



# SUTTER COUNTY

## DEVELOPMENT SERVICES DEPARTMENT

Building Inspection  
Environmental Health/CUPA

Code Enforcement  
Engineering/Water Resources

Planning

Admin & Finance  
Road Maintenance

January 4, 2025

### NOTICE OF PUBLIC HEARING

Notice is given that at **6:00 p.m. on Wednesday, January 15, 2025**, 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 #U23-0023 (Raub)** – A Tentative Subdivision Map to divide 60 acres consisting of six existing 10-acre parcels into 17 estate residential lots and one remainder parcel ranging from 2.95 net acres to 3.00 net acres in size along with two parcels for drainage detention; ER (Estate Residential) District; located at 2354 Perry Avenue, Sutter, CA 95982; on the east side of Irwin Avenue, on the west side of Perry Avenue, on the north side of South Butte Road; APNs: 13-222-008, 13-222-009, 13-231-006, 13-231-007, 13-231-008, 13-231-009; Applicant: Gordon A. Raub 03 Trust, Owner: Paula E. Raub, Trustee of the Gordon A. Raub Trust and Paula E. Raub Trust. **(A Mitigated Negative Declaration is proposed)**

**Project #U24-0033 (Lennar)** – A Use Permit to allow the development of a Residential Recreation Facility on ±2.6 acres within the Parks (P) District to support the Heritage Lakeside Village within the Sutter Pointe Specific Plan (SPSP); located approximately 0.3 miles north of Riego Road and 0.6 miles west of Natomas Road; APN: 36-010-013; Applicant/Owner: Lennar Homes of California, LLC **(Prior Adopted Addendum to the Sutter Pointe Specific Plan Environmental Impact Report)**

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](mailto: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.