



County of Yuba

Community Development & Services Agency

915 8th Street, Suite 123, Marysville, CA 95901

Planning Department

Phone: (530) 749-5470

Web: <http://www.co.yuba.ca.us>

DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

MEETING DATE: February 3, 2022

TO: DEVELOPMENT REVIEW COMMITTEE

FROM: Ciara Fisher, Planner III

RE: MINOR USE PERMIT CUP 2021-0007 (Benzeen Auto Parts)

REQUEST: The applicant is requesting to allow the operation of a vehicular dismantling facility and the outdoor storage of vehicles for a property located at 4601 Bernice Ave, in the Olivehurst Community (APN: 014-010-019).

RECOMMENDATION: Staff recommends that the Development Review Committee (DRC) make a determination that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Sections 15301(e)(2) (Existing Facilities) and 15303(c) (New Construction or Conversion of Small Structures) and approve Minor Use Permit CUP 2021-0007 subject to making the necessary findings and the conditions of approval contained herein (Attachment 2).

BACKGROUND/DISCUSSION: The 2030 General Plan designates the subject site land use as Employment "EMP" with a Zoning Designation of General Industrial "IG". The project site is located at 4601 Bernice Ave, approximately 1.75 miles south from Erle Road, 0.5 miles north of McGowan Parkway, and directly east of Hwy 65 in the community of Olivehurst, identified as Assessor's Parcel Number 014-010-019. The project site is currently used as a lumberyard/processing facility that will vacate the property within the next several months as they move off of the property. For this reason, the property is currently being used for both a lumberyard and outdoor vehicle storage for Benzeen Auto Parts until the lumberyard leaves. The outdoor storage of vehicles for Benzeen Auto Parts was reviewed as part of Zoning Clearance ZC2021-0002. Pursuant to Development Code Section 11.09.020, Outdoor Storage is a principally permitted use and Salvage & Wrecking requires a Minor Conditional Use Permit (CUP) in the "IG" zone.

The applicant is proposing two phases for the project site. The first phase will solely be used for vehicle dismantling and storage. Once vehicles arrive at the project site, they will be taken to the vehicle holding area where they will be pictured, inventoried, and placed in the queue to be dismantled inside the designated dismantling building. Vehicles in the covered dismantling building will be drained of all fluids and removed of certain parts (i.e. battery, radiator, and

alternator), and stored outdoors in the car body/inventory storage area until a mobile car crusher comes to the site to crush and remove the vehicles. All indoor services will be done within the existing onsite buildings; no new buildings are proposed with Phase 1. Finally, Phase 1 will be a full serve yard that will only allow employees to pull parts and not the customers.

The property will feature 197 parking stalls to accommodate 20 employees, 50 customers, and 15 FedEx, UPS, etc. drivers a day. Development Code Section 11.25.040.D, Minimum Number of Required Spaces, states that Salvage & Wrecking requires 1 space per employee + 1 space per company vehicle. The proposed 197 parking stalls exceeds the aforementioned minimum number of parking stalls required. Furthermore, it is anticipated that there will be 2-10 truck drives visiting the property daily with 5-10 vehicles delivered daily from the trucks.

As mentioned previously, once a vehicle is delivered to the project site, it will be immediately placed in the designated vehicle holding area where vehicles will be pictured and inventoried while waiting to be brought inside the dismantling building on the eastern side of Phase 1 (See Attachment 1). At that point, the vehicle will be drained of all fluids and all non-crushed parts such as the battery, motor, radiator, and alternator will be removed from the vehicle. The fluid removal will take place over a concreted area containing industry leading drainage equipment. The fluids will be collected and stored in leak free containers stored in State approved containment equipment. They will not store large amount of liquids on the property and all liquids will be picked up weekly by third party vendors. The applicant will have monthly inspection by a third-party expert (visual observations and storm water sampling), will be required to meet all hazardous material storage requirements of CUPA, and register for annual inspections to ensure that all fluids are stored correctly.

