

SUTTER COUNTY PLANNING IN PROCESS PROJECT REPORT - MARCH 2024

Application Number	Application Date	Assessor Parcel Number(s)	Applicant/Landowner	Address/ Location	Description	Project Status	Approval Authority
General Plan and/or Zoning Amendments							
U24-0008	2/29/2024	23-022-009	Sarbjit Thiara Jr	2045 Taylor Rd, Yuba City	General Plan Amendment, Rezone, and Tentative Map	<i>Incomplete Application Submittal</i>	Board of Supervisors
U24-0005	2/23/2024	23-064-011	Pardeep Singh	1280 Walnut Av, Yuba City	General Plan Amendment and Rezone from Estate Residential to Light Industrial	<i>Incomplete Application Submittal</i>	Board of Supervisors
U24-0001	1/2/2024	County-Wide	Sutter County	County-Wide	Zoning Code Text Amendment - Truck Yard Updates	In Process	Board of Supervisors
U23-0020	8/1/2023	13-240-010 & - 073	Sutter Cemetery District	7200 Butte Ave, Sutter	General Plan Amendment and Rezone from AG / AG-40/AG-RC to Public / Public	Preparing Environmental Document	Board of Supervisors
U23-0017	7/31/2023	13-280-017, - 021, -148, -158, -159, -160, & -161	Siller (A) / Siller, BC Enterprises LP & Mohar (L)	N of State Hwy 20, E of Humphrey Rd, S of South Butte Rd, and W and S of S Butte Rd, Yuba City	General Plan Amendment and Rezone from AG & RAN / AG-80 & RAN to I/C / CM	Resubmittal Being Reviewed by Staff	Board of Supervisors
U23-0015	7/14/2023	County-Wide	Sutter County	County-Wide	Zoning Code Text Amendment - Article 25	PC on 02/21/24; To BoS in March/April	Board of Supervisors
U23-0013	6/30/2023	25-070-032	Bains Properties LP c/o Jaswant S. Bains	460 Tudor Road, Yuba City	General Plan Amendment and Rezone from AG-80 / AG to Industrial & Commercial / GC & M-1	Incomplete Application / Resubmittal Being Reviewed by Staff	Board of Supervisors

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U23-0010	6/16/2023	13-270-087	Andrea Siller	1493-1495 Acacia Ave, Sutter	General Plan Amendment and Rezone from AG / AG-40 to GC / Commercial	Resubmittal Provided; Preparing Environmental Document	Board of Supervisors
U23-0006	4/3/2023	35-170-092; 35-260-016, -020, -021	South Sutter LLC	NWC of W Riego Rd and Natomas Rd, Pleasant Grove	Amend Tier 2 DA and COA for Lakeside at Sutter Pointe	Resubmittal Being Reviewed by Staff	Board of Supervisors
U22-0036	9/12/2022	35-170-092; 35-260-016, -020, -021	South Sutter LLC	NWC of W Riego Rd and Natomas Rd, Pleasant Grove	Rezone; Large Lot and Small Lot Tentative Maps for Phases 2 & 3 of Lakeside at Sutter Pointe	In Process	Board of Supervisors
Planned Development and/or Use Permits							
U24-0009	3/4/2024	23-140-001	Larry Westerlund / Robert Amarel	SEC of Oswald Rd and S Township Rd, Yuba City	Use Permit for a Solar Energy Facility, Commercial in the AG District	<i>Incomplete Application Submittal</i>	Planning Commission
U24-0007	2/29/2024	35-160-027	Skyline Build & Design Inc / Cheburaka	3768 Sankey Rd, Pleasant Grove	Use Permit Amendment, Minor to construct a detached bathroom	Completeness Determination in Progress	Staff
U23-0030	11/6/2023	25-030-004	Jaskaran Sangha / Sangha & Bains	8709 State Hwy 113, Yuba City	Use Permit for a Large General Truck Yard	Application Incomplete	Planning Commission
U22-0006	2/28/2022	29-080-007	Sarb Thiara / Capital Farm and Management Co.	17812 State Route 113, Robbins	Use Permit/Design Review - Large General Truck Yard (81 STAA trucks)	BoS Appeal Referred Back to Planning Commission - Date TBD	Planning Commission

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U-19-034	12/5/2019	09-070-039	Islamic Center of Live Oak / Muslim Cemetery of Northern California	3593 Pennington Road, Live Oak	Tentative Parcel Map and Use Permit - Cultural Facility	Awaiting Revisions from Applicant	Planning Commission
Tentative Parcel Maps							
U24-0010	3/5/2024	35-260-013	Ron Smith / Fisher Family 97 Trust	3700 Riego Rd, Elverta	Tentative Parcel Map to subdivide 1 parcel into 2 parcels	Completeness Determination in Progress	Planning Commission
U24-0002	2/7/2024	09-010-043	Joginder K Sohal	11877 Larkin Rd, Live Oak	Tentative Map for U-20-018	Pending Direction from Applicant	Planning Commission
U23-0024	9/12/2023	13-160-001	Robert Chesney & Donald Chesney	250 S. Meridian Rd, Meridian	Tentative Parcel Map (1 into 2)	Preparing Environmental Document	Planning Commission
U23-0023	9/12/2023	13-222-008 & -009; 13-231-006 through -009	Gordon A. Raub 03 Trust c/o Paula Raub	2354 Perry Ave, Sutter	Tentative Subdivision Map (6 into 20) for 60 acres in the ER District	Awaiting Additional Studies for Environmental Review	Planning Commission
Administrative Permits							
U24-0004	2/22/2024	35-170-034	Brendan Ottoboni / Matthew Sidlovski	7350 Locust Rd, Pleasant Grove	Administrative Permit - small general truck yard in the AG zone	Completeness Determination in Progress	Director
U22-0044	12/22/2022	33-230-009	Kin Boparai	SEC of Marcum Rd and Michel Rd, Nicolaus	Administrative Permit - small special event facility	10-Day Notice of Intent to Approve Period from 03/01/24 to 03/11/24	Director

