

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: 1160 Civic Center Blvd., Suite A Yuba City, CA 95993

From:

Public Agency: Sutter County
Address: 1130 Civic Center Blvd., Suite A Yuba City, CA 95993
Contact: Casey Murray
Phone: (530) 822-7400 ext. 245

Lead Agency (if different from above):

Address:
Contact:
Phone:

FILED

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

MAY 18 2026

State Clearinghouse Number (if submitted to State Clearinghouse): 2026030183

BOARD OF SUPERVISORS
DONNA M. JOHNSTON
Clerk of the Board
By: S. P. MUR Deputy

Project Title: Project #U24-0017 (Singh)

Project Applicant: Pardeep Singh

Project Location (include county): Southeast corner State Highway 99 and Walnut Ave.; Sutter County

Project Description:

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.

This is to advise that the Sutter County Board of Supervisors has approved the above (Lead Agency or Responsible Agency)

described project on 5/12/2026 and has made the following determinations regarding the above described project.

- 1. The project 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 made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were 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:

1130 Civic Center Blvd., Suite A, Yuba City, CA 95993

Signature (Public Agency): Title: Director of Development Services

Date: 5/13/2026 Date Received for filing at OPR:

Please Post through June 18, 2026