



# SUTTER COUNTY

## DEVELOPMENT SERVICES DEPARTMENT

Building Inspection  
Environmental Health/CUPA

Code Enforcement  
Engineering/Water Resources

Planning

Admin & Finance  
Road Maintenance

February 1, 2024

### NOTICE OF INTENT TO APPROVE A ZONING CLEARANCE FOR PROPOSED CONSTRUCTION WITHIN THE SUTTER BUTTES OVERLAY DISTRICT

This notice is given that the Sutter County Development Services Department has received the below described application and in accordance with Zoning Code Section 1500-23-060(B), is providing a 10-day notice of its intent to approve the project proposal without holding a public hearing, unless a public hearing before the Planning Commission is requested in writing by an interested party prior to **5:00 pm on Monday, February 12, 2024**.

**Project Title:** Project No. M24-0011 (Mulvany)

**Project Location:** 13852 Pass Road, Sutter, CA 95982  
South of Pass Rd, approximately 3,233 feet east of West Butte Rd  
Assessor's Parcel No.: 13-070-078

**Project Description:** A Zoning Clearance request to construct a new 47' x 60' metal shop within the Agriculture - Sutter Buttes Overlay (AG-SB) District

**Applicant / Owner:** Stuart R. Mulvany

**Project Planner:** Brandon Jennings, Assistant Planner  
(530) 822-7400, ext. 241; [bjennings@co.sutter.ca.us](mailto:bjennings@co.sutter.ca.us)

Copies of the application and supporting materials are available for public review at the Development Services Department, 1130 Civic Center Blvd, Suite A, Yuba City, CA 95993, or may be requested by contacting the project planner (identified above). All interested parties are encouraged to provide any written comments prior to the Development Services Director's determination.

A request for a public hearing for this proposal shall be made in writing, include a written explanation for the request, and submitted to the Development Services Department (at the above address) no later than **5:00 p.m. on Monday, February 12, 2024**. If a request for a public hearing is received within that timeframe, a public hearing will then be scheduled at a future date to allow for required noticing of the public hearing.

If a decision is challenged in court, the challenge may be limited to raising only those issues which were raised at a public hearing, if a public hearing is requested, or in written correspondence delivered to the Director at, or prior to, the public hearing.

*Arwen Wacht*  
Arwen Wacht  
Principal Planner

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