

**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. U24-0013 (Smith)

CONTACT PERSON: Raveena Sroya, Associate Planner (530) 822-7400, ext. 319;
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PROJECT LOCATION: 13189 Pass Road; on the north side of Pass Road, approximately 0.7 miles east of West Butte Road; Assessor's Parcel No.: 08-190-049

PROJECT DESCRIPTION: Use Permit to allow a large special events facility on an 80-acre parcel in the AG-SB (Agriculture - Sutter Buttes Overlay) Zoning District for events such as weddings, wedding receptions, birthdays, political fundraisers, and non-profit/service club events. The project proposes to use a 6.57± acre area of the parcel which includes an outdoor event space, a building for smaller events and/or event prep, and off-street parking areas. A maximum of sixteen (16) events are proposed per year with 100-850 guests per event. The event facility is proposed to operate on Thursday, Friday, Saturday, or Sunday between the hours of 8am-11pm.

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 February 13, 2026 and end at 5:00 pm on March 5, 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-notices-and-environmental-documents>

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