

**COUNTY OF SUTTER**  
**MITIGATED NEGATIVE DECLARATION**

**PROJECT TITLE:** Project #U24-0017 (Singh)

**PROJECT SPONSORS:** Applicant/Owner:  
Pardeep Singh  
1137 Leonard Court, Yuba City, CA 95993

Project Engineer/Surveyor:  
Jeff W. Spence, Laughlin and Spence, Civil Engineers & Surveyors  
1008 Live Oak Blvd., Yuba City, CA 95991

**PROJECT LOCATION:** 1280 Walnut Avenue, Yuba City, CA 95991; on the southeast corner of State Highway 99 and Walnut Avenue, south of the City of Yuba City, within the unincorporated area of Sutter County

**ASSESSOR'S PARCEL NO:** 23-064-011

**PROJECT DESCRIPTION:** The proposed project is a General Plan Amendment from ER (Estate Residential) to COM (Commercial) and a Rezone from ER (Estate Residential) to CM (Commercial-Industrial) District for the subject 4.21-acre parcel. No new development, uses, or construction is proposed at this time.

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An Initial Study has been conducted by the Environmental Control Officer of the County of Sutter. The Environmental Control Officer finds that this project will not have a significant effect on the environment. The Initial Study is available for public review at the Sutter County Development Services Department, 1130 Civic Center Boulevard, Suite A, Yuba City, California. (Phone: 530-822-7400)

STATEMENT OF REASONS TO SUPPORT FINDING  
OF MITIGATED NEGATIVE DECLARATION

Staff has conducted an Initial Study for this project, which revealed that the proposed project could have significant impact on the environment; however, the recommended mitigation measures would reduce the possible impacts to a less than significant level.



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Neal Hay  
Director of Development Services  
Environmental Control Officer

3-03-2026

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Date