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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: U-Haul Expansion & Amendment to Approved Use Permit Project

Lead Agency: County of Nevada

Contact Name: Zachary Ruybal

Email: zachary.ruybal@nevadacountyca.gov Phone Number: (530) 470-2488

Project Location: Nevada City, CA 95959, Nevada County
City *County*

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

A Conditional Use Permit (CUP25-0006) and Oak Resource Management Plan (MGT25-0014) for the construction of 137 mini storage units, approximately 7.67'x 26' in size each, for a total floor area of 29,057 square feet on a crushed gravel base for U-Haul on a mixed zoned parcel, with both Light Industrial with a Site Performance Combining District (M1-SP) and Open Space with a Site Performance Combining District (OS-SP) zoning districts located at 17400 Cattle Drive (APN: 051-110-008), and an Amendment to an Approved Use Permit (U87-023) to allow for exterior lighting and outdoor storage for the existing U-Haul facility on a mixed zoned parcel, including General Agricultural with a minimum parcel size of 5-acres with a Site Performance Combining District (AG-5-SP), Light Industrial with a Site Performance Combining District (M1-SP) and Open Space with a Site Performance Combining District (OS-SP) at 17350 Cattle Drive (APN: 051-440-010).

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

The Mitigated Negative Declaration (MND) prepared for the proposed project identified potentially significant impacts related to the following environmental issue areas: Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hazards and Hazardous Materials, Noise, Tribal Cultural Resources, and Utilities/Service Systems.

The environmental issue areas in which the MND identified feasible mitigation measures to reduce the potentially significant impact to a less-than-significant level include the following: Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hazards and Hazardous Materials, Noise, Tribal Cultural Resources, and Utilities/Service Systems.

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