

SUTTER COUNTY PLANNING IN PROCESS PROJECT REPORT - FEBRUARY 2025

Application Number	Application Date	Assessor Parcel Number(s)	Applicant/Landowner	Address/ Location	Description	Project Status	Approval Authority
General Plan and/or Zoning Amendments							
U24-0036	11/7/2024	13-280-021	BC Enterprises LP c/o Bill Lucich	5411 Highway 20, Yuba City	General Plan Amendment, Rezone, and Use Permits	In Process	Board of Supervisors
U24-0017	5/13/2024	23-064-011	Pardeep Singh	1280 Walnut Av, Yuba City	General Plan Amendment from ER to IND and Rezone from ER to M-1	Resubmittal Received - Completeness Determination in Process	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
U23-0017	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	In Process	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	In Process	Board of Supervisors
Planned Development and/or Use Permits							
U25-0005	1/28/2025	23-101-065	Gustavo Fernandez	699 Stewart Rd, Yuba City	Major Home Occupation	In Process	TBD
U24-0034	9/26/2024	17-061-006	Sarb Thiara / Sikh Temple Gurdwara YC	2468 Tierra Buena Rd, Yuba City	Minor Use Permit Amendment for covered patio addition	Awaiting Applicant's Direction	Staff
U24-0029	8/15/2024	10-220-032	Harjit Gill / Khalsa Farms Inc	Eager Rd, Yuba City	Use Permit and Design Review for a Large General Truck Yard	Incomplete Application Submittal	Planning Commission
U24-0024	7/15/2024	13-200-050	Handy	8807 S Butte Rd, Sutter	Use Permit Time Extension for U-19-023	In Process	Staff
U24-0014	4/24/2024	13-280-098	Diamond Elite Labor Services, Inc. / Gorski	5805 S Butte Rd, Yuba City	Use Permit for Heavy Agricultural Supplies and Services in the AG district	Preparing Initial Study	Planning Commission

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U24-0013	3/12/2024	08-190-049	Mike Smith Jr	13189 Pass Rd, Sutter	Use Permit for a large special event facility	In Process	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) (U23-0026 Appeal)	BOS Appeal Referred Back to Planning Commission - Date TBD	Planning Commission
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							
U25-0002	1/6/2025	33-270-071	Robert Van Dyke	Pleasant Grove Rd, Pleasant Grove	Tentative Parcel Map to subdivide 1 into 2 parcels in the AG zone	Completeness Determination In Process	Planning Commission
U24-0038	12/19/2024	10-161-019	Ranjit Davit	5624 Madden Av, Live Oak	Time Extension for Map 17-005 (see also U22-0043)	To PC on 02/19/25	Planning Commission
U24-0035	11/1/2024	23-120-019	Jim Whiteaker for Jay Chima / Tirath Chima	703 Barry Rd, Yuba City	Tentative Map to subdivide 1 parcel into 5 parcels in the ER District	Resubmittal Received - Completeness Determination in Process	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	To Planning Commission on 01/15/2025	Planning Commission

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Administrative Permits							
U24-0021	5/31/2024	34-090-019, -022, & -023	Manjit Singh Saini / Shri Guru Nanak Dev Sewa Society	219 W Catlett Rd, Nicolaus	Administrative Permit for a Small Special Events Facility	Completeness Determination In Process	Director
Design Reviews							
U24-0037	11/19/2024	17-113-011	Jesus Flores	Tierra Buena Rd, Yuba City	Design Review for on-site improvements for landscape storage yard	Completeness Determination In Process	Staff
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							
U25-0006	2/3/2025	08-130-002	Colusa Shooting Club	W Butte Rd, Meridian	Development Agreement for U-18-056	To Planning Commission on 02/19/2025	Board of Supervisors
U25-0003	1/13/2025	33-270-071	Robert Van Dyke	Pleasant Grove Rd, Pleasant Grove	Request to Rescind & Replace DRA (see also U25-0002)	In Process	Board of Supervisors
U25-0001 (see also M25-0001)	1/3/2025	24-170-012	Blake & Heather Mason / Neil & Vivian Hoffart	11981 Reclamation Rd, Meridian	Partial Non-Renewal of Williamson Act Contract No. 01-52	Completeness Determination In Process	Board of Supervisors
U24-0023	6/5/2024	13-200-108	Jim Whiteaker / Rick & Tiffani Heryford	9030 Pass Rd, Sutter	Rescind existing Developments Rights Agreement and Variance	Quick Denial Process Requested	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	Awaiting Updated Info from Applicant	Board of Supervisors
Lot Line Adjustments / Parcel Mergers / Certificate of Compliance							
M25-0004	2/6/2025	08-030-091	Melissa Kellog / Rudd Farming Inc	N Butte Rd, Live Oak	Lot Line Adjustment	In Process	Staff
M25-0001 (see also U25-0001)	1/3/2025	24-170-011 & -012	Blake & Heather Mason / Neil & Vivian Hoffart	11875 & 11981 Reclamation Rd, Meridian	Lot Line Adjustment between a conforming and a nonconforming parcel	In Process	Staff

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M24-0065	12/30/2024	08-240-062 & -063	Bert Manuel	9375 Hedger Rd, Live Oak	Lot Line Adjustment between two non-conforming lots	In Process	Staff
M24-0055	10/10/2024	13-280-088 & -145	Nicholas Johnston / Kent & Karen Siller	3384 & 3400 S Butte Rd, Yuba City	Lot Line Adjustment between two non-conforming AG district parcels	In Process	Staff
M24-0044	8/7/2024	14-251-010, -011, and -012	Sutter County	2147 California St, Sutter	Parcel Merger on County owned property	In Process	Board of Supervisors
M24-0021	4/9/2024	13-210-003	Sutter County c/o David Tomm	3098 Acacia Av, Sutter	Parcel Merger on County owned property	In Process	Board of Supervisors
Zoning Clearances and Other Applications							
M24-0064	12/20/2024	35-260-013	Global Zoning	3700 W. Riego Rd, Pleasant Grove	Zoning Verification Letter	In Process	Staff
M24-0046	8/13/2024	13-200-113	Binh Thanh Nguyen	7982 Pass Rd, Sutter	Industrial Hemp Processing	In Process	Staff