The non-crushed parts will be palletized and stored in the covered warehouse building. Any excess motors will be stored in bags on concrete under the existing barn sheds to the west of the dismantling area. The non-crushed parts will be sold via market price.

After the vehicles are drained of all fluids and non-crushed parts, the vehicle will be moved to the outdoor storage area and stored there for approximately 12-24 months until the mobile storage crusher is brought to the project site. The mobile crusher will come to the site twice a year to crush the cars and haul them away. All vehicles will be stored out of public view of Hwy 65 and there will be no stacking of pre-crushed stored vehicles. Crushed vehicles may remain on the site for up to two days before they are hauled away. Additionally, the project will be conditioned to ensure that the stored vehicles and any project related activities are at least 60 feet from the Olivehurst Interceptor drainage canal that is located along the northern and eastern boundaries of the project site. Furthermore, the applicant will be required to submit a drainage plan to the Public Works Department for any drainage construction and will be required to receive an Industrial discharge permit from the California State Waterboard. All of these measures are in place to ensure that the project site does not discharge anything into any drainage and/or storm water facility.

Phase 2 will be a Self-Service yard that will allow customers to “pick and pull” vehicle parts of their choosing, rather than employees being the only ones able to pull parts. This phase will

include 83 spaces and an approximately 5,000 square foot office building for customers to check-in and –out. Access is proposed on the existing 30 foot driveway from Bernice Avenue.

As briefly discussed above, once enough vehicles are stored onsite a mobile car crusher will be brought to the project site to crush/flatten the vehicles twice a year. The flattened vehicles will then be loaded and stacked on a flatbed trailer and removed from the site and thus ending the vehicle recycling process. The project site is located in an industrial park and the closest residence to the project site is located approximately 1,800 feet away on Hale Road and 500 feet away across HWY 65 on Olive Avenue. All activities associated with the mobile car crusher will take place during normal business hours Monday-Friday and will be subject to both the Yuba County Noise Ordinance and the 2030 General Plan noise policies.

The applicant plans to bring the vehicles to the project site through an existing 30 foot driveway that is located at the end of Bernice Avenue. The Public Works Department has conditioned the project so that Bernice Avenue shall meet the requirements for an Urban Residential (Local) Road in conformance with the Yuba County Standard (Drawing No. 101) and the cul-de-sac at the end of Bernice Avenue to meet the requirements for a Typical Urban Cul-De-Sac in conformance with the Yuba County Standard (Drawing No. 106). Additionally, the Planning Department has conditioned the project to require screening (fencing and landscaping) to block all visible vehicles from public view on HWY 65. The applicants are proposing European Hackberry and Pink Oleander (See Attachment 2).

SURROUNDING USES:

| | GENERAL PLAN LAND USE DESIGNATION | ZONING | EXISTING LAND USE |
|--------------|--------------------------------------|---------|---|
| Project Site | Employment | IG | Auto Storage |
| North | Natural Resources | PF & PR | Olivehurst Interceptor Buffer & Vacant Ag Land |
| East | Natural Resources | PF & PR | Olivehurst Interceptor Buffer & Vacant Ag Land |
| South | Natural Resources | PF | Olivehurst Interceptor Buffer & HWY 65 |
| West | Valley Neighborhood | PF | Sierra View Cemetery & HWY 65 |

The surrounding properties to the west and east are zoned Public Facilities “PF” for the Olivehurst Interceptor drainage canal and Planning Reserve “PR”. The majority of the immediate adjacent properties are both vacant and rural residential. Please note that new development in the “PR” shall not be approved until the County assigns the appropriate General Plan land use designation/s and approves zoning and development standards consistent with the Community Development Element. The Sierra View Cemetery is located to the west across from HWY 65. The General Plan Land Use Diagram has a General Plan designation of Employment for the subject property and Natural Resources for the surrounding parcels to the north and east.

