

**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:** U22-0031 (Thiara)

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: Northwest corner of Barry and Muir Road Zip Code: 95991  
 Longitude/Latitude (degrees, minutes and seconds): 39 ° 4 ' 35.8 " N / 121 ° 37 ' 51.5 " W Total Acres: 16.12  
 Assessor's Parcel No.: 23-064-016, 23-064-005 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: \_\_\_\_\_

**Development Type:**

Residential: Units 8 Acres 16.12  
 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 \_\_\_\_\_  
 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:**

Fallow field/ ER (Estate Residential) / ER (Estate Residential)

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

A Rezone of 16.12 acres from ER (Estate Residential District) to ER-PD (Estate Residential, Planned Development Combining District) and a Tentative Subdivision Map to create eight residential lots. The proposed parcels will range in size from 1.52 – 2.31 acres and with a proposed density of 0.5 dwelling units per acre. The project includes construction of a private roadway within a 40-foot street-section to access Parcels 2-8. The project proposes to subdivide the project site and construct the required subdivision improvements including roadway, drainage, and utilities, and does not propose construction of any dwellings. Homes to be constructed in the proposed subdivision would be considered under a future separate permit. The entrance into the subdivision is offset 60 feet from the right-of-way to accommodate the installation of a gate at a later date.

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 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>North Valley Engineering &amp; Surveying</u>	Applicant: <u>Bakshinder Thiara</u>
Address: <u>1547 Starr Drive, Suite J</u>	Address: <u>P.O. Box 3546</u>
City/State/Zip: <u>Yuba City, CA 95993</u>	City/State/Zip: <u>Yuba City, CA 95992</u>
Contact: <u>George L. Musallam, PE, LS</u>	Phone: <u>530-682-5861</u>
Phone: <u>530-713-0417</u>	

---

Signature of Lead Agency Representative:  Date: 4-18-2023

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