

SUTTER COUNTY PLANNING SERVICES APPROVED PROJECT REPORT

2024 APPROVED PLANNING APPLICATIONS LIST				
January 1, 2024 to Present				
Project	Decision Date	Applicant	Address/Location	Description
U24-0031	11/21/2024 (10-Day Appeal Date Up 12/02/24)	Chitwantjit Singh / Harpreet Thiara	3988 Railroad Av, Yuba City	Minor Design Review and Zoning Clearance for a Truck Driving School in the M-1 District
M24-0056	11/20/2024	John Nix	2866 Elm St, Sutter	Lot Line Adjustment to acquire a portion of adjacent abandoned alleyway
M24-0039	11/20/2024	Robert Van Dyke	3840 & 3870 Pleasant Grove Rd, Pleasant Grove	Lot Line Adjustment between three parcels
M24-0059	11/19/2024	James Ratliff / Jessica Tutone	2481 Elm St, Sutter	Lot Line Adjustment to acquire a portion of adjacent abandoned alleyway
M24-0058	11/7/2024	Richard Hofman / American Tower Delaware Corp	0 Reclamation Rd, Meridian	Zoning Clearance for Verizon antenna modifications
M23-0059	10/31/2024	Andy Giusti (Giusti & Sickle)	20510 State Hwy 113, Knights Landing	Lot Line Adjustment between two properties
M24-0057	10/23/2024	Sarb Thiara, Sikh Temple Gurdwara YC	2468 Tierra Buena Rd, Yuba City	Zoning Clearance for the Sikh Temple Nagar Kirtan 2024
U24-0025	10/22/2024	Robert Van Dyke	3840 & 3870 Pleasant Grove Rd, Pleasant Grove	Rescind and Replace Development Rights (related to M24-0039)
M24-0041	10/22/2024	Jim Koo	6294 Pleasant Grove Rd & 3998 Keys Rd, Pleasant Grove	Lot Line Adjustment between two parcels in Sutter & Placer County
M24-0048	10/21/2024	Frank Alonso Jr	APNs: 24-080-009; 24-110-002 & -004	Lot Line Adjustment between three parcels to fit farming operation
M24-0040	10/9/2024	John & Marisa Acevedo	4254 Dresser Rd, Yuba City	Lot Line Adjustment between two parcels

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M23-0036	10/9/2024	Van Dyke Rev '06 Trust	4120 Pleasant Grove Rd, Pleasant Grove	Lot Line Adjustment between three parcels (related to U23-0025)
M24-0053	10/7/2024	Jason Smith	2033 Elmer Av, Yuba City	Zoning Clearance to convert 590SF of detached garage to an ADU
M24-0050	10/4/2024	Milestone Associates	2479 & 2501 Obanion Rd, Yuba City	Correction to LLA M24-0027
M24-0051	10/3/2024	Jessica Davalos-Prieto	2582 El Centro Bl, Nicolaus	Zoning Clearance for a new 1,192 SF ADU w/ attached garage
M24-0012	9/25/2024	Gallagher Family Farms LP	3765 Gallagher Rd, Rio Oso	Lot Line Adjustment between four parcels
U23-0010	9/24/2024	Andrea Siller	1493-1495 Acacia Av, Sutter	General Plan Amendment and Rezone from AB / AG-40 to CM / Industrial Commercial
U22-0036	9/24/2024	South Sutter LLC	NWC of Riego Rd and Natomas Rd, Pleasant Grove/Elverta	Rezone; Large Lot and Small Lot Tentative Maps for Phases 2 & 3 of Lakeside at Sutter Pointe
M24-0049	9/18/2024	Crown Castle Inc for T-Mobile	1625 Tierra Buena Rd, Yuba City	Request for 6409(a) Eligible Facility Request - Collocation of Antennas
U24-0010	9/18/2024	Ron Smith	3700 Riego Rd, Elverta	Tentative Map (1 into 2)
M24-0042	8/29/2024	Gerald & Mattie Alonso	4957 Ensley Rd, Knights Landing	Lot Line Adjustment between two non-conforming parcels
U23-0024	PC Approved 08/21/24	Robert Chesney & Donald Chesney	250 S Meridian Rd, Meridian	Tentative Parcel Map (1 into 2)
U23-0030	PC Approved 08/21/24	Jaskaran Sangha / Sangha & Bains	8709 State Hwy 113, Yuba City	Use Permit for a Large General Truck Yard in the AG district
U24-0022	PC Approved 08/21/24	Joginder K Sohal	11877 Larkin Rd, Live Oak	Tentative Map consistent with U-20-018

