

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:** U25-0020 (Takher)Lead Agency: Sutter County Development Services DepartmentContact Person: Casey Murray, Senior PlannerMailing Address: 1130 Civic Center Blvd., Suite APhone: 530-822-7400 ext. 245City: Yuba CityZip: 95993County: Sutter**Project Location:** County: SutterCity/Nearest Community: Yuba CityCross Streets: Southwest corner of Taylor Road and Holcomb AvenueZip Code: 95993Longitude/Latitude (degrees, minutes and seconds): 39 ° 5 ' 18.3 " N / 121 ° 39 ' 26.6 " W Total Acres: 27.9Assessor's Parcel No.: 23-030-107Section: 5Twp.: 14NRange: 03EBase: MDB&MWithin 2 Miles: State Hwy #: 99Waterways: Gilsizer SloughAirports: NoneRailways: NoneSchools: Barry Elementary School**Document Type:**

CEQA: ☐ NOP
☐ Early Cons
☐ Neg Dec
☒ Mit Neg Dec

☐ Draft EIR
☐ Supplement/Subsequent EIR
 (Prior SCH No.) _____
 Other: _____

NEPA: ☐ NOI
☐ EA
☐ Draft EIS
☐ FONSI

Other: ☐ Joint Document
☐ Final Document
☐ Other: _____

Local Action Type:

☐ General Plan Update
☐ General Plan Amendment
☐ General Plan Element
☐ Community Plan

☐ Specific Plan
☐ Master Plan
☐ Planned Unit Development
☐ Site Plan

☐ Rezone
☐ Prezone
☐ Use Permit
☒ Land Division (Subdivision, etc.)

☐ Annexation
☐ Redevelopment
☐ Coastal Permit
☐ Other: _____

Development Type:☒ Residential: Units 1 Acres 2.4☐ 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
☒ Agricultural Land
☒ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☒ Drainage/Absorption
☐ Economic/Jobs

☐ Fiscal
☒ Flood Plain/Flooding
☒ Forest Land/Fire Hazard
☒ Geologic/Seismic
☒ Minerals
☒ Noise
☒ Population/Housing Balance
☒ Public Services/Facilities

☒ Recreation/Parks
☒ Schools/Universities
☒ Septic Systems
☐ Sewer Capacity
☒ Soil Erosion/Compaction/Grading
☒ Solid Waste
☒ Toxic/Hazardous
☒ Traffic/Circulation

☒ Vegetation
☒ Water Quality
☒ Water Supply/Groundwater
☒ Wetland/Riparian
☐ Growth Inducement
☒ Land Use
☒ Cumulative Effects
☒ Other: Greenhouse Gases

Present Land Use/Zoning/General Plan Designation:

Walnut orchard / AG (Agriculture) District / AG-20 (Agriculture, 20-acre minimum)

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

A Tentative Parcel Map to divide an existing 27.9± acre parcel into a 2.4± acre homesite parcel (Parcel 1) and a 25.5± acre remainder parcel (Parcel 2). No new building construction is proposed by this project; however, one residence as allowed by existing General Plan density, may be established on the proposed homesite parcel. In accordance with Sutter County General Plan Policy AG 1.8 and Zoning Code Section 1500-05-040, a development rights and open space easement agreement will be required to be entered into to prohibit residential development on the agricultural remainder parcel.

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 January 10, 2026 Ending Date January 29, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Equa Engineering</u>	Applicant: <u>Harinder Takher</u>
Address: <u>591 Obrien Avenue</u>	Address: <u>2473 Reed Road</u>
City/State/Zip: <u>Gridley, CA 95948</u>	City/State/Zip: <u>Yuba City, CA 95991</u>
Contact: <u>Monte Johnson</u>	Phone: <u>530-682-5089</u>
Phone: <u>530-632-6605</u>	

Signature of Lead Agency Representative: <u>Casey Murray</u>	Digitally signed by <u>Casey Murray</u> Date: 2026.01.05 14:59:37 -08'00'	Date: <u>1-5-2026</u>
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Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.