

City of Plymouth Planning Commission
NOTICE OF PUBLIC HEARING
TO CONSIDER AN APPLICATION FOR A REZONING

NOTICE IS HEREBY GIVEN that at 6:30 p.m., on May 1, 2025 or as soon thereafter as possible, the Planning Commission of the City of Plymouth will hold a public hearing at 9426 Main Street, Plymouth, CA 95669, to consider a rezone for the Sutter Home project site as further described in more detail below.

The staff report and agenda materials will be available on the City's website at <https://cityofplymouth.org/planning-commission/> 72 hours prior to the meeting (with detailed instructions for participation included on the posted agenda).

Sutter Home Rezone

Project Description: The Applicant, Sutter Home Winery, Inc., has requested approval of a rezone of five parcels (APNs 008-070-036, 037, 038, 039 and 040) totaling ± 219.27 acres from Agriculture/Planned Development to Agriculture and the termination of an existing Development Agreement for the Planned Development. The Planning Commission will be reviewing the request and will make a recommendation on the proposed rezone to the City Council.

The Planning Commission will consider finding the proposed Sutter Home Rezone exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21065 because the rezoning of these parcels will only remove the Planned Development designation and terminate the companion Development Agreement (required as part of a Planned Development request under the Plymouth Municipal Code) and the rezoning to Agriculture will only allow the uses and development standards that are the same as what is currently allowed for the subject sites under the Municipal Code and therefore the project will not result in any significant adverse environmental effect.

Please contact the Planning Division at (209) 245-6941 ext. 254 if you have any questions regarding this project.

Pursuant to all applicable laws and regulations, if you wish to challenge in court any of the above decisions (regarding project, planning, zoning, and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the Planning Department at, or prior to, this public hearing.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Clerk at (209) 245-6941 ext. 254 at least 48 hours prior to the meeting.