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: <u>U</u> 2	22-0020 (Hussain)		
	utter County Development Services Department		
•	Raveena Sroya, Assistant Planner		
Email: rsroya@c		Phone Number: 530-822-7400 ext. 319	
Project Location: 1166 Eager Road, Yuba City, CA 95993; Unincorporated Area of Sutter County			
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Project Description (Proposed actions, location, and/or consequences).

The proposed project would allow the development of a large general truck yard with a maximum of 19 truck/trailer parking spaces, a new 4,800± square foot shop for repairs and storage, the demolition of one existing structure, and the conversion of two existing buildings into a caretaker residence and office on 2.7± acres within the Commercial Industrial-Planned Development (CM-PD) and Light Industrial-Planned Development (M-1-PD) Districts. The proposal includes the following permit applications: 1) Planned Development Amendment; 2) Use Permit; and 3) Minor Design Review. The project site is located at 1166 Eager Road, on the east side of East Onstott Frontage Road, south side of Eager Road, and the west side of Live Oak Boulevard.

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 and to comply with all FRAQMD standards and construction phase mitigation measures.
- Protect possible disturbance of human remains and tribal cultural resources should they be encountered.
- Ensure that the applicant complies with the requirements of the General Construction Storm Water Permit.
- Obtain a Grading Permit in compliance with County standards.
- Construct private onsite drainage ditches/basins that provide storm water retention with the requirement for a private drainage facilities maintenance agreement to ensure that new drainage facilities are properly maintained.
- Ensure that all project related noise-generating construction activity is limited to daytime hours and prohibited on Sundays and holidays.
- Construct a 9-foot-tall solid noise barrier to reduce noise impacts to the adjacent residence, keep the shop doors closed at all times while in use, and restrict TRU parking to easternmost parking stalls during nighttime hours.
- Ensure improvements to the site entrance are constructed per Sutter County Improvement Standards
- 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.

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