



SUTTER COUNTY

DEVELOPMENT SERVICES DEPARTMENT

Building Inspection
Environmental Health/CUPA

Code Enforcement
Engineering/Water Resources

Planning

Admin & Finance
Road Maintenance

April 6, 2024

NOTICE OF PUBLIC HEARING

Notice is given that at **6:00 p.m. on Wednesday, April 17, 2024**, 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 #U22-0044 (Boparai) - An Administrative Permit to allow a small outdoor special event facility in the Agriculture (AG) Zoning District for private employee appreciation events, small weddings, birthday parties, and similar events attended by up to 99 guests per event. This project proposes to use a ±1.5-acre outdoor area of a 144.17-acre parcel with the remainder of the parcel to continue use as an almond orchard. Events will be limited to twelve (12) per year and will take place Friday through Sunday between the hours of 12:00pm-10:00pm.; located at 3102 Michel Road, Nicolaus, CA 95659; APN: 33-230-009; Applicant: Kin Boparai, Owner: Karan Farms LLC (**A Mitigated Negative Declaration is proposed**)

Project #U23-0020 (Sutter Cemetery) – A General Plan Amendment from Agriculture Rural Community (AG RC) to Public (P) and a Rezone from Agriculture (AG) to Public (P) of 77.23± acres located on the east side of Everitt Road, west of Mallot Road, and north of the West Inceptor Canal, in Sutter, CA 95982; APNs:13-240-010 and -073; Applicant/Owner: Sutter Cemetery District c/o Darin Dollins (**Prior Adopted Negative Declaration and Exempt**)

Project #U24-0011 (The Natomas Basin Conservancy) – Development Agreement between the County of Sutter and the Natomas Basin Conservancy (Conservancy) to allow the Conservancy to modify existing agricultural lands and restore, enhance, use and maintain the lands as environmental conservation areas within the unincorporated county; located generally northeast and southeast of the intersection of Powerline Road and Sankey Road; APN: 35-140-003, -004, -008, -009, -010, -013, -014, -015, -016, -017, -018, -019, -020, -021, -035; and 35-230-037; Applicant/Owner: The Natomas Basin Conservancy c/o John Roberts (**Prior Adopted EIR and Exempt**)

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.igam2.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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