

**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. U25-0020 (Takher)

CONTACT PERSON: Casey Murray, Senior Planner (530) 822-7400, ext. 245;
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PROJECT LOCATION: At the southwest corner of Taylor Road and Holcomb Avenue, Yuba City, CA 95993; Assessor's Parcel No.: 23-030-107.

PROJECT DESCRIPTION: Tentative Parcel Map to divide an existing 27.9± acre parcel into a 2.4± acre homesite parcel and a 25.5± acre remainder parcel.

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 20-day public review period for the Mitigated Negative Declaration will commence on January 10, 2026 and end at 5pm on January 29, 2026, 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-notice-and-environmental-documents>

PUBLIC MEETING: This project has not been scheduled for a public hearing at this time.