

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-19-035 (Sills)

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: Elverta
 Cross Streets: South side of Riego Road, west side of Pleasant Grove Road Zip Code: 95626
 Longitude/Latitude (degrees, minutes and seconds): 38 ° 44 ' 58.4 " N / 121 ° 29 ' 6.9 " W Total Acres: 15.44
 Assessor's Parcel No.: 35-280-021 Section: 1 Twp.: 10N Range: 04E Base: MDB&M
 Within 2 Miles: State Hwy #: none Waterways: Natomas East Main Drainage Canal
 Airports: none Railways: Union Pacific Schools: Alpha Tech Middle

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 _____
 Commercial: Sq.ft. _____ Acres 10.12 Employees 5-7
 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 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:

Fruit stand, residence, agricultural fields / AG (Agriculture) / AG-80 (Agriculture, 80-acre minimum)

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

A General Plan amendment from AG-80 (Agriculture, 80-acre minimum) to I/C (Industrial/Commercial), a rezone from AG (Agriculture) to CM-PD (Commercial Industrial-Planned Development), a tentative parcel map to divide 15.44± acres into a 5.32 ± acre parcel (Parcel 1) and a 10.12± acre parcel (Parcel 2), design review to establish a 123,709 square foot self-storage complex, 50 parking stalls for recreational vehicle (RV) storage, and 1,363 square foot office on proposed Parcel 2, and use permit to allow for reduced agricultural buffering between adjacent agricultural uses and proposed development.

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

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

Starting Date February 2, 2022 Ending Date March 3, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>George L. Musallam, NVES</u>	Applicant: <u>Valerie Sills</u>
Address: <u>1547 Starr Drive, Suite J</u>	Address: <u>4901 Waterstone Drive</u>
City/State/Zip: <u>Yuba City, CA 95993</u>	City/State/Zip: <u>Roseville, CA 95747</u>
Contact: _____	Phone: <u>916-849-9180, 916-284-8206</u>
Phone: <u>530-713-0417</u>	

Signature of Lead Agency Representative: Casey Murray Digitally signed by Casey Murray
Date: 2022.01.27 08:50:46 -08'00' Date: 1-27-2022

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