

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: West Walton Village

Lead Agency: City of Yuba City Contact Person: Doug Libby, AICP
 Mailing Address: 1201 Civic Center Blvd Phone: 530-8222-3231
 City: Yuba City Zip: 95993 County: Sutter

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

Cross Streets: West side of Walton Avenue approximately 670 feet north of Franklin Road Zip Code: 95993

Longitude/Latitude (degrees, minutes and seconds): 39 ° 07 ' 46 " N / 121 ° 38 ' 42 " W Total Acres: 9.16

Assessor's Parcel No.: 058-020-001 Section: 21 Twp.: 15N Range: 3E Base: Diablo

Within 2 Miles: State Hwy #: 99 and 20 Waterways: _____
 Airports: _____ Railways: _____ Schools: Andros Karpelos, Franklin, Yuba City High

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 72 Acres 9.16
 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: Cultural Resources, Greenhouse Gas, Tribal

Present Land Use/Zoning/General Plan Designation:

Two-Family Residential (R-2), Low-Medium Density Residential

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

Rezoning (RZ) PD18 and Tentative Subdivision Map (TSM) 23-01 (Project): RZ PD18 proposes to rezone 9.16 acres from the Two-Family Residential (R-2) Zone District to the Planned Development (PD-18) Zone District. The rezoning will amend the development standards for the reduction of minimum lot sizes of the R-2 Zone District to accommodate TSM 23-01. TSM 23-01 proposes to subdivide the same 9.16-acre property into 66 half-plex lots (two half-plexes is the same as a duplex, but with the attached residences divided by a property line), and six single-family residential lots, for a total of 72 new residences. The Project also proposes four Accessory Dwelling Units (ADU – second residences on a property) which are not discussed any further as they are a permitted use on all residential lots. The site was previously utilized as a mobile home park but has been cleared of all buildings and vegetation. All access to the property is from Walton Avenue. The Project proposes an internal looped street with two Walton Avenue connections. The property has full City services available to it. Assessor's Parcel Number (APN) 058-020-001.

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".

- | | |
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| <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"/> 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 5/11/2023 Ending Date 5/31/2023

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  **Date:** 5/10/2023

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