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M24-0047	8/20/2024	Graeme Flynn	6581 Williston Rd, Live Oak	Zoning Clearance for Cell Site Modification (Verizon Wireless)
M24-0038	8/19/2024	California Resources Production Corporation	10091 Pass Rd, Sutter	Zoning Clearance for a well pad and well
M24-0037	8/19/2024	California Resources Production Corporation	10091 Pass Rd, Sutter	Zoning Clearance for a well pad and well
U24-0028	8/16/2024	Avtar Sahota	499 Wilson Rd, Yuba City	Use Permit (U-19-010 / Singh) Time Extension
M24-0045	8/12/2024	Jason Longwell	6896 Broadway, Live Oak	Zoning Clearance for a new 1,199 SF ADU
M24-0043	8/8/2024	Ulises Teyes	2191 Sanborn Rd, Yuba City	Minor Home Occupation for Ambulance services
M24-0036	8/2/2024	Seivert Family Trust	2909 Caminito Ave, Yuba City	Lot Line Adjustment between two ER zoned parcels
U23-0025	BOS Approved 7/22/2024	Van Dyke Rev '06 Trust	4120 Pleasant Grove Rd, Pleasant Grove	Rescind and Replace Development Rights (related to M23-0036)
M24-0029	7/22/2024	Lis Tuold	979 1st St, Nicolaus	Lot Line Adjustment between two non-conforming parcels
M23-0005	7/10/2024	Whiteaker / Sukhraj	NWC of Eager Rd and Tierra Buena Rd, W of Larkin Rd, Yuba City	Lot Line Adjustment resulting in one homesite parcel
M24-0035	6/26/2024	Daniel Croxall	3840 Pleasant Grove Rd, Pleasant Grove	Zoning Clearance for new 1086 SF ADU w/ garage

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M24-0026	6/25/2024	Curtis Castro / Jaime Salcedo	E of El Centro Blvd, S of Cornelius Ave, Nicolaus	Lot Line Adjustment between three parcels
M23-0061	6/17/2024	Almond	247 Pleasant Grove Rd, Pleasant Grove	Lot Line Adjustment between two parcels
U23-0029	<i>Deemed Withdrawn 06/07/2024</i>	<i>Safe Haven Solar / Ben Phillips</i>	<i>1989 Acacia Av, Sutter</i>	<i>Design Review for updated to existing building and for equipment and materials storage yard</i>
M24-0032	6/6/2024	Daniel Gabay	1894 Pacific Ave, Rio Oso	Zoning Clearance for a new free-standing 799 SF ADU
M24-0027	6/6/2024	Milestone Associates	2479 & 2501 Obanion Rd, Yuba City	Lot Line Adjustment between two non-conforming AG parcels
M24-0010	6/6/2024	Gilbert Orchards	S of Wheatland Rd, W of Brewer Rd, and E of Pleasant Grove Rd, Pleasant Grove	Certificate of Compliance
M24-0009	6/6/2024	Gilbert Orchards	N of Wheatland Rd, W of Brewer Rd, and E of Pleasant Grove Rd, Pleasant Grove	Certificate of Compliance
M24-0008	6/6/2024	Gilbert Orchards	E of the end of Wheatland Rd, N of the end of Brewer Rd, Pleasant Grove	Certificate of Compliance
M24-0001	6/6/2024	Henry Gilbert	On Huffaker Rd, W of Brewer Rd, and N of Bear River Dr, Pleasant Grove	Certificate of Compliance
U24-0020	6/5/2024	Rob Bains	7200 Sawtelle Rd, Yuba City	Planned Development and Design Review (U-18-008) Time Extension to 12/01/2024

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U24-0018	6/4/2024	Darlene Urbon	2017 Eager Rd, Live Oak	Use Permit (U21-0081 / Allowing Commercial Ag Equipment Repair) Time Extension
M24-0031	5/30/2024	Rachel Nelson	2835 Maple St, Sutter	Zoning Clearance to convert an existing 625 SF garage into an ADU
U23-0020	5/28/2024	Sutter Cemetery District	East of Everitt Rd, West of Mallot Rd, and North of the West Interceptor Canal, Sutter	General Plan Amendment from AG RC to P and Rezone from AG to P of 77 acres
U22-0044	Appeal Denied 05/28/24 PC Approved 04/17/24	Kin Boparai	3102 Michel Rd, Nicolaus	Administrative Permit for a small special event facility in the AG District
M24-0030	5/22/2024	Jose Luis Chavez	1802 1st Av, Sutter	Minor Home Occupation for FFL services (NorCal Tactical)
M24-0025	5/16/2024	Methodist Church - Sutter	7751 S Butte Rd, Sutter	Zoning Clearance for a freestanding illuminated church sign
U24-0011	5/14/2024	The Natomas Basin Conservancy	Generally the NEC and SEC of Powerline Rd and Sankey Rd	Development Agreement between Sutter County and the Natomas Basin Conservancy
U23-0034	5/14/2024	Almond	247 Pleasant Grove Rd, Pleasant Grove	Rescind and Replace Development Rights
U23-0015	5/14/2024	Sutter County	County-Wide	Zoning Code Text Amendment - Article 25 (Permit Types and Findings)
M24-0024	5/8/2024	Rich Hofman	10373 S Butte Rd, Sutter	Zoning Clearance for American Towner Backup Power

