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

**PROJET TITLE:** Project No. U-19-023 (Handy)

**CONTACT PERSON:** Steve Geiger, Senior Planner (530) 822-7400, ext. 241

**PROJECT LOCATION:** 8807 South Butte Road, approximately 1,800 feet east of Wyncoop Road; APN: 13-200-050

**PROJECT DESCRIPTION:** A Use Permit to allow a large special events facility for weddings, birthday parties, and similar events to include twenty (20) annual events attended by up to 175 guests and two (2) annual events attended by up to 350 guests; a large agricultural education and entertainment facility to include eight (8) annual events attended by up to 150 guests; and agricultural homestays for up to four (4) guests daily. This project proposes to use and/or modify existing onsite improvements previously constructed for the existing commercial horse boarding, training, and breeding stable and equestrian event use, with proposed construction of a future 7,500 square foot event barn located north of grass parking area, approximately 500 feet north of the outdoor horse arena, and future greenhouses located between the existing barn and stalls and the east property line, approximately 100 feet north of the indoor arena. A Rezone from AG (Agriculture) to AG-PD (Agriculture, Planned Development Combining) District to allow for unsurfaced parking area for the facility. A request to remove a condition that requires the use permit for the existing commercial horse boarding, training, and breeding stable and equestrian event use (Use Permit #1592) to be reviewed and renewed every 5 years; and request to reduce the number of currently approved equestrian events from 59 to 29 annually.

**FINDINGS/DETERMINATION:** An Initial Study of the effect of this project has been prepared, and it has been determined that with incorporation of specific mitigation measures, there will be no significant adverse effects on the quality of the environment**;** therefore, a Mitigated Negative Declaration is proposed.

PUBLIC REVIEW PERIOD: A 20-day public review period for the Mitigated Negative Declaration will commence on May 26, 2022 and end on June 15, 2022 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/doc/government/depts/ds/ps/ceqa>

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

