

**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. U24-0017 (Singh)

CONTACT PERSON: Casey Murray, Senior Planner (530) 822-7400, ext. 245;
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PROJECT LOCATION: 1280 Walnut Avenue, Yuba City, CA 95991; on the
southeast corner of State Highway 99 and Walnut Avenue; Assessor's Parcel No.: 23-
064-011

PROJECT DESCRIPTION: The proposed project is a General Plan Amendment from ER (Estate Residential) to COM (Commercial) and a Rezone from ER (Estate Residential) to CM (Commercial-Industrial) District for the subject 4.21-acre parcel. No new development, uses, or construction is proposed at this time.

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 6, 2026 and end at 5pm on April 6, 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.