GENERAL PLAN/ZONING: The project site is designated Employment “EMP” as shown on the 2030 General Plan Land Use Map. The “EMP” land use classification is intended to facilitate development of job-producing land uses and regional entertainment. Appropriate uses for this classification include, but are not limited to; light and general industrial, manufacturing, research and development, warehousing, transportation/logistics, offices, and other employment-generating uses; public facilities and infrastructure; and retail, services. Specifically, the proposed Salvage & Wrecking yard is consistent with the aforementioned appropriate uses in the “EMP” General Plan designation as it is a general industrial use providing jobs to the Olivehurst community. Furthermore, the project complies with the following General Plan Policies:

1. *Policy CD2.3 The County will support reinvestment in Linda and Olivehurst that increases local shopping, job, and housing opportunities.*

The property is currently being operated as a lumberyard/processing facility that is in the process of relocating off of the property. The proposed auto salvage & wrecking/dismantling operation by Benzeen Auto Parts will operate the entire site and provide up to 20 new jobs in the Olivehurst community.

1. *Policy CD10.1 The County will encourage development that improves the balance between local jobs and housing, including new commercial, industrial, home-based businesses, business incubators, and other development that generates net revenues for the County and produces local jobs.*

As mentioned previously, the proposed industrial project will introduce 20 new local jobs in the Olivehurst community. This industrial project will also generate net revenues for the County via property and customer sales tax.

2. *Policy CD21.5 New developments shall plant at least one tree for every four parking spaces or shall demonstrate adequate planting to provide at least 50 percent shading of parking areas at maturity.*

As shown on the Landscape Plan (See Attachment 2), the applicants are proposing to install Eastern Redbuds and Chinese Pistache trees within the parking planters in the parking lot. The landscaping will achieve the 50% shade count and will meet all of the requirements listed in Chapter 11.24, Landscape, of the Development Code.

3. *Policy HS3.10 New developments proposing private well and septic systems shall demonstrate compliance with the County’s standards for water wells and sewage disposal systems, which are designed to protect the public and environmental health.*

The applicants are proposing to use the existing well and septic system located on the property. The Environmental Health Department has conditioned the project to limit the number of employees to 25 people at the property or else a public-water well must be drilled and regulations for a public water system must be followed. The applicants are currently proposing 20 employees on the property.

The “IG” General Industrial district requires a Minor Conditional Use Permit (CUP) for Salvage & Wrecking and principally permits Outdoor Storage. The proposed project is consistent with the “IG” land use designation and 2030 General Plan policies related to industrial uses with the approval of the CUP. The project is also consistent with all the development standards contained in the Development Code.

ENVIRONMENTAL REVIEW: Staff has determined that the project is categorically exempt from environmental review per California Environmental Quality Act (CEQA) Sections 15301(e)(2) (Existing Facilities) and 15303(c) (New Construction or Conversion of Small Structures).

Section 15301(e)(2) (Existing Facilities) exempts additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if it is in an area that is not environmentally sensitive. The applicants are not proposing any new structures with Phase 1 of the project and will therefore, operate within the confines of the existing buildings on the property. Any interior remodeling of the buildings will require Building Permits. Moreover, the property is already heavily graded with paved and dirt areas and will not require any extensive development improvements. Lastly, the proposed use is consistent with the current industrial intensity (such as traffic, noise, etc.) of the property because it has historically been utilized as a lumberyard/processing facility.

Section 15303(c) (New Construction or Conversion of Small Structures) exempts commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The applicant is not proposing any new building with Phase 1 and is proposing to build a 5,000 square foot office building for Phase 2. Therefore, the proposed construction is exempt from CEQA.

The applicant consulted with Barnett Environmental research to supplement the exemption of the project (See Attachment 4). Specifically, Mr. Barnett evaluated potential development issues that may affect the County’s recommended setback of 150 feet from the Olivehurst Interceptor vs. an existing setback of approximately 60 feet that was established by chain link fencing along the Interceptor’s western boundary. He states:

“Benzeen Auto Parts property supports a highly disturbed, un-vegetated habitat that contains industrial facilities, storage yards and associated parking. There is no remaining natural habitat on this parcel and any potential wetlands/waters of the U.S. or State of California associated with the Olivehurst Interceptor are already physically separated from the rest of the parcel by chain link fencing that maintains an existing ‘buffer’ of approximately 110 feet (55 feet from centerline) around the waterway.”

