

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): County of Sutter
Development Services Department
1130 Civic Center Blvd., Suite A, Yuba City, CA 95993

County Clerk
County of: Sutter
1160 Civic Center Blvd., Suite A
Yuba City, CA 95993

(Address)

FILED

SEP 25 2025

Project Title: Project #U22-0035 (Nicolaus Tavern)

Project Applicant: M.V.B. Inc. DBA Nicolaus Tavern

Project Location - Specific:

979 Nicolaus Avenue (First Street), Nicolaus, CA 95659

BOARD OF SUPERVISORS
DONNA M. JOHNSTON
Clerk of the Board
By S. Ratner Deputy

Project Location - City: None Project Location - County: Unincorporated Sutter County

Description of Nature, Purpose and Beneficiaries of Project:

A Variance to allow a six-foot-tall solid wood fence within the 15-foot front yard setback where the maximum permitted fence height is three feet six inches.

Name of Public Agency Approving Project: Sutter County

Name of Person or Agency Carrying Out Project: Sutter County Development Services Department

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: 15305(a)
Statutory Exemptions. State code number:

Reasons why project is exempt:

Section 15305(a), Minor Alterations in Land Use Limitations. This exemption includes projects with setback variances not resulting in the creation of any new parcel. This project is a variance request from the front setback setback requirement. No new parcels will be created.

Lead Agency
Contact Person: Raveena Sroya Area Code/Telephone/Extension: 530-822-7400 ext. 319

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 9/24/25 Title: Director of Development Services

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

Please Post through
October 27, 2025