

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: U21-0082 (Sterling)

Lead Agency: Sutter County Development Services Department Contact Person: Casey Murray, Senior 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, east of S. Walton Avenue Zip Code: 95993
 Longitude/Latitude (degrees, minutes and seconds): 39 ° 4 ' 10.0 " N / 121 ° 38 ' 22.6 " W Total Acres: 17
 Assessor's Parcel No.: 23-071-009 Section: 9 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: _____ 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 _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres 2.53 Employees one
 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:

Peach orchard, residence, dog kennel/ RAN (Ranchette) / RAN (Ranchette)

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

A General Plan amendment from RAN (Ranchette) to AG-20 (Agriculture, 20-acre minimum), a rezone from RAN (Ranchette) to AG (Agriculture), and use permit to legitimize a previously established commercial dog kennel that was established without land use approval. Commercial dog kennels are not allowed in the RAN (Ranchette) District; however, they are allowed in the AG (Agriculture) District with approval of a use permit. If this application is approved, the proposed use permit will bring the illegal commercial dog kennel operation into compliance.

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 type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<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 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"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date April 22, 2023 Ending Date May 11, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>Jeff Spence, Laughlin and Spence</u>	Applicant: <u>Ron and Mary Anne Sterling</u>
Address: <u>1008 Live Oak Blvd.</u>	Address: <u>1477 Oswald Road</u>
City/State/Zip: <u>Yuba City, CA 95991</u>	City/State/Zip: <u>Yuba City, CA 95993</u>
Contact: _____	Phone: <u>530-218-4140</u>
Phone: <u>530-671-1008</u>	

Signature of Lead Agency Representative:  Date: 4-14-2023

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