

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: General Plan Amendment (GPA) 23-04 and Rezoning (RZ) 23-04, Daniel Milner/Milner Family Trust

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: SW corner of El Margarita Rd and South Colusa Frontage Rd

Zip Code: 95993

Longitude/Latitude (degrees, minutes and seconds): 39 ° 8 ' 27.134" N / 121 ° 39 ' 46.14" W Total Acres: 2.14

Assessor's Parcel No.: 63-010-015, -081, and -082

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: 99 / 20

Waterways: _____

Airports: _____

Railways: _____

Schools: River Valley High 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 _____ Acres _____

☐ 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: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

SFR and Commercial/R-1 and C-M Zone Districts/Low-Density Residential (LDR) and Business, Technology, and Light Industrial (B,T,& LI) Land Use Designations

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

The request is to amend the General Plan and rezone three parcels consisting of 2.14 acres. The General Plan Amendment would redesignate the properties from Business, Technology and Light Industrial (BTLI) and Low-Density Residential (LDR) land use designations to a Regional Commercial (RC) designation. The Rezoning of the same property would be from a Light Industrial/Heavy Commercial (C-M) Zone District and Single-Family Residential (R-1) Zone District to the Regional Commercial Zone District combined with the X30 Combining Zone District (C-3 X30). The X30 Zone District will not permit development on the site until the nearby State Route 20/El Margarita Road intersection is improved to City and Caltrans standards. No specific development project is proposed at this time.

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.

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

<u>S</u>	Caltrans District # <u>3</u>	<u>S</u>	Public Utilities Commission
<u></u>	Caltrans Division of Aeronautics	<u>S</u>	Regional WQCB # <u>R5</u>
<u></u>	Caltrans Planning	<u></u>	Resources Agency
<u></u>	Central Valley Flood Protection Board	<u></u>	Resources Recycling and Recovery, Department of
<u></u>	Coachella Valley Mtns. Conservancy	<u></u>	S.F. Bay Conservation & Development Comm.
<u></u>	Coastal Commission	<u></u>	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<u></u>	Colorado River Board	<u></u>	San Joaquin River Conservancy
<u></u>	Conservation, Department of	<u></u>	Santa Monica Mtns. Conservancy
<u></u>	Corrections, Department of	<u></u>	State Lands Commission
<u></u>	Delta Protection Commission	<u></u>	SWRCB: Clean Water Grants
<u></u>	Education, Department of	<u></u>	SWRCB: Water Quality
<u></u>	Energy Commission	<u></u>	SWRCB: Water Rights
<u></u>	Fish & Game Region # <u></u>	<u></u>	Tahoe Regional Planning Agency
<u></u>	Food & Agriculture, Department of	<u></u>	Toxic Substances Control, Department of
<u></u>	Forestry and Fire Protection, Department of	<u></u>	Water Resources, Department of
<u></u>	General Services, Department of	<u></u>	
<u></u>	Health Services, Department of	<u></u>	Other: _____
<u></u>	Housing & Community Development	<u></u>	Other: _____
<u></u>	Native American Heritage Commission		

Other: _____
Other: _____

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

Starting Date 9/28/2026 Ending Date 10/28/2026

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: _____
Address: _____ Address: _____
City/State/Zip: _____ City/State/Zip: _____
Contact: _____ Phone: _____
Phone: _____

Signature of Lead Agency Representative: [Signature] Date: 9/8/26

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