



SUTTER COUNTY

DEVELOPMENT SERVICES DEPARTMENT

Building Inspection
Environmental Health/CUPA

Code Enforcement
Engineering/Water Resources

Planning

Admin & Finance
Road Maintenance

March 7, 2026

NOTICE OF PUBLIC HEARING

Notice is given that at **6:00 p.m. on Wednesday, March 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 #U24-0013 (Smith) – A Use Permit to allow a large outdoor special event facility on an 80-acre parcel in the Agriculture – Sutter Buttes Overlay (AG-SB) Zoning District for weddings, receptions, birthdays, non-profit fundraisers, political fundraisers, community, and similar events. A maximum of sixteen (16) events is proposed per year with 100 – 850 guests per event. The event facility is proposed to operate Thursday, Friday, Saturday, or Sunday between the hours of 8:00 a.m. - 11:00 p.m.; located at 13189 Pass Road, Sutter, CA 95982; APN: 08-190-049; Applicant/Owner: Mike Smith Jr. **(A Mitigated Negative Declaration is proposed)**

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.igmp.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.