



SUTTER COUNTY

DEVELOPMENT SERVICES DEPARTMENT

Building Inspection
Environmental Health/CUPA

Code Enforcement
Engineering/Water Resources

Planning

Admin & Finance
Road Maintenance

April 4, 2026

NOTICE OF PUBLIC HEARING

Notice is given that at **6:00 p.m. on Wednesday, April 15, 2026**, 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 #U24-0023 (Heryford) – A request to rescind a Development Rights Agreement to return Development Rights on a 115.49± acre agricultural remainder parcel in the AG-SB (Agriculture - Sutter Buttes Overlay) district; located at 9030 Pass Road, Sutter, CA 95982; APN: 13-200-108; Applicant/Owner: Richard and Tiffani Heryford (**A Mitigated Negative Declaration is proposed**)

Project #U25-0005 (Fernandez) – A Use Permit to allow a Major Home Occupation for a deck coating business storing materials within an existing structure and a contractor's office within the existing residence on a ±1.72-acre parcel within the Estate Residential (ER) Zoning District; 699 Stewart Rd, Yuba City, CA 95991; located approximately 122 feet north of Caminito Ave; APN: 23-101-065 (**Project is exempt from CEQA**)

Project #U26-0015 (L Street Land LP) – A third amendment to the Tier 2 Development Agreement relative to the Lakeside Development of the Sutter Pointe Specific Plan; located north of Riego Road and west of Natomas Road; Applicant/Owner: L Street Land LP, DRP Greenbough 34 LLC, and DRP Solaris Multistate LLC; Assessor's Parcel No. 36-010-001 thru -015 and 36-020-001 thru -012.

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.igmp2.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.