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Design Reviews							
U23-0029	11/3/2023	13-270-060	Safe Haven Solar / Ben Phillips	1989 Acacia Av, Sutter	Design review for updates to existing building and for equipment and materials storage yard	Incomplete Application	Director
U22-0035	9/8/2022	33-153-001	MVB, Inc., The Nicolaus Tavern	979 Nicolaus Av, Nicolaus	Minor design review for outdoor expansion of Nicolaus Tavern	Awaiting Revisions from Applicant	Director
Development Rights Agreements & Development Agreements							
U24-0011	3/5/2024	35-140-003, -004, -008 through -010, -013 through -021, -035; and 35-230-037	The Natomas Basin Conservancy c/o John Roberts	Various properties within the Natomas Basin	Development Agreement between Sutter County and The Natomas Basin Conservancy	In Process	Board of Supervisors
U23-0034	12/21/2023	28-020-081	James & Sharon Almond	247 Pleasant Grove Rd, Pleasant Grove	Rescind and Replace Development Rights Agreement	In Process (Concurrent w/ M23-0061)	Board of Supervisors
U23-0025	9/27/2023	33-270-053	Van Dyke Rev '06 Trust c/o Robert Van Dyke	4120 Pleasant Grove Rd, Pleasant Grove	Rescind and Replace Development Rights Agreement	Application Incomplete (Concurrent w/ M23-0036)	Board of Supervisors
Lot Line Adjustments / Parcel Mergers / Certificate of Compliance							
M24-0017	3/5/2024	13-350-136 and -137	Meyers / Amarel	4550 Lincoln Rd, Yuba City	<i>Lot Line Adjustment to make APN 13-350-136 larger</i>	<i>Incomplete Application Submittal</i>	Staff
M24-0012	1/19/2024	28-120-023	Gallagher Family Farms LP	3765 Gallagher Rd, Rio Oso	Lot Line Adjustment between four parcels	Completeness Determination in Progress	Staff

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M24-0010	1/17/2024	28-210-054	Gilbert Orchards	Wheatland Rd, Pleasant Grove	Certificate of Compliance	Incomplete Application	Staff
M24-0009	1/17/2024	28-210-049	Gilbert Orchards	Wheatland Rd, Pleasant Grove	Certificate of Compliance	Incomplete Application	Staff
M24-0008	1/17/2024	28-210-007	Gilbert Orchards	NE of Brewer Rd, Pleasant Grove	Certificate of Compliance	Incomplete Application	Staff
M24-0007	1/17/2024	28-010-003	Rio Oso Groves Inc	W of Pleasant Grove Rd and N of Bear River, Pleasant Grove	Certificate of Compliance	Incomplete Application	Staff
M24-0006	1/17/2024	28-010-002	Rio Oso Groves Inc	39 Pleasant Grove Rd, Pleasant Grove	Certificate of Compliance	Incomplete Application	Staff
M24-0001	1/5/2024	28-210-014	Henry Gilbert	On Huffaker Rd, W of Brewer Rd, and N of Bear River Dr, Pleasant Grove	Certificate of Compliance	Incomplete Application	Staff
M23-0061	12/21/2023	28-020-081	Almond	247 Pleasant Grove Rd, Pleasant Grove	Lot Line Adjustment between two parcels	Applicant working on corrections	Staff
M23-0060	12/18/2023	35-040-040 & -041	Jag Ohri / Arun Ohri	Howsley Rd, Pleasant Grove	Lot Line Adjustment between two properties	In Process	Staff
M23-0059	12/12/2023	34-010-018, -019, -020, & -021	Andy Guisti (Guisti & Sickle)	20510 State Hwy 113, Knights Landing	Lot Line Adjustment between two properties	Completeness Determination in Progress	Staff
M23-0039	8/10/2023	13-315-001; 13-313-020	Vanessa Helder	4258 Dresser Rd, Yuba City	Lot Line Adjustment between two parcels	Completeness Determination in Progress	Staff
M23-0036	7/28/2023	33-270-053	Van Dyke Rev '06 Trust c/o Robert Van Dyke	4120 Pleasant Grove Rd, Pleasant Grove	Lot Line Adjustment between 3 parcels	In Process (Concurrent w/ U23-0025)	Staff

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M23-0005	1/25/2023	10-210-023	Jim Whiteaker (A) / Pamma Sukhraj (L)	NWC of Eager Rd and Tierra Buena Rd, W of Larkin Rd, Yuba City	Lot Line Adjustment for a homesite parcel	Awaiting Information from Applicant	Staff
Zoning Clearances							
M24-0016	3/4/2024	13-221-021	Phil Engelbert / Kevin & Sharlene Katz	2454 Irwin Av, Sutter	Zoning Clearance for new 1,024 SF accessory dwelling unit (ADU)	In Process	Staff