

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: General Plan Amendment (GPA) 23-04 and Rezoning (RZ) 23-04, Daniel Milner/Milner Family Trust

Lead Agency: City of Yuba City

Contact Name: Doug Libby

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Project Location: Yuba City

City

Sutter

County

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

The request is to amend the General Plan and rezone three parcels consisting of 2.14 acres. The General Plan Amendment would redesignate the properties from Business, Technology and Light Industrial (BTLI) and Low-Density Residential (LDR) land use designations to a Regional Commercial (RC) designation. The Rezoning of the same property would be from a Light Industrial/Heavy Commercial (C-M) Zone District and Single-Family Residential (R-1) Zone District to the Regional Commercial Zone District combined with the X30 Combining Zone District (C-3 X30). The X30 Zone District will not permit development on the site until the nearby State Route 20/EI Margarita Road intersection is improved to City and Caltrans standards. No specific development project is proposed at this time.

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

The Project may have potentially significant impacts to the categories of Transportation and Tribal Cultural Resources. The intersection of EI Margarita Rd and Colusa Hwy was identified in the Project's traffic study, the traffic studies of several other projects, and by Caltrans as an area where improvements such as signalization are needed. Accordingly, a mitigation measure is included that states that no development may occur on the property until the time that improvements as identified by a Caltrans ISOAP study are completed to the satisfaction of Caltrans and the City.

Consultation for the project was also solicited to the applicable Native American tribes under SB 18 and AB 52. No comments were received, however, the chance remains that unanticipated discoveries may arise during the period of project construction. Therefore, a mitigation measure was placed that provides a response plan in the case that any cultural discoveries are made.

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