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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: Sohal Ranch Subdivision (TSM 22-02, EA 22-06)

Lead Agency: City of Yuba City

Contact Name: Doug Libby

Email: developmentservices@yubacity.net Phone Number: 5308223231

Project Location: Yuba City, Sutter
City *County*

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

Tentative Subdivision Map (TSM) 22-02, Sohal Ranch, proposes to subdivide an approximately 41.36-acre property into 179 single-family residential lots, which will include a 2.63-acre park, a 0.11-acre parcel for a sewer lift station, as well as right-of-way dedications and half street improvements for both George Washington Boulevard and Lincoln Road. The project includes a Development Agreement with a term of 15 year, plus an option for another five years if approved by the City Council, in exchange for the dedication of park land and payment of an additional per parcel fee for future neighborhood parks.

The property is located at the southeast corner of Lincoln Road and George Washington Boulevard. The Assessor's Parcel Numbers are 65-010-005 and 65-010-006.

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: air quality, biological resources, greenhouse gas emissions, geology and soils, tribal cultural resources, transportation, recreation, and noise. 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