

**COUNTY OF SUTTER**  
**NEGATIVE DECLARATION**

**PROJECT TITLE:** Project #U21-0082 (Sterling)

**PROJECT SPONSORS:** Applicant:  
Ron and Mary Anne Sterling  
1477 Oswald Road, Yuba City, CA 95993

Landowners:  
Donald D. and Deanna R. Miller  
Ron and Mary Anne Sterling  
1477 Oswald Road, Yuba City, CA 95993

Engineer/Surveyor:  
Jeff W. Spence  
Laughlin and Spence, Civil Engineers & Surveyors  
1008 Live Oak Blvd., Yuba City, CA 95991

**PROJECT LOCATION:** 1477 Oswald Road, Yuba City, CA 95993; located on the north side of Oswald Road, east of South Walton Avenue, approximately 1,650 feet west of State Highway 99

**ASSESSOR'S PARCEL NO:** 23-071-009

**PROJECT DESCRIPTION:** A General Plan amendment from RAN (Ranchette) to AG-20 (Agriculture, 20-acre minimum), a rezone from RAN (Ranchette) to AG (Agriculture), and use permit to legitimize a previously established commercial dog kennel that was established without land use approval.

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An Initial Study has been conducted by the Environmental Control Officer of the County of Sutter. The Environmental Control Officer finds that this project will not have a significant effect on the environment. The Initial Study is available for public review at the Sutter County Development Services Department, 1130 Civic Center Boulevard, Suite A, Yuba City, California. (Phone: 530-822-7400)

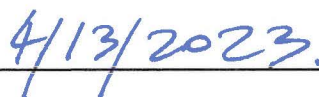
STATEMENT OF REASONS TO SUPPORT FINDING  
OF NEGATIVE DECLARATION

Staff has conducted an Initial Study for this project, which revealed that the proposed project will not have a significant impact on the environment.



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Neal Hay  
Director of Development Services  
Environmental Control Officer



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Date