

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:** U25-0012 (Smith)

Lead Agency: Sutter County Development Services Department Contact Person: Luis Enrique Hernandez Assistant
 Mailing Address: 1130 Civic Center Blvd., Suite A Phone: 530-822-7400 ext. 300
 City: Yuba City Zip: 95993 County: Sutter

Project Location: County: Sutter City/Nearest Community: Sutter
 Cross Streets: West of Rebecca Ln & Marshall Street Zip Code: 95982
 Longitude/Latitude (degrees, minutes and seconds): 39 ° 9 ' 17.2 " N / 121 ° 45 ' 40.3 " W Total Acres: 5.18
 Assessor's Parcel No.: 14-311-031 Section: 16 Twp.: 15N Range: 02E Base: MDB&M
 Within 2 Miles: State Hwy #: None Waterways: Wadsworth Canal
 Airports: None Railways: None Schools: ButteView, Brittan, Sutter

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 _____ 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 division
☐ 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:

Residential / R-1-A (Single Family Residential Agricultural Combining District) / ER (Estate Residential)

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

See attachment.

Description of Project U25-0012(Smith): The proposed project is a Tentative Parcel Map to subdivide a 5.18± acre parcel into a 1.0± acre parcel ("Parcel 1") and a 4.18± acre remainder parcel ("Parcel 2") (see attachments 1 and 2). The proposed parcels will both have frontage on Marshall Street, which is a County maintained gravel surfaced road. The existing parcel is developed with a residence with an attached garage, agricultural well, and barn, which are proposed to remain on the proposed Parcel 2. The existing residence is served by an individual on-site septic system and is connected to the community water system provided by the Sutter Community Services District (CSD). Access is provided by an existing driveway off Marshall Street. The proposed Parcel 1 will be created out of the northeast portion of the existing parcel and is anticipated to be developed in the future with a single-family residence. The parcel is proposed to be served by an individual on-site septic system designed and installed under permit by the County Development Services Environmental Health Division in compliance with State law and local ordinance. Soil testing was completed and used to establish the location of the minimum usable sewage disposal area (MUSDA) and size in accordance with the Sutter County Code of Ordinances Sutter County Development Services Department Project #U25-0012 (Smith)Initial Study 2700-130. The MUSDA sizes are shown on the proposed tentative map. The proposed Parcel 1 is proposed to be connected to the community water system provided by the Sutter CSD. A separate service line connection will be required at the time of development. The parcels have a proposed density of 0.38 dwellings units (du) per acre where 0.3-2 du/acre are allowed per the General Plan. The property drains in a southwesterly direction. On-site detention is proposed to accommodate drainage. A drainage swale is proposed at the northeast corner of Parcel 1. The drainage swale will be located 50 feet from the MUSDA.9. Surrounding land uses and setting: The project site is located at 8388 Marshall Street, within the unincorporated community of Sutter in Sutter County. The parcel is approximately 4.95 acres in size and currently developed with a single-family residence with attached garage, agricultural well, and barn. The property is designated Estate Residential (ER) by the Sutter County General Plan and zoned R-1-A (Single-Family Residential – Agriculture Combining District). The subject property is situated in a rural residential setting within the Sutter Rural Planned Community and lies southeast of the Sutter Buttes. Surrounding properties to the north, east, and west are similarly designated ER and zoned R-1-A and are developed with single-family residences and accessory structures. The parcel to the south is zoned AG (Agriculture) and consists of uncultivated agricultural land. No commercial or active agricultural operations are present adjacent to the project site. The project area reflects a pattern of low-density, rural residential development, and the proposed subdivision density is consistent with the surrounding neighborhood character. No change in General Plan designation or zoning is proposed as part of this project, and the existing rural residential nature of the community will be preserved.

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".

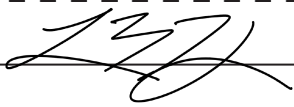
☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____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

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

Starting Date September 10, 2025 Ending Date September 30, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>North Valley Engineering and Surveying</u>	Applicant: <u>Cody S. Smith</u>
Address: <u>P. O. Box 3082</u>	Address: <u>P.O. Box 326</u>
City/State/Zip: <u>Yuba City, California 95992</u>	City/State/Zip: <u>Sutter, CA 95982</u>
Contact: <u>George Musallam</u>	Phone: <u>(530) 635-3944</u>
Phone: <u>(530) 713-0417</u>	

Signature of Lead Agency Representative:  Date: 9/10/2025

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