For this reason, there are no resources that should constrain development of this parcel or require a drainage setback greater than that already established by fencing.

COMMENTS: Planning staff has received the following comment letters (Attachment 6):

- County Staff – The Public Works Department, Environmental Health Department, Building Department, and Code Enforcement Department have reviewed the project and provided comments and/or conditions of approval that are incorporated into the attached Conditions of Approval.
- FRAQMD – The District staff wanted to notify the applicant that their proposed operations may require a permit to operate from the District
- PG&E – Submitted a comment letter stating the proposed landscaping along HWY 65 would directly interfere with PG&E's ability to safely access and maintain its pipelines and easement. The Landscape Plan was amended to reflect PG&E's easements.
- UAIC – Comments regarding the location of the landscaping along HWY 65. Staff responded and no additional correspondence was made.

FINDINGS: Projects are evaluated for consistency with the County's General Plan, conformance with the County's Zoning Ordinance, and potential for impacts to the health, safety and welfare of persons who reside or work in the area surrounding the project. In the case of addressing project impacts to health, safety, and welfare, specific findings need to be met for each entitlement. Below are the findings for each project entitlement needed for project approval.

Conditional Use Permit:

1. *The proposed use is allowed within the applicable zoning district or overlay district and complies with all other applicable provisions of this Code and all other titles of the Yuba County Code;*

The property is located in the "IG" zoning district which requires a Minor CUP for Salvage & Wrecking and principally permits Outdoor Storage. Approval of the proposed project would make the project consistent and ensure compliance with all provisions of the Development Code and all other Yuba County Codes. Furthermore, based on the Site Plan and Landscape Plan, the project meets all applicable zoning regulations.

2. *The proposed use is consistent with the General Plan, and any applicable adopted community plan or specific plan;*

The project site is designated as Employment "EMP" on the 2030 General Plan Land Use diagram. The proposed Salvage & Wrecking Yard is consistent with the character of the General Plan and Zoning Designation (See General Plan/Zoning Section above for consistency).

3. *The proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the surrounding area;*

The salvage & wrecking/dismantling yard would be consistent with the historical industrial uses on the property and other industrial zoned property in Yuba County. The project proposes all vehicular dismantling and fluid storage will occur within an existing building; once dismantled the vehicles would be stored outside until a mobile car crusher crushes and

removes the vehicles from the project site. Additionally, the proposed location is desirable because it is directly adjacent to HWY 65 and is currently surrounded by large vacant agricultural land.

4. *The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;*

The proposed project has been conditioned to meet all requirements of Yuba County. All storage of hazardous materials that could be detrimental to the health, safety, and welfare of any onsite or off-site residents will be collected and stored inside an existing building. The existing building will be conditioned to have a collection catch basin to ensure all vehicular fluids are caught in the basin and not spilled on the ground or have the ability to flow into any drainage basins. In addition to the applicant being required to meet all County storm water, State LEA, and CUPA standards, the project has been conditioned to receive a CA State Waterboard Industrial Discharge Permit.

5. *The proposed use complies with any design or development standards applicable to the zoning district or the use in question unless waived or modified pursuant to the provisions of this Code;*

The project has been conditioned to meet the development standards listed in Chapter 11.09, Industrial, and the standards listed in Chapter 11.24, Landscape, of the Yuba County Development Code. The applicants are proposing to install a 10-foot-wide landscape buffer with trees and bushes to screen the project from HWY 65. The parking lot also meets the landscape requirements listed in Development Code Section 11.25.100, Design Standards for Parking Lots.

