

**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. U24-0023 (Heryford)

**CONTACT PERSON:** Luis Enrique Hernandez, Assistant Planner (530) 822-7400,  
ext. 300; [lhernandez@co.sutter.ca.us](mailto:lhernandez@co.sutter.ca.us)

**PROJECT LOCATION:** 9030 Pass Road, Sutter, CA 95982; on the south side of Pass Road approximately 474 feet south of Pass Road and 370 feet east of Kellogg Road; Assessor's Parcel No.: 13-200-108

**PROJECT DESCRIPTION:** A request to rescind a Development Rights Agreement to return Development Rights to construct a residence on a property on a 115.49± acre agricultural remainder parcel in the AG-SB (Agriculture - Sutter Buttes Overlay) district.

**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 March 11, 2026, and end at 5:00 pm on March 31, 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 is 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.

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