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M24-0023	5/3/2024	Sunny Purewal	2106 Pepper St, Sutter	Zoning Clearance to identify allowed uses at this location
<i>U24-0009</i>	<i>4/26/2024 (Withdrawn)</i>	<i>Balthazar Solar, LLC c/o Larry Westerlund</i>	<i>SEC of Oswald Rd and S Township Rd, Yuba City</i>	<i>Use Permit for Solar Energy Facility, Commercial in the AG District</i>
M24-0007	4/25/2024	Rio Oso Groves Inc	W of Pleasant Grove Rd and N of Bear River, Pleasant Grove	Certificate of Compliance
M24-0006	4/25/2024	Rio Oso Groves Inc	39 Pleasant Grove Rd, Pleasant Grove	Certificate of Compliance
M24-0022	4/23/2024	Ryan Hutton, Laughline Spence / Nelson	2835 Maple St, Sutter	Lot Line Adjustment to acquire a portion of adjacent abandoned alleyway
U24-0007	4/19/2024	Skyline Build & Design Inc. / Cheburaka	3768 Sankey Rd, Pleasant Grove	Use Permit Amendment, Minor to construct a detached bathroom
M23-0060	4/9/2024	Ohri / Ohri	Howsley Rd, Pleasant Grove	Lot Line Adjustment between two parcels
M24-0017	4/4/2024	Meyers / Amarel	4550 Lincoln Rd, Yuba City	Lot Line Adjustment to make APN 13-350-136 larger
M23-0039	4/2/2024	Vanessa Helder	4258 Dresser Rd, Yuba City	Lot Line Adjustment between two parcels
M24-0016	3/18/2024	Engelbert / Katz	2454 Irwin Av, Sutter	Zoning Clearance for a new 1,024SF accessory dwelling unit (ADU)
M24-0018	3/7/2024	Jane Newby	3750 Catlett Rd, Pleasant Grove	Zoning Clearance for a Cell Tower Modification
M24-0015	3/4/2024	Wichert Homes	4484 W Butte Rd, Live Oak	Zoning Clearance for a new 1,200 SF accessory dwelling unit (ADU) over proposed garage (attached to SFR)

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M24-0014	2/29/2024	Matthew Goessl	5882 S Butte Rd, Yuba City	Zoning Clearance for a new 682SF accessory dwelling unit (ADU)
M23-0054	2/26/2024	Henry Gilbert	On the south side of Wheatland Rd, east of Pleasant Grove Rd, Wheatland/Pleasant Grove	Lot Line Adjustment between properties in Sutter & Yuba Counties
M23-0053	2/26/2024	Henry Gilbert	On the north side of Wheatland Rd, east of Pleasant Grove Rd, Wheatland/Pleasant Grove	Lot Line Adjustment between properties in Sutter & Yuba Counties
U23-0003	2/21/2024	Matt Kelly	786 Country Ln, Yuba City	Tentative Parcel Map to divide 1 parcel into 2 parcels in the ER zoning district
M24-0011	2/13/2024	Stuart Mulvany	13852 Pass Rd, Sutter	Zoning Clearance for a new Ag storage structure in the Sutter Buttes Overlay
M24-0013	2/8/2024	Rich Hofman	7310 Pacific Ave, Pleasant Grove	Zoning Clearance for T-Mobile Antenna Modifications
M24-0004	1/31/2024	Jessica Villicana	5192 Franklin Rd, Yuba City	Lot Line Adjustment between two non-conforming AG parcels
M24-0005	1/17/2024	Sandeep Dhani	3233 Butte House Rd, Yuba City	Zoning Clearance for a new 1,200 SF accessory dwelling unit (ADU)
M24-0003	1/10/2024	Tyler Clark, Stoel Rives LLP	APNs: 23-234-017; 23-180-016 & -017; 23-252-013, -015, -017, -019, -022, -025, -026 & -027; 23-300-144, -145, -163, & -164	Zoning Confirmation Letter for fifteen properties

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U23-0011	1/2/2024	Mundeep Dhami	848 Tudor Rd, Yuba City	Minor Design Review for the conversion of a portion of an existing trailer parking facility into a small agricultural truck yard and add a shade structure in the M-1 zone
M23-0056	1/2/2024	Native Daughters of the Golden West, South Butte Parlor #226	7393 Lyon St, Sutter	Lot Line Adjustment to acquire a portion of adjacent abandoned alleyway