

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

- LEAD AGENCY:** Sutter County Development Services Department
Planning Division
1130 Civic Center Boulevard, Suite A
Yuba City, CA 95993
- PROJECT TITLE:** Project No. U-19-035 (Sills)
- CONTACT PERSON:** Casey Murray, Associate Planner (530) 822-7400, ext. 245;
cmurray@co.sutter.ca.us
- PROJECT LOCATION:** 8139 Pleasant Grove Road, Elverta, CA 95626; on the southwest corner of Riego Road and Pleasant Grove Road; Assessor's Parcel No: 35-280-021.
- PROJECT DESCRIPTION:** A General Plan amendment from AG-80 (Agriculture, 80-acre minimum) to I/C (Industrial/Commercial), a rezone from AG (Agriculture) to CM-PD (Commercial Industrial-Planned Development), a tentative parcel map to divide 15.44± acres into a 5.32± acre parcel (Parcel 1) and a 10.12± acre parcel (Parcel 2), design review to establish a 123,709 square foot self-storage complex, 50 parking stalls for recreational vehicle (RV) storage, and 1,363 square foot office on proposed Parcel 2, and use permit to allow for reduced agricultural buffering between adjacent agricultural uses and proposed development.
- FINDINGS/DETERMINATION:** An Initial Study of the effect of this project has been made, and it has been determined that there will be no significant adverse effects on the quality of the environment with mitigation incorporated; therefore, a Mitigated Negative Declaration is proposed.
- PUBLIC REVIEW PERIOD:** A 30-day public review period for the Mitigated Negative Declaration will commence on February 2, 2022 and end at 5pm on March 3, 2022, for interested and concerned individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received within the public review period. Copies or an electronic version of the Mitigated Negative Declaration are available for review or purchase at the County address provided above and available online at:
<https://www.suttercounty.org/government/county-departments/development-services/planning-services/project-notices-and-environmental-documents>
- PUBLIC MEETING:** This project has not been scheduled for a public hearing at this time.