic.

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

- Central Valley Regional Water Quality Control Board (RWQCB);
- California Department of Fish and Wildlife (CDFW);
- Feather River Air Quality Management District (FRAQMD); and
- U.S. Fish and Wildlife Service (USFWS).