



SUTTER COUNTY

DEVELOPMENT SERVICES DEPARTMENT

Building Inspection
Environmental Health/CUPA

Code Enforcement
Engineering/Water Resources

Planning

Admin & Finance
Road Maintenance

January 29, 2026

NOTICE OF PUBLIC HEARING

Notice is given that at **6:00 p.m. on Wednesday, February 18, 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 #U25-0032 (Lennar) – Small Lot Tentative Subdivision Map Amendment to reconfigure parcels within Lakeside at Sutter Pointe – Phase 1 and a Rezone of 74.1± acres which includes a decrease in Medium Density Residential (MDR) from 65.9± acres to 59.6± acres and an increase in Parks (P) from 8.2± acres to 14.5± acres; Multiple parcels within Lakeside at Sutter Pointe Phase 1, located north of Riego Road and west of Natomas Road; APN: 36-010-009, 36-010-013, 36-010-014, and 36-020-004; Applicant/Owner: Lennar Homes of California, LLC (**Addendum to the previously certified Sutter Pointe Specific Plan Environmental Impact Report**)

Project #U26-0002 (Sutter County) – An amendment to Section 1500-53-2216 of the Sutter Pointe Land Use and Development Code in order to allow for up to 20 single-family model homes for display purposes within Residential zoning districts; Countywide; Applicant: Sutter County. (**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.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.