

**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. U22-0020 (Hussain)

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PROJECT LOCATION: 1166 Eager Road; East of East Onstott Frontage Road, south of Eager Road, west of Live Oak Boulevard, and generally north of the City of Yuba City's boundaries; Assessor Parcel No.: 10-260-067.

PROJECT DESCRIPTION: The proposed project would allow the development of a large general truck yard with a maximum of 19 truck/trailer parking spaces, a new 4,800± square foot shop for repairs and storage, the demolition of one existing structure, and the conversion of two existing buildings into a caretaker residence and office on 2.7± acres within the Commercial Industrial-Planned Development (CM-PD) and Light Industrial-Planned Development (M-1-PD) Districts. The proposal includes the following permit applications: 1) Planned Development Amendment; 2) Use Permit; and 3) Minor Design Review.

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 September 30, 2023 and end at 5:00 p.m. on October 29, 2023, 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.