

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: Spirit Drive Parcel Map (GPA 22-06, RZ 22-08, TPM 22-04, EA 22-15)

Lead Agency: City of Yuba City

Contact Person: Doug Libby

Mailing Address: 1201 Civic Center Blvd

Phone: 5308223231

City: Yuba City

Zip: 95993

County: Sutter

Project Location: County: Sutter City/Nearest Community: Yuba City

Cross Streets: The property is located on at the southeast corner of State Route 20 and El Margarita Road. Assessor's Parcel Number 063-010-141. Zip Code: 95991

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 3.36

Assessor's Parcel No.: 063-010-141.

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 99 / 20

Waterways: Feather River

Airports: _____ Railways: _____ Schools: YC High School, River Valley High 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 (Subdivision, etc.) Other: _____

Development Type:

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

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: _____

Present Land Use/Zoning/General Plan Designation:

Office and Office Park / Commercial Office X 19. Currently the parcel is vacant.

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

The General Plan Amendment (GPA) will redesignate 8.0 acres from Office and Office Park land use designation to a Regional Commercial designation. The Rezone (RZ) will rezone the same property from an Office Commercial Zone District combined with the X19 Zone District to a General Commercial Zone District. The X Zone District was originally intended to require various nearby street intersection improvements but has since been superseded by other standards. Tentative Parcel Map (TPM) 22-04 will divide a 19.99-acre parcel into two – 4-acre parcels (the same 8 acres as the GPA & RZ) and a 11.99-acre parcel for which the general plan and rezoning is not proposed to be amended. No actual development project is proposed at this time.

The property is located on at the southeast corner of State Route 20 and El Margarita Road. Assessor's Parcel Number 063-010-141.

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 and "X". If you have already sent your document to the agency please denote that with an "S".

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| <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>R5</u> |
| <input checked="" 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 type="checkbox"/> Fish & Game Region # _____ | <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 11/14/2022 Ending Date 12/14/2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>City of Yuba City</u>	Applicant: <u>City of Yuba City</u>
Address: <u>1201 Civic Center Blvd</u>	Address: <u>1201 Civic Center Blvd</u>
City/State/Zip: <u>Yuba City, CA 95993</u>	City/State/Zip: <u>Yuba City, CA 95993</u>
Contact: <u>Doug Libby / Ben Moody</u>	Phone: <u>530-822-3231</u>
Phone: <u>530-822-3231</u>	

Signature of Lead Agency Representative:  Date: 11/14/22

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