6. *The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and reasonably foreseeable future land uses in the vicinity;*

The proposed property is 45.03 acres in size and is large enough to accommodate the proposed project design, location, size, and operating characteristics for a salvage & wrecking/dismantling yard with outdoor storage. The proposed site plan demonstrates that the project site is large enough to accommodate the project. The site is fully fenced with a 6 foot tall chain link fencing and project setbacks will not be an issue due to all buildings that would be utilized for the business currently exists. The project will be conditioned to keep all vehicles screened from roadways and away from an existing drainage facility that runs along the northern and eastern property boundaries.

7. *The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and*

The proposed project has access to utilities that are existing in the area including, but not limited to electricity and a well and septic. Access is via Bernice Avenue and an existing 30 foot driveway throughout the property. Therefore, the site and the project site is suitable for the proposed project.

8. *An environmental determination has been prepared in accordance with the California Environmental Quality Act.*

Staff has determined the project is exempt from environmental review per California Environmental Quality Act (CEQA) Sections 15301(e)(2) (Existing Facilities) and 15303(c) (New Construction or Conversion of Small Structures).

Report Prepared By:

A handwritten signature in blue ink, appearing to read "Ciara Fisher", is written over a horizontal line.

Ciara Fisher
Planner III

ATTACHMENTS

1. Site Plans
2. Landscape Plans
3. Project Overview
4. Olivehurst Interceptor Letter November 15, 2021; Bruce Barnett
5. Conditions of Approval
6. Comment Letters

cc: Nick Johnston/Chris Benedict






SITE SUMMARY

4601 BERNICE AVE
MARYSVILLE, CA, YUBA COUNTY
APN: 014-010-019
ZONING: GENERAL INDUSTRIAL (IG)
AREA: 45.0 AC

PROJECT DESCRIPTION

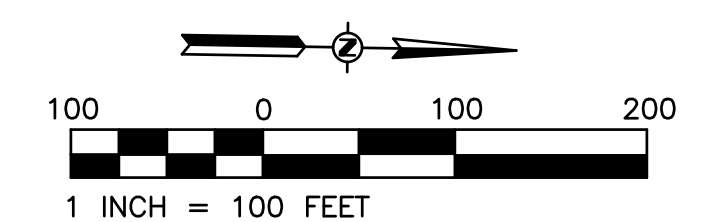
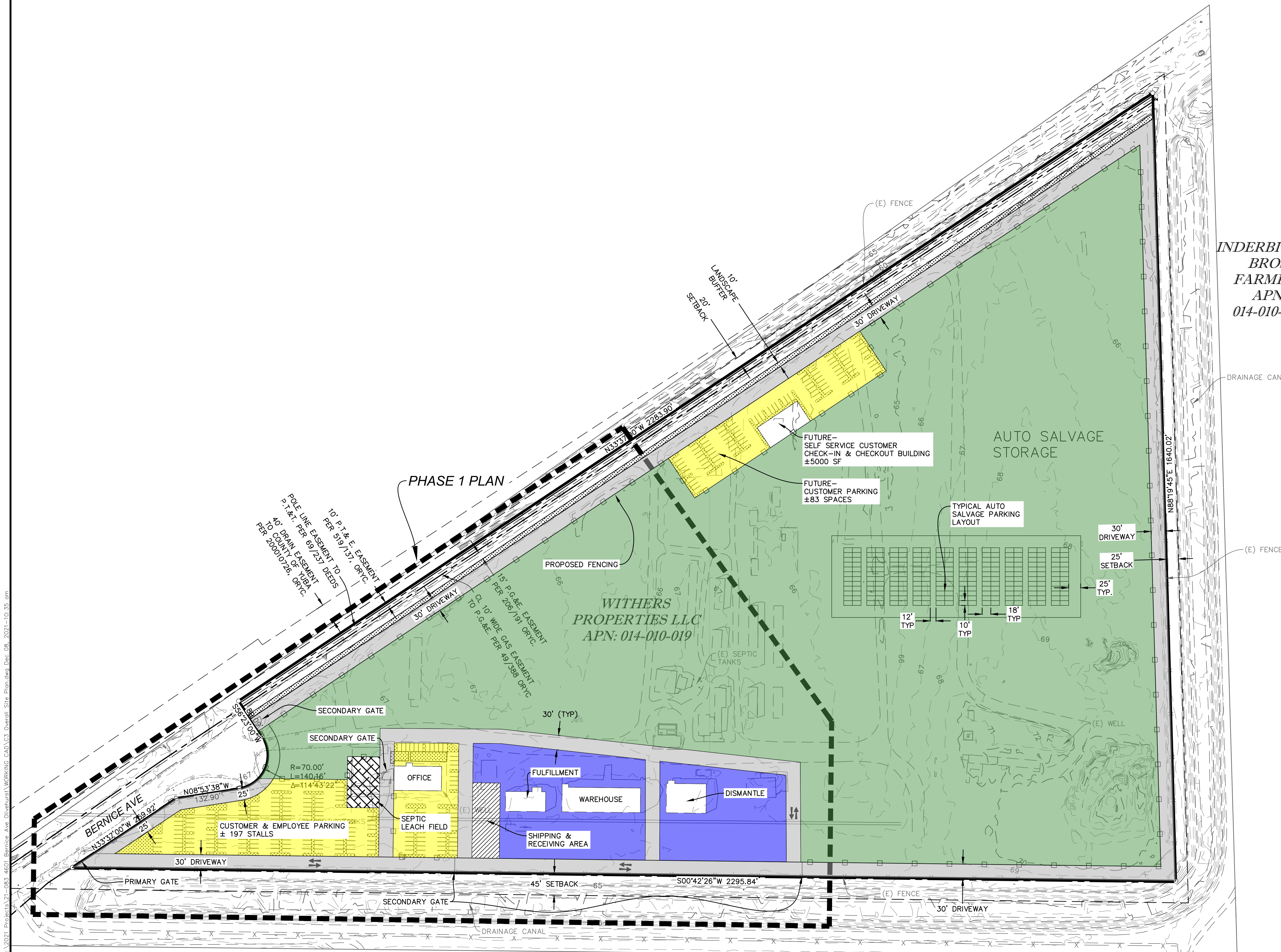
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| MON-FRI: | 8AM-5PM |
| SAT: | 9AM-1PM |
| SUN: | CLOSED |

