

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: Orchard View I and II Subdivision Project

Lead Agency: City of Live Oak Contact Person: Kevin Valente
Street Address: 9955 Live Oak Blvd. Phone: (916) 372-6100
City: Live Oak Zip: 95953 County: Sutter

Project Location: County: Sutter City/Nearest Community: City of Live Oak

Cross Streets: Site I: Between Luther Road and Epperson Way Zip code: 95953

Site II: Pennington Road and De Ree Road

Lat/Long/: 39 ° 16 ' 53.5 " N 121 ° 40 ' 12.4 " W Total Acres: 38
Assessor's Parcel No: 06-010-001, 06-600-006, and -007 Section: 31 Twp: 17N Range: 3E Base: MDBM
06-400-002, -003, and -004

Within 2 miles: State Hwy#: 99 Waterways: Live Oak Canal, Feather River

Airports: N/A Railways: UPRR Schools: Luther Elementary, Live Oak High, Live Oak Middle, Live Oak Alternative School

Document Type:

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

Development Type:

Residential: Units 172 Acres 38 Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues That May Have A Significant Or Potentially Significant Impact:

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

Present Land Use/Zoning/General Plan Designation: The Orchard View I and II Subdivision Project (proposed project) consists of two separate sites totaling 38 acres within the City of Live Oak. Currently, both sites are used as orchards. The Orchard View I site is zoned Low Density Residential District (R-1) and designated Low-Density Residential per the General Plan. The Orchard View II site is zoned Small Lot Residential District (R-2) and designated Smaller-Lot Residential per the General Plan.

Project Description: The proposed project would include the development of 172 single-family residences split between the two sites, with 129 units proposed for Orchard View I and 43 units proposed for Orchard View II. All lots would be a minimum of 6,000 square feet (sf). The construction of Orchard View I would include the extension of Epperson Way, Tulip Avenue, and Erika Way, as well as several cul-de-sacs and internal circulation roads within the project site. The construction of Orchard View II would include the extension of Gum Street, Elm Street, and Date Street.

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 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 # <u>3</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>2</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling & Recovery,
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Department of
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Fish & Wildlife Region # <u>2</u>	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input checked="" type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	Other: _____

Local Public Review Period

Starting Date 8/11/2020 Ending Date 9/9/2020

Lead Agency: City of Live Oak Sponsor: Chris Sordi
Consulting Firm: Raney Planning & Management, Inc. Address: 401 Watt Avenue #3
Address: 1501 Sports Drive, Suite A City/State/Zip: Sacramento, CA 95864
City/State/Zip: Sacramento, CA 95834 Phone: (916) 384-3130
Contact: Kevin Valente, AICP
Phone: (916) 372-6100

Signature of Lead Agency Representative:  Date: 8/11/2020

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.