

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: U25-0019 BassiLead Agency: Sutter County Development Services DepartmentContact Name: LuisEnrique Hernandez, Assistant PlannerEmail: lhernandez@co.sutter.ca.usPhone Number: 530-822-7400 ext. 300Project Location: 8220 Garden Highway Yuba City, California 95993*City**County*

Project Description (Proposed actions, location, and/or consequences).

See attachment.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See attachment.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are currently no known areas of controversy regarding this specific project.

Provide a list of the responsible or trustee agencies for the project.

None

Description of project: This project is a request for a Use Permit to allow a Large General Truck Yard with a maximum of 74 STAA Trucks and the development of a 50'x50' office and an 80'x70' 3-bay truck repair shop on a 4.88± subject parcel in the AG (Agriculture) District (APN: 25-080-007)

The project site consists of one 4.88± subject parcel with multiple existing structures including a residence, shed, covered carport, and barn. The proposed development will encompass 3.73± acres excluding the area surrounding the existing residence and shed. The existing barn and covered carport are expected to be removed.

The Large General Truck Yard would allow for a maximum of 74 Surface Transportation Assistance Act (STAA) truck/trailer 72'x12' parking spaces with an additional 16 19'x9' parking spaces for carparking. The project would allow for 38 of the 74 72'x12' parking spaces to be used as car parking as well. Truck parking will take place along the north, south and east boundaries of the project site. All truck parking is proposed to be surfaced with compacted gravel and onsite turning lanes and the car park adjacent to the proposed office is to be paved with asphalt consistent with County requirements. A 6-foot-high fence with 90% slats will be installed along Garden Highway and a portion of the northern property line. The remainder of the site will be enclosed by a 6-foot-high chain-link fence without slats adjacent to the truck parking area. Landscaping and lighting will be provided, including tree shading for the vehicle parking area. There are four restrooms in total, two restrooms proposed within the office and two restrooms for the repair shop, proposed with a new septic system.

The proposed facility will operate 24 hours, seven days a week. The bulk of the departed trucks will occur during weekdays from 6:00 AM and 8:00 AM and return at varied hours, typically within three to four days of the initial departure. Agriculture trucks are proposed to operate on a daily cycle between April and October. On average, individual trucks will be parked on-site for two days between trips, with an exception for agricultural trucks during the off-season. The estimated site traffic for STAA trucks is anticipated to be 25 trucks per day with an additional 25 for car trips from employees and tenants. The proposal will be conditioned to restrict transport refrigerated units (TRUs) toward the Northern property line of the truck yard, to reduce noise impacts on uses to the south.

A proposed landscaping plan is shown in Appendix A. Landscaping would be incorporated throughout the developed areas including tree shading within the vehicle parking areas. The landscaping would include low water use species including a mix of trees, shrubs, and ground covers. Bio retention areas planted with deer grass would be established within the on-site drainage basins. A photometric plan is proposed with outdoor lighting provided by pole mounted LED fixtures ranging from 12 to 18 feet in height. Lighting would be

designated and directed onsite to eliminate spillovers onto adjacent properties and roadways. Motion-activated sensors would be incorporated into the lighting system to improve energy efficiency.

Stormwater drainage would be managed through a system of onsite storm drains directing runoff to two proposed retention ponds located along the northeast and southeast property boundaries. These basins would be designed to accommodate post-development runoff from a 100-year storm event.

The project site is accessible via a proposed STAA route along Garden Highway, which connects to State Highway 99 via Tudor Road. Truck turning movements and internal circulation have been designed to accommodate both standard and design STAA vehicles. Water, wastewater, and electrical services would be provided by existing infrastructure serving the site. Trash receptacles are proposed on the site, including near truck parking areas, in compliance with County requirements.

MM 1 – Air Quality: FRAQMD Standard Measures	Requires implementation of FRAQMD standard air quality measures, including an approved Fugitive Dust Control Plan, equipment maintenance, idling limits, clean power sources, construction traffic control, and required permits for portable equipment.
MM 2 – Air Quality: Fugitive Dust Control	Requires dust control during construction, including watering, covering stockpiles, limiting speeds on unpaved surfaces, preventing track-out, street sweeping, stabilizing disturbed areas, and prohibiting open burning.
MM 3 – Cultural Resources	Requires work to stop within 100 feet if archaeological or cultural materials are discovered, with evaluation by a qualified archaeologist and implementation of appropriate treatment measures.
MM 4 – Human Remains	Requires construction to stop if human remains are found and requires notification of the County Coroner, with additional Native American Heritage Commission procedures if remains are Native American.
MM 5 – Geology/Soils: Stormwater Protection	Requires a SWPPP and/or construction stormwater permit coverage, as applicable, with BMPs to reduce erosion, sediment, and pollutant discharge during construction.
MM 6 – Hydrology/Water Quality: Drainage Study	Requires County approval of a drainage study and approved grading/site improvement plans before applicable permits are issued.
MM 7 – Hydrology/Water Quality: Private Drainage Improvements	Requires construction and long-term maintenance of private onsite drainage facilities, including retention/detention basins or ditches, consistent with the approved drainage study.
MM 8 – Noise	Limits noise-generating construction activities to approved daytime hours and prohibits construction noise on Sundays and holidays unless approved by the County.
MM 9 – Transportation: Public Road Improvements	Requires Garden Highway frontage and driveway improvements to accommodate commercial STAA truck turning movements and requires an encroachment permit for work in the County right-of-way.

**MM 10 – Transportation:
Terminal Access Route**

Requires approval of the STAA Terminal Access route before STAA trucks use the facility, including County and Caltrans review and applicant-funded improvements.