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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: Henson Farms Apartments (GPA 23-01, RZ 23-01, DP 23-01, EA 23-02)

Lead Agency: City of Yuba City

Contact Name: Doug Libby

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Project Location: Yuba City, Sutter
City *County*

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

The Henson Farms Apartments proposal consists of General Plan Amendment (GPA) 23-01, Rezone (RZ) 22-01, and Development Plan 23-01. GPA 23-01 will redesignate 7.84 acres from the Office and Office Park (O) land use designation to a Medium-High Density Residential (HDR) designation. RZ 23-01 will rezone the same properties from a Single-Family Residential (R-1) Zone District to a Multiple-Family Residential (R-3) Zone District. DP 23-01 is a request to construct a 138-unit apartment complex, consisting of 20 two- and three-story buildings, along with 223 parking spaces (193 are required by the Zoning Regulations), most of which will be shaded (providing time for tree growth). Proposed are 31,713 square feet of open space (minimum of 27,600 square feet are required). Also included is a community building and mail room, swimming pool with associated decking, adequate vehicle parking, and landscaping. The proposed density is 17.6 residences per acre.
The 7.84 acres are located on the north side of North Colusa Frontage Road between Hooper Road and El Margarita Road.

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

The following environmental factors would be potentially affected by this project: greenhouse gas emissions, geology and soils, noise, transportation, and tribal cultural resources. Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the mitigation measures outlined in the Mitigation Measures and Monitoring Plan that is attached.

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

N/A

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

N/A