



SUTTER COUNTY

DEVELOPMENT SERVICES DEPARTMENT

Building Inspection
Environmental Health/CUPA

Code Enforcement
Engineering/Water Resources

Planning

Admin & Finance
Road Maintenance

August 6, 2024

NOTICE OF PUBLIC HEARING

Notice is given that at **6:00 p.m. on Wednesday, August 21, 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 #U24-0022 (Sohal) – a resubmittal of a previously approved Tentative Parcel Map (Project #U-20-018) to divide a 40-acre parcel into a five-acre homesite parcel and a 35-acre agricultural parcel; located at 11877 Larkin Road, Live Oak, CA 95953; APN: 09-010-043; Applicant/Owner: Joginder Sohal. (**Previously Adopted Negative Declaration**)

Project #U23-0010 (Siller) – a request for a General Plan Amendment from Agriculture, 40-acre minimum (AG-40) to Industrial/Commercial (I/C) and a Rezone from Agriculture (AG) to Commercial Industrial (CM) for a ±5.46-acre parcel located on the east side of Acacia Avenue approximately 0.4 miles north of State Highway 20, within the Rural Community of Sutter; 1493 Acacia Avenue, Sutter, CA 95982; APN: 13-270-087; Applicant/Owner: Andrea Siller 2021 Irrevocable Trust c/o Neal Siller (**A Mitigated Negative Declaration is proposed**)

Project #U23-0024 (Chesney) – a request for a Tentative Parcel Map to divide a 160± acre parcel into a 1.51± acre homesite parcel and a 158.49±acre agricultural remainder parcel in the AG (Agriculture) District; located at 250 South Meridian Rd, Meridian, CA 95957; APN: 13-160-001; Applicant/Owner: Robert C. Chesney Jr. Revocable Trust & Donal Chesney. (**A Negative Declaration is proposed**)

Project #U23-0030 (Sangha) – a request for a Use Permit to establish a Large General Truck Yard with a maximum of 76 trucks/trailer parking spaces on 5± acres in the AG (Agriculture) District; located at 8709 S George Washington Blvd / State Hwy 113, south of Tudor Rd and north of Thompson Rd, within the unincorporated area of Sutter County, Yuba City, CA 95993; APN: 25-030-004; Applicant/Owner: Jaskaran Sangha / Sangha Family '22 Trust and Bains Revocable Living Trust. (**A Mitigated Negative Declaration is proposed**)

Project #U22-0036 (South Sutter LLC) – a request for various entitlements to refine Phases 2 & 3 of the Lakeside at Sutter Pointe project, including: a Rezone, Large Lot Tentative Subdivision Map, and Small Lot Subdivision Maps for 485± acres within the Sutter Pointe Specific Plan area in Pleasant Grove / Elverta; APN: 35-170-003 & -092, and 36-030-001 & -002; Applicant: South Sutter LLC c/o Larry Gualco; Owners: L Street Land LP, Lennar South Sutter LLC and Riego 1700 LLC c/o Larry Gualco and TDW Enterprises c/o George Carpenter (**Addendum to the Prior Adopted 2009 Sutter Pointe Specific Plan EIR**)

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.igm2.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.