

AUG 30 2024

Notice of Determination

BOARD OF SUPERVISORS  
DONNA M. JOHNSTON  
Clerk of the Board

Appendix D

To:

Office of Planning and Research  
U.S. Mail: P.O. Box 3044  
Sacramento, CA 95812-3044  
Street Address: 1400 Tenth St., Rm 113  
Sacramento, CA 95814

County Clerk  
County of: Sutter  
Address: 433 Second Street  
Yuba City, CA 95991

By S. Ratner Deputy

From: Public Agency: City of Yuba City  
Address: 1201 Civic Center Blvd.  
Contact: Doug Libby, Deputy Dir. Dev. Services  
Phone: 530.822.3231

Lead Agency (if different from above):  
Address:  
Contact:  
Phone:

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2017012009

Project Title: TSM 23-04, Newkom Ranch South

Project Applicant: Newkom Ranch LLC

Project Location (include county): N. of Stewart Road, E. of Hwy 99, S. of Bogue Road, Sutter County

Project Description:

A remapping of Villages 5-9 of the Newkom Ranch Subdivision (TSM 14-07) creating 234 single-family residential lots where 154 lots were previously approved on 54.86 acres and where the environmental impacts were fully assessed in the Certified Environmental Impact Report for the Bogue-Stewart Master Plan and Newkom Ranch portion of the plan; Assessor's Parcels 55-240-005, -016, 018.

This is to advise that the Yuba City Planning Commission has approved the above (  Lead Agency or  Responsible Agency )

described project on August 28, 2024 and has made the following determinations regarding the above (date) described project.

- 1. The project [  will  will not ] have a significant effect on the environment.
- 2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures [  were  were not ] made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan [  was  was not ] adopted for this project.
- 5. A statement of Overriding Considerations [  was  was not ] adopted for this project.
- 6. Findings [  were  were not ] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Development Services Dept. 1201 Civic Center Blvd, Yuba City, or www.yubacity.net

Signature (Public Agency): [Signature] Title: Deputy Director of Dev. Services

Date: 08/29/2024 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.

POSTED  
AUG 30 2024  
BY: S. Ratner

Revised 2011