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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: West Railroad Village (TSM 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).

Tentative Subdivision Map (TSM) 23-02, West Railroad Village, and a Development Agreement. The subdivision proposes to subdivide the 4.8-acre property into 21 duplex lots and six single-family residential lots, for a total of 48 new residences. The site, which currently has an orchard on it, is located within the Bogue-Stewart Master Plan (BSMP) area. The subdivision will be served by an internal loop street with two access points into the property, both from Railroad Avenue. The property has full City services available to it.

This project is located on the west side of Railroad Avenue approximately 200 feet south of Bogue Road. Assessor's Parcel Number (APN) 055-240-002

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: biological resources, noise, utilities/service systems, cultural resources, greenhouse gas emissions, transportation, air quality, hazard and hazardous materials, 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