

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: U-19-014 (Sangha)

Lead Agency: Sutter County Development Services Department Contact Person: Casey Murray, Associate 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: Yuba City
 Cross Streets: North side of Oswald Road, west side of Railroad Avenue Zip Code: 95991
 Longitude/Latitude (degrees, minutes and seconds): 39 ° 4 ' 9.76 " N / 121 ° 37 ' 41.9 " W Total Acres: 4
 Assessor's Parcel No.: 23-072-034, 23-072-035 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 Elementary

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: _____

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: Design Review

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type General truck yard, 60 trucks/trailers
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres 4 Employees 5 Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

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:

Uncultivated, weeds, unoccupied buildings/ GC (General Commercial) / I/C (Industrial/Commercial)

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

A rezone of two parcels, which are both two acres in size from GC (General Commercial) to M-1 (Light Industrial) and design review for the construction and operational use of a four-acre parking area located directly east of the existing Sangha Truck and Trailer Repair site to expand its vehicle parking capacity. The proposed rezoning to M-1 (Light Industrial) is compatible with the existing I/C (Industrial/Commercial) General Plan designation so a General Plan amendment is not required. The proposed site is located at 3971 Railroad Avenue (APN 23-072-034) and 909 Oswald Road (APN 23-072-035), while the existing six-acre semi-truck and trailer repair and storage site operates at 1055 Oswald Road (APN 23-072-039).

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 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 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"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date December 2, 2021 Ending Date December 31, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>John Mallen, MHM, Inc.</u>	Applicant: <u>Jaskaran Sangha</u>
Address: <u>1204 E Street</u>	Address: <u>390 Allaire Circle</u>
City/State/Zip: <u>Marysville, CA 95901</u>	City/State/Zip: <u>Sacramento, CA 95835</u>
Contact: _____	Phone: <u>530-713-8008</u>
Phone: <u>530-742-6485 ext. 126</u>	

Signature of Lead Agency Representative: Casey Murray Digitally signed by Casey Murray
Date: 2021.11.24 09:19:38 -08'00' Date: 11-23-2021

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