

**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

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**Project Title:** #U24-0023 (Heryford)

Lead Agency: Sutter County Development Services Department Contact Person: Luis Enrique Hernandez, Assistant  
 Mailing Address: 1130 Civic Center Blvd., Suite A Phone: 530-822-7400 ext. 300  
 City: Yuba City Zip: 95993 County: Sutter

**Project Location:** County: Sutter City/Nearest Community: Sutter  
 Cross Streets: Pass and Kellogg Zip Code: 95982  
 Longitude/Latitude (degrees, minutes and seconds): 39 ° 10 ' 58.3 " N / 121 ° 46 ' 46.9 " W Total Acres: 115.49±  
 Assessor's Parcel No.: 13-200-108 Section: 5 Twp.: 15N Range: 02E Base: MDB&M  
 Within 2 Miles: State Hwy #: none Waterways: West Interceptor Canal  
 Airports: none Railways: None Schools: SUTTER UNION HIGH S

**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: Rescind Develop

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: Rescind Development Rights Agreement

**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 / AG (Agriculture) / AG-80 (Agriculture, 80-acre minimum)

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

**Description of project:** This project is a request to rescind a Development Rights and Open Space Easement Agreement in order to allow for the future construction of a single-family residence on the subject 115.49± acre agricultural parcel (APN: 13-200-108) (see attachments 1 through 3).

On September 9, 2003, Tentative Parcel Map #03-06 (TPM #03-06) was approved to allow the division of a 117± acre parcel into a 2.00± acre homesite parcel for an existing residence built in 2000 and a 115.49± acre agricultural remainder parcel (subject parcel) (see attachment 4). A Variance (#03-04) was also approved to allow the creation of the two parcels without frontage on a County accepted and maintained road. The tentative map was recorded as Parcel Map #1032 (PM #1032) on December 31, 2003 (see attachment 5), along with a Development Rights and Open Space Easement Agreement. The recordation of the Development Rights and Open Space Easement Agreement was a condition of approval of the tentative map in order to maintain consistency with the General Plan density by prohibiting residential development on the agricultural remainder parcel. The AG-80 General Plan designation allows one residence per 80 gross acres. One residence was allowed on the original 117± acre parcel. The one existing residence was allocated to the 2.00± acre homesite parcel and the agricultural remainder parcel was required to be at least 80 acres in size. The parcel is without frontage on a county-maintained road. The subject parcel has access to Pass Road via a 30-foot-wide, 475-foot-long easement along the western side of the property and a 60-foot-wide, 1,640-foot-long road and utility easement along the eastern side of the property. A private road maintenance agreement was recorded for the 60-foot-wide road and utility easement. The Sutter County Zoning Code requires all parcels to have frontage on a road which has been accepted and maintained by Sutter County or the State of California. However, the subject parcel was created without frontage on a county road through PM #03-06 and VR #03-04. The applicant is required to maintain access to the subject parcel in compliance with current Fire Code and County Development Standards. No formal development proposal has been submitted at this time for any changes of use to the property outside of the project proposal. With approval of this project, the subject parcel could be developed in the future with a single-family residence and residential accessory structures. The applicant will be required to provide provisions for wastewater disposal and water per Environmental Health Division standards in compliance with State law and local ordinance. If a new residence is proposed on the project site in the future, it will be served by an individual on-site septic system and individual on-site well.

## 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 March 11, 2026 Ending Date March 31, 2026

### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Richard &amp; Tiffani Heryford</u>
Address: _____	Address: <u>9030 Pass Road</u>
City/State/Zip: _____	City/State/Zip: <u>Sutter, CA 95982</u>
Contact: _____	Phone: <u>530-682-9760</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 3-11-2026

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