

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: U24-0013 (Smith)

Lead Agency: Sutter County Development Services Department Contact Person: Raveena Sroya, Associate Planner
 Mailing Address: 1130 Civic Center Blvd., Suite A Phone: 530-822-7400 ext. 319
 City: Yuba City Zip: 95993 County: Sutter

Project Location: County: Sutter City/Nearest Community: Sutter

Cross Streets: North side of Pass Rd Zip Code: 95982

Longitude/Latitude (degrees, minutes and seconds): 39 ° 11 ' 26.1 " N / 121 ° 51 ' 34.8 " W Total Acres: 80

Assessor's Parcel No.: 08-190-049 Section: 33 Twp.: 16N Range: 01E Base: MDB&M

Within 2 Miles: State Hwy #: None Waterways: None

Airports: None Railways: None Schools: None

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: Special Event Facility
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Greenhouse Gases

Present Land Use/Zoning/General Plan Designation:

Farmland and Residential / AG-SB (Agriculture-Sutter Buttes Overlay District)/ AG-80 (Agriculture, 80-acre minimum)

Project Description: *(please use a separate page if necessary)*

See attached.

Project Description:

A request for a Use Permit to allow a large outdoor special events facility in the Agriculture – Sutter Buttes Overlay (AG-SB) Zoning District, located within the unincorporated area of Sutter County. The project proposes to use a 6.57± acre portion of an existing 80± acre parcel for events. The southern portion of the parcel is developed with a walnut orchard which is proposed to remain. And there is a single-family residence and multiple accessory buildings located in the center of the parcel. The single-family residence is not proposed to be used for events. The applicant is proposing to use an existing 1,800 square foot accessory building located west of the residence for small events and event preparation, not to include cooking.

The types of events proposed include wedding receptions, birthdays, non-profit fundraisers, political fundraisers, community, and similar events. Events are proposed to range from one hundred (100) to eight hundred fifty (850) guests per event and a total of sixteen (16) events per year is proposed. The event facility is proposed to operate Thursday, Friday, Saturday, or Sunday between the hours of 8:00 a.m. - 11:00 p.m. This includes set-up, rehearsals, and removal of equipment. The applicant has indicated that the number of employees working the event will vary depending on the size of the event. They have estimated a maximum of twenty (20) catering staff, two (2) to four (4) people for DJ services, and two (2) to seven (7) people for floral design/decor. Parking attendants would also be utilized for large events. Music and entertainment for the events will be provided by a DJ or live bands.

Two existing driveways located on the north side of Pass Road are proposed to be used to access the parking areas onsite. The main event parking is located directly east of the event area and overall parking is located further south on the parcel. All parking areas are proposed to be surfaced with a minimum 4" aggregate base. A total of three hundred sixty-three (363) parking spaces are proposed. Both driveways have existing gates that are proposed to remain. The driveways and existing gates will be required to meet Sutter County Commercial access road requirements. An existing shade structure and fences are proposed to be removed in the event area. No other site modifications are proposed. Any other shade structures (i.e. tents) or event staging will be temporary.

No kitchen facilities will be used on site. All food preparation would be done by caterers off-site or within food trucks. No restrooms will be used on site. Portable restrooms are proposed to be used for events and will be required to be removed following the end of the event. There is no proposed use of the existing wells or septic system by the public for any events. All lighting will be provided using portable generator light towers installed at a maximum height of twenty (20) feet. Trash is proposed to be collected in a trailer and removed after each event.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".


<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date February 13, 2026 Ending Date March 5, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>MHM</u>	Applicant: <u>Mike Smith</u>
Address: <u>1204 E St</u>	Address: <u>13189 Pass Road</u>
City/State/Zip: <u>Marysville, CA 95901</u>	City/State/Zip: <u>Sutter, CA 95982</u>
Contact: <u>John Mallen</u>	Phone: <u>650-222-3450</u>
Phone: <u>5307426485</u>	

Signature of Lead Agency Representative:  Date: 2-12-2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.