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: The Ridge Estates Subdivision

Lead Agency: City of Yuba City | Contact Person: Doug Libby
Mailing Address: 1201 Civic Center Blvd | Phone: 5308223231
City: Yuba City | Zip: 95993 | County: Sutter

Project Location: County: Sutter | City/Nearest Community: Yuba City
Cross Streets: The property is located on the west side of El Margarita Road approximately 0.35 miles south of SR 20 at 658 El Margarita Rd | Zip Code: 95993
Longitude/Latitude (degrees, minutes and seconds): 39 ° 8 ′ 0892 ″ N / 121 ° 39 ′ 45.9 ″ W | Total Acres: 20.76
Assessor's Parcel No.: 63-010-136 and -137 | Section: | Twp.: | Range: | Base:
Within 2 Miles: State Hwy #: 99 / 20 | Waterways:
Airports: | Railways: | Schools: River Valley High School

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: | ☐ FONSI

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 141 Acres 20.76
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

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 Gas Emission, Tribal Resources

Present Land Use/Zoning/General Plan Designation:

R-3X24 & C-OX24 / Medium Family Residential & Office & Office Park

Project Description: *(please use a separate page if necessary)*

The Ridge Estates (Tentative Subdivision Map 25-01) proposes to subdivide approximately 20.76 acres into 141 single-family residential lots. The Project also includes General Plan Amendment 25-01, Rezoning 25-01, and a Development Agreement.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

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

S Air Resources Board
____ Boating & Waterways, Department of
____ California Emergency Management Agency
____ California Highway Patrol
S Caltrans District # 3
____ Caltrans Division of Aeronautics
____ Caltrans Planning
____ Central Valley Flood Protection Board
____ Coachella Valley Mtns. Conservancy
____ Coastal Commission
____ Colorado River Board
____ Conservation, Department of
____ Corrections, Department of
____ Delta Protection Commission
____ Education, Department of
____ Energy Commission
____ Fish & Game Region # ____
____ Food & Agriculture, Department of
____ Forestry and Fire Protection, Department of
____ General Services, Department of
____ Health Services, Department of
____ Housing & Community Development
____ Native American Heritage Commission
____ Office of Historic Preservation
____ Office of Public School Construction
____ Parks & Recreation, Department of
____ Pesticide Regulation, Department of
____ Public Utilities Commission
S Regional WQCB # R5
____ Resources Agency
____ Resources Recycling and Recovery, Department of
____ S.F. Bay Conservation & Development Comm.
____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
____ San Joaquin River Conservancy
____ Santa Monica Mtns. Conservancy
____ State Lands Commission
____ SWRCB: Clean Water Grants
____ SWRCB: Water Quality
____ SWRCB: Water Rights
____ Tahoe Regional Planning Agency
____ Toxic Substances Control, Department of
____ Water Resources, Department of

____ Other: _____
____ Other: _____

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

Starting Date 8/26/2025 Ending Date 8/24/2025

Lead Agency (Complete if applicable):

Consulting Firm: Land Use Planning Consultant / City of Yuba City
Address: 1201 Civic Center Blvd
City/State/Zip: Yuba City, CA 95993
Contact: Doug Libby
Phone: 530-822-3231

Applicant: City of Yuba City
Address: 1201 Civic Center Blvd
City/State/Zip: Yuba City, CA 95993
Phone: 530-822-3231

Signature of Lead Agency Representative: Doug Libby **Date:** 08/26/2025

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