

MAR 04 2025

Notice of Determination

BOARD OF SUPERVISORS  
DONNA M. JOHNSTON  
Clerk of the Board

Appendix D

To:

By S. Ratner <sup>Fr Deputy</sup>

Office of Planning and Research

Public Agency: City of Yuba City

U.S. Mail:

Street Address:

Address: 1201 Civic Center Blvd

P.O. Box 3044

1400 Tenth St., Rm 113

Yuba City, CA 95992

Sacramento, CA 95812-3044

Sacramento, CA 95814

Contact: Doug Libby

Phone: 530-822-3231

County Clerk

Lead Agency (if different from above):

County of: Sutter County

Address: \_\_\_\_\_

Address: 433 Second St

Yuba City, CA 95991

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): 2025026227

Project Title: Town Center UP24-04 TPM 24-01 V24-01

Project Applicant: Ryan Rogers

Project Location (include county): APN 52-161-042, Sutter County

Project Description:

Use Permit 24-04 for a drive-through car wash with a 20-stall self-serve vacuum system and a quickserve drive-through restaurant, Variance 24-01 to reduce the minimum required distance between the car wash and nearby residences, and Tentative Parcel Map 24-01 to subdivide a 2.02-acre parcel into three commercial lots.

This is to advise that the Yuba City Planning Commission has approved the above  
( Lead Agency or  Responsible Agency)

described project on February 26, 2025 and has made the following determinations regarding the above  
(date)  
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): [Signature] Title: Deputy Director

Date: 3/4/2025 Date Received for filing at OPR: \_\_\_\_\_

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.

Please Post through  
April 04, 2025