



# SUTTER COUNTY

## DEVELOPMENT SERVICES DEPARTMENT

Building Inspection  
Environmental Health/CUPA

Code Enforcement  
Engineering/Water Resources

Planning

Admin & Finance  
Road Maintenance

September 8, 2023

### NOTICE OF PUBLIC HEARING

Notice is given that at **6:00 p.m. on Wednesday, September 20, 2023**, in the **City of Yuba City Council Chambers, 1201 Civic Center Boulevard, Yuba City, CA**, the Sutter County Planning Commission will hold a public hearing on the following:

**Project #U22-0013 (Platinum Express, Inc.)** – A Use Permit for a large general truck yard for a maximum of one-hundred twelve (112) trucks and trailers along with repairs and maintenance; AG (Agriculture) District; located at 7235 Pacific Avenue, Pleasant Grove, CA 95668, on the west side of Pacific Avenue, 1.5± miles north of Riego Road and 0.5± miles south of Sankey Road; APN: 35-220-017; Applicant/Owner: Platinum Express, Inc. (**A Mitigated Negative Declaration is proposed**)

**Project #U22-0033 (TeleSpan Communications, LLC)** – A Use Permit for a new wireless telecommunications facility that will include a freestanding 125-foot tall monopine tower and associated ground-mounted equipment contained within a 50-foot by 50-foot (2,500 square foot) screened enclosure at the base of the tower, all within a 70-foot by 70-foot (4,900 square foot) ground space lease area; P (Public) District; located at 2665 Acacia Avenue, Sutter, CA 95982, northwest of the intersection of Griffith Lane and Acacia Avenue; APN: 13-200-128 (lease area) and 13-200-129 (access); Applicant: TeleSpan Communications, LLC, Owner: Sutter Union High School District. (**A Mitigated Negative Declaration has been prepared**)

**Project #U22-0006 (Thiara)** – A Use Permit and Design Review to establish a large general truck yard for a maximum of eighty-one (81) trucks and trailers; M-1 (Light Industrial) District; located at 17812 State Highway 113, Robbins, CA 95676, on the east side of State Highway 113 and the west side of Reclamation Road, within the Rural Community of Robbins; APN: 29-080-007; Applicant: Sarbjit Thiara, Owner: Capital Farm & Management Company (**A Mitigated Negative Declaration is proposed**)

**Project #U23-0022 (Helm)** – Two-year time extension request for an approved tentative subdivision map (Project #U-19-031); ER (Estate Residential District); located on the north and south sides of Butte House Road, between Oak Street and Mallott Road in the rural community of Sutter, CA; APN(s): 13-240-112, 13-240-113, 13-260-033 and 13-260-040; Applicant: Helm Properties, Jeffrey T Helm. (Project is exempt from CEQA)

The Sutter County Planning Commission meeting will be open to the public. For those unable to attend this meeting, please submit your comments via email by 2:00 pm on the day of the Planning Commission Meeting. Public comments can be emailed to [planningcomments@co.sutter.ca.us](mailto:planningcomments@co.sutter.ca.us) and will be forwarded to the Planning Commissioners. Please identify the agenda item you wish to address in your comments. Public comments received prior to the release of the agenda materials will be included as part of the staff report.

Copies of the staff report and supporting materials will be available for public review or purchase at the Development Services Department, 1130 Civic Center Boulevard, Suite A, Yuba City, CA, or online at <http://suttercountyca.igm2.com/citizens/default.aspx> beginning at 12:00 pm / Noon on the Friday before the meeting. All interested parties are invited to express their opinions or provide written comments before the hearing. If you challenge a proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

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