



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

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RECEIPT NUMBER:  
 51 — 07/27/2023 — 39  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2023060674

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY City of Yuba City	LEAD AGENCY EMAIL N/A	DATE 07/27/2023
COUNTY/STATE AGENCY OF FILING Sutter	DOCUMENT NUMBER	

PROJECT TITLE

Harter Marketplace (UP 22-04: Arco, UP 22-05: Raising Cane's, UP 22-06; Dutch Bros)

PROJECT APPLICANT NAME Dharni Lada LLC - Ken Dharni	PROJECT APPLICANT EMAIL N/A	PHONE NUMBER (530 ) 822-4700
PROJECT APPLICANT ADDRESS c/o City of Yuba City, 1201 Civic Center Blvd	CITY Yuba City	STATE CA
		ZIP CODE 95993

**PROJECT APPLICANT** (Check appropriate box)

- Local Public Agency     School District     Other Special District     State Agency     Private Entity

**CHECK APPLICABLE FEES:**

- |   |            |    |          |
|---|------------|----|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$3,839.25 | \$ | 0.00     |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                        | \$2,764.00 | \$ | 2,764.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,305.25 | \$ | 0.00     |
| <br>  |            |    |          |
| <input type="checkbox"/> Exempt from fee  |            |    |          |
| <input type="checkbox"/> Notice of Exemption (attach)   |            |    |          |
| <input type="checkbox"/> CDFW No Effect Determination (attach)                                      |            |    |          |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)           |            |    |          |

- |   |          |    |       |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee   |          | \$ | 50.00 |
| <input type="checkbox"/> Other  |          | \$ |       |

**PAYMENT METHOD:**

- Cash     Credit     Check     Other

**TOTAL RECEIVED**    \$    2,814.00

SIGNATURE <b>X</b> <i>Gina Graham</i>	AGENCY OF FILING PRINTED NAME AND TITLE Gina Graham, Asst. COB
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Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Sutter County
Address: 433 Second St.
Yuba City, CA 95991

From:

Public Agency: City of Yuba City
Address: 1201 Civic Center Blvd.
Yuba City, CA 95993

Contact: Doug Libby
Phone: (530) 822-4700

Lead Agency (if different from above):

Address:

Contact:
Phone:

FILED

JUL 27 2023

BOARD OF SUPERVISORS
DONNA M. JOHNSTON
Clerk of the Board

By [Signature] Deputy

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): 2023060674

Project Title: Harter Marketplace (UP 22-04: Arco, UP 22-05: Raising Cane's, UP 22-06: Dutch Bros)

Project Applicant: Dharni Lada LLC - Ken Dharni

Project Location (include county): Assessor's Parcel Number 62-310-016; Sutter County

Project Description:

See Project Description attached.

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

described project on July 26, 2023 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 not] 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:

Dev. Services Dept. 1201 Civic Center Blvd., Yuba City or www.yubacity.net/environmental

Signature (Public Agency): [Signature] Title: Deputy Dev. Services Director

Date: 7/26/2023 Date Received for filing at OPR:



## Project Description

The three proposed use permits (collectively "Project") will all be on four separate but adjoining parcels consisting of approximately 4.48 acres located within the previously approved subdivision for the Harter Marketplace Shopping Center. The properties are essentially a commercial island with streets on all four sides. The three proposed uses are:

**Use Permit 22-04:** ARCO AM/PM market with fueling station and an associated carwash on an adjoining parcel. The AM/PM Market will be a 5,220 square foot single story retail store along with an eight dispenser, 16-vehicle fueling facility under a 6,000 square foot overhead canopy on a 1.36-acre parcel. Accompanying the convenience store and fueling station on an adjoining 0.70-acre parcel will be a 3,600 square foot car wash with 12 self-serve vacuum stations. Proposed hours of operation are 24 hours per day, seven days a week.

**Use Permit 22-05:** The proposed Raising Canes Chicken Fingers Restaurant will be located on a 1.64-acre parcel and will consist of a 2,691 square foot restaurant with an attached a 1,291 square foot outdoor covered patio, with seating for 60 people (16 indoor, 44 outdoor). The drive-up facility will consist of a dual aisle drive-through which will provide queuing for 23 vehicles. The drive-through will consist of double drive-through aisles utilizing a 1,344 square foot double wide vehicle drive-through canopy for food ordering and a 44 square foot canopy over the pay/pick-up window. There will be 36 parking spaces provided. Proposed hours of operation will be from 9:30 am to 3:30 am, seven days per week.

**Use Permit 22-06:** Dutch Bros Coffee will be located on a 0.75 acre-parcel. It will consist of a 950 square foot building with a single drive-up window served by dual queuing lanes that will accommodate 20 vehicles, as well as a walk-up pedestrian window. There will also be a 336 square foot outdoor seating area. Proposed hours of operation are 24 hours per day, seven days a week.

Access into the proposed uses will be two ingress/egresses off of Harter Parkway and three ingress/egresses from Harter Marketplace Way. Internally all of the proposed uses will be connected via internal access driveways. Reciprocal parking will be allowed between all uses. The landscaping and parking lot lighting will be a unified design. All of the proposed uses will be provided with full City services.

Signage for each of the uses will be under a separate permit to be considered by staff.