

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: U23-0017 (Siller)

Lead Agency: Sutter County Development Services Department Contact Person: Raveena Sroya, Associate Planner
 Mailing Address: 1130 Civic Center Blvd., Suite A Phone: 530-822-7400 ext. 319
 City: Yuba City Zip: 95993 County: Sutter

Project Location: County: Sutter City/Nearest Community: City of Yuba City
 Cross Streets: North Colusa Frontage Road and State Route 20 Zip Code: 95993
 Longitude/Latitude (degrees, minutes and seconds): 39 ° 08 ' 31.3 " N / 121 ° 42 ' 28.3 " W Total Acres: 19.39
 Assessor's Parcel No.: 13-280-148, -158, -159, -160, -161 Section: 14 Twp.: 15N Range: 02E Base: MDB&M
 Within 2 Miles: State Hwy #: 20 Waterways: Sutter Butte Canal, Snake River, Wadsworth Canal
 Airports: none Railways: none Schools: Franklin, Faith Christian

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: Land Use Amendment
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Greenhouse Gases

Present Land Use/Zoning/General Plan Designation:

AG (Agriculture) and RAN (Ranchette) / AG-80 (Agriculture, 80-acre minimum) and RAN (Ranchette)

Project Description: (please use a separate page if necessary)
 See attached.

Project Description:

This project proposes a General Plan Amendment and Rezone involving five parcels totaling 19.37± acres. One parcel totaling 1.3± acres will be amended from AG-80 (Agriculture, 80-acre minimum) to I/C (Industrial/Commercial) and rezoned from AG (Agriculture) to CM (Commercial-Industrial) and four parcels totaling 18.07± acres will be amended from RAN (Ranchette) to I/C (Industrial/Commercial) and rezoned from RAN (Ranchette) to CM (Commercial-Industrial). The agricultural parcel is developed with a single-family residence and the easternmost Ranchette parcel contains a dilapidated barn, both of which will be demolished prior to future development. All other parcels are vacant. No formal development proposal has been submitted at this time for any change of use of the property. The proposed amendments to the General Plan land use designation and zoning will allow a mix of commercial and industrial uses as a permitted use and/or a use requiring discretionary approval.

The parcels all have frontage on State Route 20 in conformance with the County Zoning Code which requires all parcels to have frontage on a road which has been accepted and maintained by Sutter County or the State of California. However, State Route 20 is access controlled in the project area and Caltrans has indicated that new access will not be permitted to any of the parcels. The parcels will gain access from N. Colusa Frontage Road which ends at the eastern most parcel of the five. The remaining four parcels have access via a recorded easement that runs along the southern end of the parcels. The applicant will be required to install improvements to provide access to all parcels in compliance with current Fire Code and County Development Standards before any new development on these parcels.

The agricultural parcel is served by an individual septic system and water well. Two of the Ranchette parcels contain agricultural wells and the other two parcels do not currently have any waste disposal or water service. The applicant will be required to provide provisions for waste disposal and water per Environmental Health Division standards.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>3</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5S</u>
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>2</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date May 9, 2025 Ending Date June 9, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>North Valley Engineering & Surveying</u>	Applicant: <u>Neal Siller</u>
Address: <u>1547 Starr Drive Suite J</u>	Address: <u>P.O. Box 430</u>
City/State/Zip: <u>Yuba City, CA 95993</u>	City/State/Zip: <u>Penn Valley, CA 95946</u>
Contact: <u>George L. Musallam</u>	Phone: <u>916-893-3462</u>
Phone: <u>530-763-5261</u>	

Signature of Lead Agency Representative:  Date: 5/12/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.