

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: U24-0017 (Singh)

Lead Agency: Sutter County Development Services Department Contact Person: Casey Murray, Senior Planner
 Mailing Address: 1130 Civic Center Blvd., Suite A Phone: 530-822-7400 ext. 245
 City: Yuba City Zip: 95993 County: Sutter

Project Location: County: Sutter City/Nearest Community: Unincorporated Yuba City

Cross Streets: Southeast corner of State Highway 99 and Walnut Avenue Zip Code: 95991

Longitude/Latitude (degrees, minutes and seconds): 39 ° 4 ' 46.3 " N / 121 ° 38 ' 2.4 " W Total Acres: 4.21

Assessor's Parcel No.: 23-064-011 Section: 10 Twp.: 14N Range: 03E Base: MDB&M

Within 2 Miles: State Hwy #: 99 Waterways: Feather River, Gilsizer Slough

Airports: none Railways: none Schools: Barry, Riverbend, et al.

Document Type:

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

Metal shop building/ ER (Estate Residential) / ER (Estate Residential)

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

General Plan Amendment from ER (Estate Residential) to COM (Commercial) and Rezone from ER (Estate Residential) to CM (Commercial-Industrial) District for the entire 4.21± acre parcel. No new development, uses, or construction is proposed at this time. The north portion of the site is developed with an existing 6,300 square foot metal shop building with an attached 3,700 square foot lean-to (10,000 square feet total), which is proposed to remain for a future use. Any future permitted commercial and industrial buildings and/or use types require Design Review approval.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

<input 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 #3	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #5S
<input 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 #2	<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 type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date March 6, 2026 Ending Date April 6, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Laughlin and Spence</u>	Applicant: <u>Pardeep Singh</u>
Address: <u>1008 Live Oak Blvd.</u>	Address: <u>1137 Leonard Court</u>
City/State/Zip: <u>Yuba City, CA 95991</u>	City/State/Zip: <u>Yuba City, CA 95993</u>
Contact: <u>Jeff Spence</u>	Phone: <u>530-682-1500</u>
Phone: <u>530-671-1008</u>	

Signature of Lead Agency Representative: Casey Murray Digitally signed by Casey Murray
Date: 2026.03.02 13:24:48 -08'00' Date: 3-2-2026

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