

**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: U23-0010 (Siller)Lead Agency: Sutter County Development Services DepartmentContact Name: Raveena Sroya, Assistant PlannerEmail: rsroya@co.sutter.ca.us Phone Number: 530-822-7400 ext. 319Project Location: 1493 Acacia Avenue, Sutter, CA 95982; Unincorporated area of Sutter County  
*City* *County*

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

The project proposes to amend the underlying land use designations for ±5.46 developed acres within the unincorporated County. The parcel is located within the Rural Community of Sutter and has frontage along Acacia Avenue, which is a County maintained road. The project proposal includes a General Plan Amendment from Agriculture-40 (AG-40) to Industrial/Commercial (I/C) and a Rezone from Agriculture (AG) to Commercial Industrial (CM). The applicant has indicated the intent to continue agricultural equipment maintenance and repair use on the property and to potentially expand the use in the future pending approval of their requested General Plan Amendment and Rezone. The existing operations are considered allowed uses within both the current zoning designation (AG) and the proposed zoning designation (CM). No formal development proposal has been submitted at this time for any change or expansion to the existing use of the property. The proposed amendments to the General Plan land use designation and zoning would allow a mix of commercial and industrial uses as a permitted use and/or a use requiring discretionary approval.

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

Mitigation measure incorporated to ensure water quality impacts during future grading and construction are minimized.

Mitigation measure incorporated to ensure future development is in compliance with the Sutter County Climate Action Plan prior to commercial use of the site.

Mitigation measure incorporated that requires the applicant to submit a Hazardous Materials Business Plan prior to use or handling of hazardous materials on site.

Mitigation is incorporated requiring the applicant to provide a drainage study prior to commercial use of the site demonstrating compliance with County standards and to construct private onsite drainage ditches/basins that provide storm water retention/detention.

Mitigation measure incorporated that requires the applicant to provide an acoustical study prior to establishment of a new use on the project site.

Mitigation measure incorporated requiring applicant to dedicate rights of way and/or public service easements along Acacia Avenue and to construct improvements to the parcel frontage along Acacia Avenue that meets County Development Standards for the road classification prior to commercial use of the site. These improvements shall contain, at a minimum, sidewalk, curb, gutter, and defined driveway access points for a Commercial Business.

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

There are currently no known areas of controversy regarding this specific project.

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

None.