



# SUTTER COUNTY

## DEVELOPMENT SERVICES DEPARTMENT

Building Inspection  
Environmental Health/CUPA

Code Enforcement  
Engineering/Water Resources

Planning

Admin & Finance  
Road Maintenance

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

- LEAD AGENCY:** Sutter County Development Services Department  
Planning Division  
1130 Civic Center Boulevard  
Yuba City, CA 95993
- PROJECT TITLE:** Project No. U24-0036 (Lucich)
- CONTACT PERSON:** Arwen Wacht, Principal Planner (530) 822-7400, ext. 242;  
[awacht@co.sutter.ca.us](mailto:awacht@co.sutter.ca.us)
- PROJECT LOCATION:** 5411 State Hwy 20, Yuba City, CA 95993; North of State Hwy 20, west of Lytle Road, and south of South Butte Road, within the unincorporated area of Sutter County, west of Yuba City; Assessor's Parcel No.: 13-280-021.
- PROJECT DESCRIPTION:** Entitlements to redesignate a portion (5±acres) of 37.67±acres from Agriculture to Industrial/Commercial. Entitlements include: A) General Plan Amendment to redesignate 5±acres from Agriculture (AG-80) to Industrial / Commercial Reserve (I/C); B) Rezone 5±acres from Agriculture (AG) District to Commercial Industrial (CM) District; and C) Use Permit to reduce Agriculture Buffer requirements.
- 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 March 12, 2025, and end at 5:00 p.m. on April 10, 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.