

**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. U23-0023 (Raub)

**CONTACT PERSON:**            Casey Murray, Senior Planner (530) 822-7400, ext. 245;  
[cmurray@co.sutter.ca.us](mailto:cmurray@co.sutter.ca.us)

**PROJECT LOCATION:**        2354 Perry Avenue, Sutter, CA 95982; on the east side of  
Irwin Avenue, on the west side of Perry Avenue, on the north side of South Butte Road;  
Assessor's Parcel Nos.: 13-222-008, 13-222-009, 13-231-006, 13-231-007, 13-231-008,  
13-231-009.

**PROJECT DESCRIPTION:** Tentative Subdivision Map to divide 60 acres consisting of six existing 10-acre parcels into 17 estate residential lots and one remainder parcel ranging from 2.95 net acres to 3.00 net acres in size along with two parcels for drainage detention.

**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 December 7, 2024 and end at 5pm on January 6, 2025, 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.