

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: U22-0006 (Thiara)

Lead Agency: Sutter County Development Services Department

Contact Name: Raveena Sroya, Assistant Planner

Email: rsroya@co.sutter.ca.us Phone Number: 530-822-7400 ext. 319

Project Location: 17812 State Highway 113, Robbins, CA 95645; Unincorporated area of Sutter County
City *County*

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

A use permit and design review for a large general truck yard for a maximum of 81 truck and trailer parking spaces and 54 automobile parking spaces within the M-1 (Light Industrial) Zoning District. The 6.7-acre project site is located at 17812 State Hwy 113, on the east side of State Highway 113 and on the west side of Reclamation Road, within the Rural Community of Robbins.

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 mitigation measures. 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 obtain a Grading Permit in compliance with County standards. Mitigation is in place that requires the applicant to construct private onsite drainage ditches/basins that provide storm water retention as determined by a required drainage study 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. Mitigation is in place to ensure improvements to the site entrance are constructed per Caltrans Specifications and Sutter County Improvement Standards and an Encroachment Permit is obtained from Caltrans prior to the start of any work in the State Route 113 Right of Way. Mitigation is in place to ensure that the access route and facility meet Terminal Access classification requirements for Surface Transportation Assistance Act (STAA) trucks if access to a County road is proposed. Mitigation is in place to require an Encroachment Permit if any work is done to improve access onto a County road.

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

Issues raised by this project type in general have included concerns regarding aesthetics, lighting, air quality, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, and transportation. Caltrans has expressed concerns with the truck access proposed from State Highway 113, specifically related to sight distances, turn lanes, and truck turning requirements. Caltrans has stated a two-way left turn would be required for trucks turning left coming from the southbound direction and for the safety of outbound left turns from the project site. If a left turn lane is not constructed, site access would be limited to northbound right turns only. Widening of the shoulder on both the east and west side of Hwy 113 would be required to accommodate off tracking. Truck turning templates were requested to ensure there is adequate circulation areas onsite to prevent potential back up on Hwy 113.

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

Regional Water Quality Control Board
California Department of Fish and Wildlife
California Department of Transportation (Caltrans)