

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: 2794 Pennington Road Medical Clinic General Plan Amendment, Rezone, and Use Permit Project

Lead Agency: City of Live Oak Contact Person: Kevin Valente
Street Address: 9955 Live Oak Boulevard Phone: (916) 372-6100
City: Live Oak Zip: 95953 County: Sutter

Project Location: County: Sutter City/Nearest Community: City of Live Oak
Cross Streets: Pennington Road and McElroy Way Zip code: 95953
Lat/Long/: 39 ° 16 ' 33.1 " N 121 ° 39 ' 55.8 " W Total Acres: 0.14
Assessor's Parcel No: 006-171-001 Section: 5/32 Twp: 16/17N Range: 3E Base: MDBM

Within 2 miles: State Hwy#: 99 Waterways: Feather River, Morrison Slough
Airports: N/A Railways: UPRR Schools: Head Start Yuba Sutter, Live Oak High, Live Oak Middle, Live Oak Alternative School, Luther Elementary School

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 Other: Design Review
(Subdivision, etc.)

Development Type:

- Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. 1,034 Acres 0.14 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 _____
 Other: _____

Project Issues That May Have A Significant Or Potentially Significant Impact:

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

Present Land Use/Zoning/General Plan Designation: Currently, the project site is developed with a 1,650-square-foot (sf) single-family residence, a detached garage, and shed in the backyard. Two trees are located on-site. The site is designated as Smaller-Lot Residential (SLR) by the Live Oak General Plan and zoned Small Lot Residential (R-2).

Project Description: The proposed project is seeking a General Plan Amendment, Rezone, and issuance of a Use Permit to convert the existing on-site single-family residence into a medical office and clinic. It should be noted that only the 1,034-sf first floor of the existing building would be renovated. Interior modifications would include installation of new registration counters, a door, and additional kitchen counters for clinical supply storage. Exterior modifications would include the conversion of the existing backyard into a parking lot, removal of the existing detached garage, shed, and two on-site trees, construction of ramps, installation of a new sliding metal door, and fence repairs.

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".

<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 # <u>3</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>2</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling & Recovery,
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Department of
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Fish & Wildlife Region # <u>2</u>	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	<input type="checkbox"/> Other: _____

Local Public Review Period

Starting Date 3/08/2024 Ending Date 4/08/2024

Lead Agency: City of Live Oak Sponsor: Hardeep Mundh, Feather River Health Solutions

Consulting Firm: Raney Planning & Management, Inc. Address: 9792 Live Oak Boulevard, Suite E

Address: 1501 Sports Drive, Suite A City/State/Zip: Live Oak, CA 95953

City/State/Zip: Sacramento, CA 95834 Phone: (530) 617-2265

Contact: Kevin Valente, AICP

Phone: (916) 372-6100

Signature of Lead Agency Representative: _____

Date: 3/8/2024

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.