

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 # 2017012009

Project Title: Bogue Stewart Master Plan

Lead Agency: Yuba City Development Services Department Contact Person: Darin Gale
Mailing Address: 1201 Civic Center Boulevard Phone: 530-822-4700
City: Yuba City, CA Zip: 95993 County: Sutter County

Project Location: County: Sutter County City/Nearest Community: Yuba City, CA
Cross Streets: Bogue Rd., Feather River Levee, Stewart Rd, South Walton Ave Zip Code: 95991
Longitude/Latitude (degrees, minutes and seconds): 39 05 32.3 " N / 121 038 04.1 " W Total Acres: 741
Assessor's Parcel No.: Multiple Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: 99 Waterways: Feather River
Airports: Yuba County Airport Railways: Schools: Riverbend Elementary

Document Type:

CEQA: [ ] NOP [x] 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 [x] Annexation
[x] General Plan Amendment [x] Master Plan [x] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [x] Land Division (Subdivision, etc.) [ ] Other:

Development Type:

[x] Residential: Units 2,517 Acres 463.5
[x] Office: Sq.ft. Acres 8.6 Employees Transportation: Type
[x] Commercial: Sq.ft. Acres 43.9 Employees Mining: Mineral
[x] Industrial: Sq.ft. Acres 55.8 Employees Power: Type MW
[ ] Educational: Waste Treatment: Type MGD
[x] Recreational: parks (84.2 acres); Hazardous Waste: Type
[ ] Water Facilities: Type MGD Other:

Project Issues Discussed in Document:

[x] Aesthetic/Visual [ ] Fiscal [x] Recreation/Parks [ ] Vegetation
[x] Agricultural Land [x] Flood Plain/Flooding [x] Schools/Universities [x] Water Quality
[x] Air Quality [ ] Forest Land/Fire Hazard [x] Septic Systems [x] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [x] Sewer Capacity [ ] Wetland/Riparian
[x] Biological Resources [x] Minerals [x] Soil Erosion/Compaction/Grading [x] Growth Inducement
[ ] Coastal Zone [x] Noise [x] Solid Waste [x] Land Use
[x] Drainage/Absorption [x] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[ ] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

Land Use: Agriculture, rural residential GP: AG-20, ER, LDR, IND Zoning: AG, ER, R-1, C-M

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

The BSMP provides a long-range vision for the development of an approximately 741-acre mixed-use community that would include a mix of land uses, including low-, medium-low, and medium-high-density residential uses, along with community commercial, neighborhood commercial, office, business, park, and public uses. Buildout of the BSMP is estimated to accommodate the development of approximately 2,500 dwelling units and approximately 1,300,000 square feet of non-residential uses. The project includes a sphere of influence amendment, annexation, General Plan amendment, and pre-zoning.

State Clearinghouse Contact: [Signature] (916) 445-0613

State Review Began: 5 - 3 - 2019

SCH COMPLIANCE 6 - 17 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Colorado Rvr Bd
Conservation
CDFW # 2
Cal Fire
Historic Preservation
Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB # 55
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2017012009

Please forward late comments directly to the Lead Agency

AQMD/APCD 35

(Resources: 5 / 4)

**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".

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                   | <input checked="" 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 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 #5                         |
| <input type="checkbox"/> Caltrans Planning                                | <input type="checkbox"/> Resources Agency                                    |
| <input checked="" 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 checked="" type="checkbox"/> Native American Heritage Commission   |  |

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

Starting Date January 4, 2017 Ending Date February 2, 2017

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**Lead Agency (Complete if applicable):**

|   |   |
|---|---|
| Consulting Firm: <u>ESA</u>                     | Applicant: <u>MHM Incorporated</u>          |
| Address: <u>2600 Capitol Avenue, Suite 200</u>  | Address: <u>1204 E Street, P.O. Box B</u>   |
| City/State/Zip: <u>Sacramento, CA 95816</u>     | City/State/Zip: <u>Marysville, CA 95901</u> |
| Contact: <u>Elizabeth Boyd, Project Manager</u> | Phone: <u>530.742.6485</u>                  |
| Phone: <u>(916) 840-3041</u>                    |   |

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**Signature of Lead Agency Representative:**  **Date:** 4/26/19

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