

**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:** Sohal Ranch Subdivision (TSM 22-02, EA 22-06)Lead Agency: City of Yuba CityContact Person: Doug LibbyMailing Address: 1201 Civic Center BlvdPhone: 5308223231City: Yuba CityZip: 95993County: Sutter**Project Location:** County: Sutter City/Nearest Community: Yuba CityCross Streets: The property is located at the southeast corner of Lincoln Road and George Washington Boulevard. Zip Code: 95991Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: 41.36Assessor's Parcel No.: The Assessor's Parcel Numbers are 65-010-005 and 65-010-006.

Section: \_\_\_\_\_

Twp.: \_\_\_\_\_

Range: \_\_\_\_\_

Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 20 / 99Waterways: Feather RiverAirports: Sutter County Airport

Railways: \_\_\_\_\_

Schools: YC High School, River Valley High School**Document Type:**

CEQA:

 NOP Early Cons Neg Dec Mit Neg Dec Draft EIR Supplement/Subsequent EIR

(Prior SCH No.) \_\_\_\_\_

Other: \_\_\_\_\_

NEPA:

 NOI EA Draft EIS FONSI

Other:

 Joint Document Final Document Other: \_\_\_\_\_**Local Action Type:** General Plan Update General Plan Amendment General Plan Element Community Plan Specific Plan Master Plan Planned Unit Development Site Plan Rezone Prezone Use Permit Land Division (Subdivision, etc.) Annexation Redevelopment Coastal Permit Other: \_\_\_\_\_**Development Type:** Residential: Units 179 Acres 34.98 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_

Employees \_\_\_\_\_

 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_

Employees \_\_\_\_\_

 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_

Employees \_\_\_\_\_

 Educational: \_\_\_\_\_ Recreational: 2.63 acre neighborhood park Water Facilities: Type \_\_\_\_\_

MGD \_\_\_\_\_

 Transportation: Type \_\_\_\_\_ Mining: Mineral \_\_\_\_\_ Power: Type \_\_\_\_\_

MW \_\_\_\_\_

 Waste Treatment: Type Sewer Lift Station

MGD \_\_\_\_\_

 Hazardous Waste: Type \_\_\_\_\_ Other: \_\_\_\_\_**Project Issues Discussed in Document:** Aesthetic/Visual Agricultural Land Air Quality Archeological/Historical Biological Resources Coastal Zone Drainage/Absorption Economic/Jobs Fiscal Flood Plain/Flooding Forest Land/Fire Hazard Geologic/Seismic Minerals Noise Population/Housing Balance Public Services/Facilities Recreation/Parks Schools/Universities Septic Systems Sewer Capacity Soil Erosion/Compaction/Grading Solid Waste Toxic/Hazardous Traffic/Circulation Vegetation Water Quality Water Supply/Groundwater Wetland/Riparian Growth Inducement Land Use Cumulative Effects Other: Greenhouse Gas Emissions**Present Land Use/Zoning/General Plan Designation:**Low Density Residential and Parks, Recreation and Open Space / R-1**Project Description:** *(please use a separate page if necessary)*

Tentative Subdivision Map (TSM) 22-02, Sohal Ranch, proposes to subdivide an approximately 41.36-acre property into 179 single-family residential lots, which will include a 2.63-acre park, a 0.11-acre parcel for a sewer lift station, as well as right-of-way dedications and half street improvements for both George Washington Boulevard and Lincoln Road. The project includes a Development Agreement with a term of 15 year, plus an option for another five years if approved by the City Council, in exchange for the dedication of park land and payment of an additional per parcel fee for future neighborhood parks.

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".

- |  |  |
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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 # 3            | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input checked="" type="checkbox"/> Regional WQCB # R5                       |
| <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 9/8/2023 Ending Date 9/27/2023

**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: 9/8/2023

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