

**Sutter County Development Services Department
Planning Division In Process Project Report**

Uniform Applications

9/1/2025

Application Number	Application Date	Applicant/Landowner	Assessor's Parcel(s)	Address/Location	Request	Application Status	Approving Authority
U25-0025	8/12/2025	Executive Homes/Harjit Kaur	23-210-007	4500 Sawtelle Rd	Minor Use Permit for Expansion of an existing non-conforming use (replacing sfr with larger sfr)	Staff Report in Progress	Planning Commission
U25-0024	8/8/2025	Munger Family Vineyard	13-221-023	2144 Irwin Avenue	Use Permit Amendment to modify conditions #10, 17, 25, and 26	Complete letter sent 9-2-2025; Request for comments sent 9-16-2025	Staff
U25-0023	7/8/2025	Jasbir Shoker / Sutter Food & Gas	13-270-129	7505 Hwy 20, Sutter	Minor Design Review for remodel and addition to existing building	Incomplete Letter sent 8-9-2025	Staff
U25-0020	5/22/2025	Harminder S. Takher	23-030-107	Southwest of the intersection of Holcomb Avenue and Taylor Road, west of South Walton Avenue and the City of Yuba City	Tentative Parcel Map to divide a 28.2± acres into a 2.4± acre homesite parcel (Parcel 1) and a 25.5± acre agricultural remainder parcel (Parcel 2)	Complete letter sent 9-2-2025; need comments from Engineering	Planning Commission
U25-0019	4/28/2025	Bassi	25-080-007	8220 Garden Hwy	Use Permit for Large General Truck Yard with a maximum of 74 STAA trucks	Complete application/ Routed for comments/Initial Study in progress	Planning Commission
U25-0017	3/27/2025	Lal & Kirpal Chima	10-220-069		Request for Return of Development Rights	Project on hold. Applicant is looking into their options. A lot line adjustment may also be submitted, which would be handled separately	Board of Supervisors
U25-0012	3/10/2025	Cody Smith / Sidney & Irene Smith	14-311-031	8388 Marshall St, Sutter	Tentative Parcel Map to subdivide 1 into 2 in the R-1-A zone	Submitted for publication to the State Clearing house	Planning Commission
U25-0005	1/28/2025	Gustavo Fernandez	23-101-065	699 Stewart Rd, Yuba City	Major Home Occupation	Staff Report in Progress	Planning Commission
U24-0035	11/1/2024	Jim Whiteaker for Jay Chima / Tirath Chima	23-120-019	703 Barry Rd, Yuba City	Tentative Map to subdivide 1 parcel into 5 parcels in the ER district (U-18-010)	Application Complete/ Staff Report Complete/ Awaiting Planning Commission	Planning Commission

**Sutter County Development Services Department
Planning Division In Process Project Report**

Uniform Applications

9/1/2025

Application Number	Application Date	Applicant/Landowner	Assessor's Parcel(s)	Address/Location	Request	Application Status	Approving Authority
U24-0023	6/5/2024	Jim Whiteaker / Rick & Tiffani Heryford	13-200-108	9030 Pass Road, Sutter	Rescind existing Development Rights Agreement	BOS directed staff to prepare Initial Study; I.S. in progress	Board of Supervisors
U24-0017	5/13/2024	Pardeep Singh	23-064-011	1280 Walnut Av, Yuba City	GPA from ER to COM and RZ from ER to CM	Letter sent 4-30-2025 that requires a Use Permit application and fees and traffic study	Board of Supervisors
U24-0013	3/12/2024	Mike Smith Jr	08-190-049	13189 Pass Rd, Sutter	Use Permit for Large Special Events Facility	Initial Study in progress	Planning Commission
U24-0001	1/2/2024	Sutter County	County-Wide	County-Wide	Zoning Code Text Amendment - Truck Yard Updates	In Process	Board of Supervisors
U23-0013	6/30/2023	Bains Properties LP c/o Jaswant S. Bains	25-070-032	460 Tudor Road	General Plan Amendment and Rezone from AG-80 / AG to Industrial & Commercial / GC & M-1	Drafting PC staff report	Board of Supervisors
U23-0006	4/3/2023	South Sutter LLC	35-170-092; 35-260-016, -020, -021	Northwest corner of West Riego Road and Natomas Road	Amend Tier 2 DA and COA for Lakeside at Sutter Pointe	Awaiting updates from Applicant re: school mitigation	Board of Supervisors
U22-0006 (U23-0026 - Appeal)	2/28/2022 (Appeal 09/29/23)	Sarb Thiara / Capital Farm and Management Co. (Michael Bush - Appellant)	29-080-007	17812 Highway 113, Robbins	Use Permit/Design Review - Large General Truck Yard (Appeal of PC's approval of U22-0006)	Approved by PC 9/20/23; Appeal received 9/29/23; BOS referred back to PC 10/24/23	Planning Commission; Appeal to Board of Supervisors; Appeal back to Planning Commission