Print Form

Notice of Determination

Appendix D

To:

☐ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Sutter
Address: 433 Second St
Yuba City, CA 95991

From:
Public Agency: City of Yuba City
Address: 1201 Civic Center Blvd
Yuba City, CA 95993
Contact: Andrew Darrell
Phone: 530-822-4770

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025081337

Project Title: The Ridge Estates Subdivision

Project Applicant: Westmark Partner, LP

Project Location (include county): 658 El Margarita Rd, APN 63-010-136 and -137, Sutter County

Project Description:

The Ridge Estates (Tentative Subdivision Map 25-01) proposes to subdivide approximately 20.76 acres into 141 single-family residential lots. The Project also includes General Plan Amendment 25-01, Rezoning 25-01, and a Development Agreement

This is to advise that the Yuba City City Council (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on October 21, 2025 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
Dev. Services Dept, 1201 Civic Center Blvd., Yuba City or www.yubacity.net/environmental

Signature (Public Agency): _____ Title: Assistant Planner

Date: 10/23/25 Date Received for filing at OPR:

FILED
OCT 23 2025
BOARD OF SUPERVISORS
DONNA M. JOHNSTON
Clerk of the Board
By S. Patner Deputy

Please Post through NOV. 24, 2025

Revised 2011