



SUTTER COUNTY

DEVELOPMENT SERVICES DEPARTMENT

Building Inspection
Environmental Health/CUPA

Code Enforcement
Engineering/Water Resources

Planning

Admin & Finance
Road Maintenance

November 3, 2023

NOTICE OF PUBLIC HEARING

Notice is given that at **6:00 p.m. on Wednesday, November 15, 2023**, in the **City of Yuba City Council Chambers, 1201 Civic Center Boulevard, Yuba City, CA**, the Sutter County Planning Commission will hold a public hearing on the following:

Project #U22-0020 (Hussain) – The proposed project includes a Planned Development Amendment, Use Permit, and Minor Design Review to allow the development of a large general truck yard with a maximum of nineteen (19) truck/trailer parking spaces, a new 4,800± square foot shop for repairs and storage, and the conversion of two existing buildings into a caretaker residence and office; CM-PD (Commercial Industrial-Planned Development) & M-1-PD (Light Industrial-Planned Development) Zoning Districts; located at 1166 Eager Road, on the east side of East Onstott Frontage Road, south side of Eager Road, and west side of Live Oak Boulevard, approximately 0.8 miles north of the City of Yuba City; APN: 10-260-067; Applicant/Owner: Shafqat Hussain (**A Mitigated Negative Declaration is proposed**)

Project #U23-0028 (Takhar) – A Use Permit Amendment to revise condition 6 of Project #17-007 to allow two (2) additional years to complete parking lot paving requirements for a previously approved large agricultural truck yard; AG (Agriculture) District; located on the south side of State Highway 20, across from Lytle Road, approximately one mile west of N. Township Road; APN: 13-280-166; Applicant: Harmun Takhar, Owner: Gavvy HR, LLC. (**project is exempt from CEQA**)

The Sutter County Planning Commission meeting will be open to the public. For those unable to attend this meeting, please submit your comments via email by 2:00 pm on the day of the Planning Commission Meeting. Public comments can be emailed to planningcomments@co.sutter.ca.us and will be forwarded to the Planning Commissioners. Please identify the agenda item you wish to address in your comments. Public comments received prior to the release of the agenda materials will be included as part of the staff report.

Copies of the staff report and supporting materials will be available for public review or purchase at the Development Services Department, 1130 Civic Center Boulevard, Suite A, Yuba City, CA, or online at <http://suttercountyca.iqm2.com/citizens/default.aspx> beginning at 12:00 pm / Noon on the Friday before the meeting. All interested parties are invited to express their opinions or provide written comments before the hearing. If you challenge a proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

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