

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** #U25-0019 Bassi

Lead Agency: Sutter County Development Services Department Contact Person: Luis Enrique Hernandez, Assistant
 Mailing Address: 1130 Civic Center Blvd., Suite A Phone: 530-822-7400 ext. 300
 City: Yuba City Zip: 95993 County: Sutter

Project Location: County: Sutter City/Nearest Community: Yuba City
 Cross Streets: Garden Hwy and Zip Code: 95982
 Longitude/Latitude (degrees, minutes and seconds): 39 ° 00 ' 29.6 " N / 121 ° 36 ' 37.7 " W Total Acres: 4.88
 Assessor's Parcel No.: 25-080-007 Section: 0 Twp.: 0 Range: 0 Base: 0
 Within 2 Miles: State Hwy #: 99 Waterways: Feather River
 Airports: none Railways: None Schools: None

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other: _____
☒ Mit Neg Dec Other: _____ ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: _____

Development Type:

☐ Residential: Units _____ Acres _____ ☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☐ Mining: Mineral _____
☒ Commercial: Sq.ft. 8100 Acres 3.73 Employees 25 ☐ Power: Type _____ MW _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____ ☐ Waste Treatment: Type _____ MGD _____
☐ Educational: _____ ☐ Hazardous Waste: Type _____
☐ Recreational: _____ ☐ Other: _____
☐ Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☐ Vegetation
☒ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☐ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ Other: Greenhouse Gases

Present Land Use/Zoning/General Plan Designation:

Residential and Farmland / AG (Agriculture) / AG-80 (Agriculture, 20-acre minimum)

Project Description: (please use a separate page if necessary)

See attached.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # _____	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date August 3, 2026 Ending Date September 2, 2026

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Harjit Bassi</u>
Address: _____	Address: <u>1100 Sydney Court</u>
City/State/Zip: _____	City/State/Zip: <u>Yuba City, CA 95993</u>
Contact: _____	Phone: <u>530-682-9760</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 12-13-2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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.