

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							
U24-0005	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
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

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
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							
U24-0007	2/29/2024	35-160-027	<i>Skyline Build & Design Inc / Cheburaka</i>	<i>3768 Sankey Rd, Pleasant Grove</i>	<i>Use Permit Amendment, Minor to construct a detached bathroom</i>	<i>Incomplete Application Submittal</i>	<i>TBD</i>
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
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							
U24-0002	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

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
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
U23-0003	2/9/2023	23-120-060	Matt Kelly	786 Country Lane, Yuba City	Tentative parcel map to divide 1 ER parcel into 2	Approved by PC on 02/21/24 - 10-day Appeal Period Up on 03/04/24	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
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

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
Development Rights Agreements							
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							
M24-0012	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
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

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
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
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							
M24-0015	2/28/2024	08-190-038	Wichert Homes / Mike Kleary	4484 West Butte Rd, Live Oak	Zoning Clearance for a new 1,200SF ADU over proposed garage	In Process	Staff