

**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

<b>SCH #</b>
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**Project Title:** Henson Farms Apartments (GPA 23-01, RZ 23-01, DP 23-01, EA 23-02)

Lead Agency: City of Yuba City Contact Person: Doug Libby  
 Mailing Address: 1201 Civic Center Blvd Phone: (530) 822-3231  
 City: Yuba City Zip: 95993 County: Sutter

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

Cross Streets: The 7.84 acres are located on the north side of North Colusa Frontage Road between Hooper Road and El Margarita Road. Zip Code: 95991

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

Assessor's Parcel No.: 62-082-019, 62-082-020, and 62-082-021 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: <input type="checkbox"/> NOP              | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec                | (Prior SCH No.) <u>      </u>                      | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: <u>      </u>  |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: <u>      </u>                               | <input type="checkbox"/> FONSI     |  |

**Local Action Type:**

- |   |   |  |   |
|---|---|--|---|
| <input checked="" type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan            | <input checked="" type="checkbox"/> Rezone                 | <input type="checkbox"/> Annexation           |
| <input type="checkbox"/> General Plan Amendment         | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment        |
| <input type="checkbox"/> General Plan Element           | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit       |
| <input type="checkbox"/> Community Plan                 | <input checked="" type="checkbox"/> Site Plan     | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: <u>      </u> |

**Development Type:**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential: Units <u>138</u> Acres <u>7.84</u>                   | <input type="checkbox"/> Transportation: Type <u>      </u>                    |
| <input type="checkbox"/> Office: Sq.ft. <u>      </u> Acres <u>      </u> Employees <u>      </u>     | <input type="checkbox"/> Mining: Mineral <u>      </u>                         |
| <input type="checkbox"/> Commercial: Sq.ft. <u>      </u> Acres <u>      </u> Employees <u>      </u> | <input type="checkbox"/> Power: Type <u>      </u> MW <u>      </u>            |
| <input type="checkbox"/> Industrial: Sq.ft. <u>      </u> Acres <u>      </u> Employees <u>      </u> | <input type="checkbox"/> Waste Treatment: Type <u>      </u> MGD <u>      </u> |
| <input type="checkbox"/> Educational: <u>      </u>   | <input type="checkbox"/> Hazardous Waste: Type <u>      </u>                   |
| <input type="checkbox"/> Recreational: <u>      </u>  | <input type="checkbox"/> Other: <u>      </u>                                  |
| <input type="checkbox"/> Water Facilities: Type <u>      </u> MGD <u>      </u>                       |  |

**Project Issues Discussed in Document:**

- |  |  |  |   |
|--|--|--|---|
| <input type="checkbox"/> Aesthetic/Visual                    | <input type="checkbox"/> Fiscal                      | <input type="checkbox"/> Recreation/Parks                | <input type="checkbox"/> Vegetation               |
| <input type="checkbox"/> Agricultural Land                   | <input type="checkbox"/> Flood Plain/Flooding        | <input type="checkbox"/> Schools/Universities            | <input type="checkbox"/> Water Quality            |
| <input checked="" type="checkbox"/> Air Quality              | <input type="checkbox"/> Forest Land/Fire Hazard     | <input type="checkbox"/> Septic Systems                  | <input type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity                  | <input type="checkbox"/> Wetland/Riparian         |
| <input type="checkbox"/> Biological Resources                | <input type="checkbox"/> Minerals                    | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement        |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise            | <input type="checkbox"/> Solid Waste                     | <input type="checkbox"/> Land Use                 |
| <input type="checkbox"/> Drainage/Absorption                 | <input type="checkbox"/> Population/Housing Balance  | <input type="checkbox"/> Toxic/Hazardous                 | <input type="checkbox"/> Cumulative Effects       |
| <input type="checkbox"/> Economic/Jobs                       | <input type="checkbox"/> Public Services/Facilities  | <input checked="" type="checkbox"/> Traffic/Circulation  | <input type="checkbox"/> Other: <u>      </u>     |

**Present Land Use/Zoning/General Plan Designation:**

Office and Office Park / Single Family Residential(R-1)

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

The Henson Farms Apartments proposal consists of General Plan Amendment (GPA) 23-01, Rezone (RZ) 22-01, and Development Plan 23-01. GPA 23-01 will redesignate 7.84 acres from the Office and Office Park (O) land use designation to a Medium-High Density Residential (HDR) designation. RZ 23-01 will rezone the same properties from a Single-Family Residential (R-1) Zone District to a Multiple-Family Residential (R-3) Zone District. DP 23-01 is a request to construct a 138-unit apartment complex, consisting of 20 two- and three-story buildings, along with 223 parking spaces (193 are required by the Zoning Regulations), most of which will be shaded (providing time for tree growth). Proposed are 31,713 square feet of open space (minimum of 27,600 square feet are required). Also included is a community building and mail room, swimming pool with associated decking, adequate vehicle parking, and landscaping. The proposed density is 17.6 residences per acre.

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".

- |   |   |
|---|---|
| <u>S</u> Air Resources Board                      | _____ Office of Historic Preservation                     |
| _____ Boating & Waterways, Department of          | _____ Office of Public School Construction                |
| _____ California Emergency Management Agency      | _____ Parks & Recreation, Department of                   |
| _____ California Highway Patrol                   | _____ Pesticide Regulation, Department of                 |
| <u>S</u> Caltrans District # <u>3</u>             | _____ Public Utilities Commission                         |
| _____ Caltrans Division of Aeronautics            | <u>S</u> _____ Regional WQCB # <u>R5</u>                  |
| <u>S</u> Caltrans Planning                        | _____ Resources Agency                                    |
| _____ Central Valley Flood Protection Board       | _____ Resources Recycling and Recovery, Department of     |
| _____ Coachella Valley Mtns. Conservancy          | _____ S.F. Bay Conservation & Development Comm.           |
| _____ Coastal Commission                          | _____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| _____ Colorado River Board                        | _____ San Joaquin River Conservancy                       |
| _____ Conservation, Department of                 | _____ Santa Monica Mtns. Conservancy                      |
| _____ Corrections, Department of                  | _____ State Lands Commission                              |
| _____ Delta Protection Commission                 | _____ SWRCB: Clean Water Grants                           |
| _____ Education, Department of                    | _____ SWRCB: Water Quality                                |
| _____ Energy Commission                           | _____ SWRCB: Water Rights                                 |
| _____ Fish & Game Region # _____                  | _____ Tahoe Regional Planning Agency                      |
| _____ Food & Agriculture, Department of           | _____ Toxic Substances Control, Department of             |
| _____ Forestry and Fire Protection, Department of | _____ Water Resources, Department of                      |
| _____ General Services, Department of             | _____ Other: _____  |
| _____ Health Services, Department of              | _____ Other: _____  |
| _____ Housing & Community Development             |   |
| _____ Native American Heritage Commission         |   |

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

Starting Date 7/25/2023 Ending Date 8/23/2023

**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</u>	Phone: <u>530-822-3231</u>
Phone: <u>530-822-3231</u>	

Signature of Lead Agency Representative:  Date: 7/24/23

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