NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR CONDITIONAL USE PERMIT CUP-24-0003 AND NOTICE OF PUBLIC HEARING BEFORE THE YUBA COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Yuba County Planning Commission (PC) on Wednesday, September 16, 2026, at 6:00 p.m. or soon thereafter, in the Board of Supervisors Chamber, Yuba County Government Center, 915 8th Street, Marysville, CA, to consider the following:

Conditional Use Permit CUP-24-0003 (Richards Ranch): The applicant, Richards Land and Cattle, requests approval of a Conditional Use Permit to allow operation of a private event venue on an approximately 57-acre portion of their property located at 12206 Rices Crossing Road in Oregon House. The project would allow up to four (4) events per year above and beyond those otherwise permitted pursuant to Section 11.32.320 of the Yuba County Development Code, accommodating over two hundred fifty (250) people per event, with two (2) events allowing up to one thousand (1,000) attendees and two (2) events allowing between two hundred fifty (250) and five hundred (500) attendees. Events with up to 1,000 attendees shall be limited to January through June. The site is located west of Rices Crossing Road and east of Woods Creek, approximately 3.2 miles south of Marysville Road, in the community of Oregon House (APN 048-220-089).

The Planning Commission will be considering adoption of the Mitigated Negative Declaration pursuant to the California Environmental Quality Act. The public comment period for the Mitigated Negative Declaration is July 3, 2026 to August 3, 2026.

Any person wishing to testify on the above projects may appear before the Planning Commission at the prescribed time and place, or may submit written comments or objections to the Community Development and Services Agency at 915 8th Street, Suite 123, Marysville, CA 95901, prior to the hearing. Copies of the staff recommendations are available for inspection at the same address. If you have any questions, you may contact Alex Becerra at (530) 749-5470.

The **Planning Commission's** action on the projects may be appealed by any interested person to the Board of Supervisors by filing a written appeal with the Board of Supervisors within 10 days following the **Planning Commission's** final action on the project. If the Board of Supervisors is the final Approving Authority, or if the project is appealed to the Board, the Board's action is final.

If you challenge the action of the **Planning Commission** on this matter in court, pursuant to Government Code section 65009 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 Department at, or prior to the hearing.

TYPE OF ADVERTISEMENT: Legal

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AND CHARGE TO:	Community Development and Services Agency 915 8th Street, Suite 123 Marysville, CA 95901
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