LEGEND

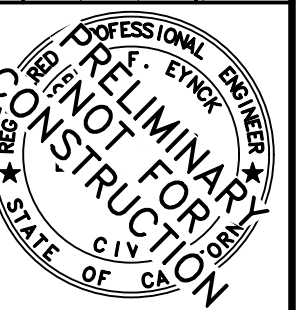
| | |
|---|--|
|  | AUTO SALVAGE STORAGE 30.70 AC |
|  | ROADWAY 5.57 AC |
|  | PARKING 2.95 AC |
|  | WORK AREA 2.44 AC |
|  | SHIPPING & RECEIVING AREA 0.205 AC |

SITE PARKING

| | |
|----------|--------------------|
| PHASE 1: | 197 PARKING SPACES |
| PHASE 2: | 83 PARKING SPACES |
| TOTAL: | 280 PARKING SPACES |



| | | | | |
|--------|-----------------------------|-------|-----|----------|
| 0 | ORIGINAL SCALE IS IN INCHES | | 1 | 2 |
| QUANT. | AEB | RFE | | |
| DRAWN | AEB | RFE | | |
| DESIGN | AEB | RFE | | |
| | D1 | CYLON | NO. | REVISION |
| | | | | DATE |
| | | | | BY |
| | | | | APPROVED |



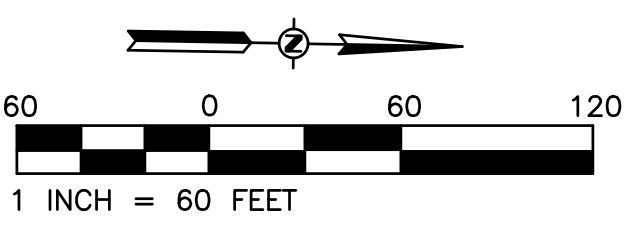
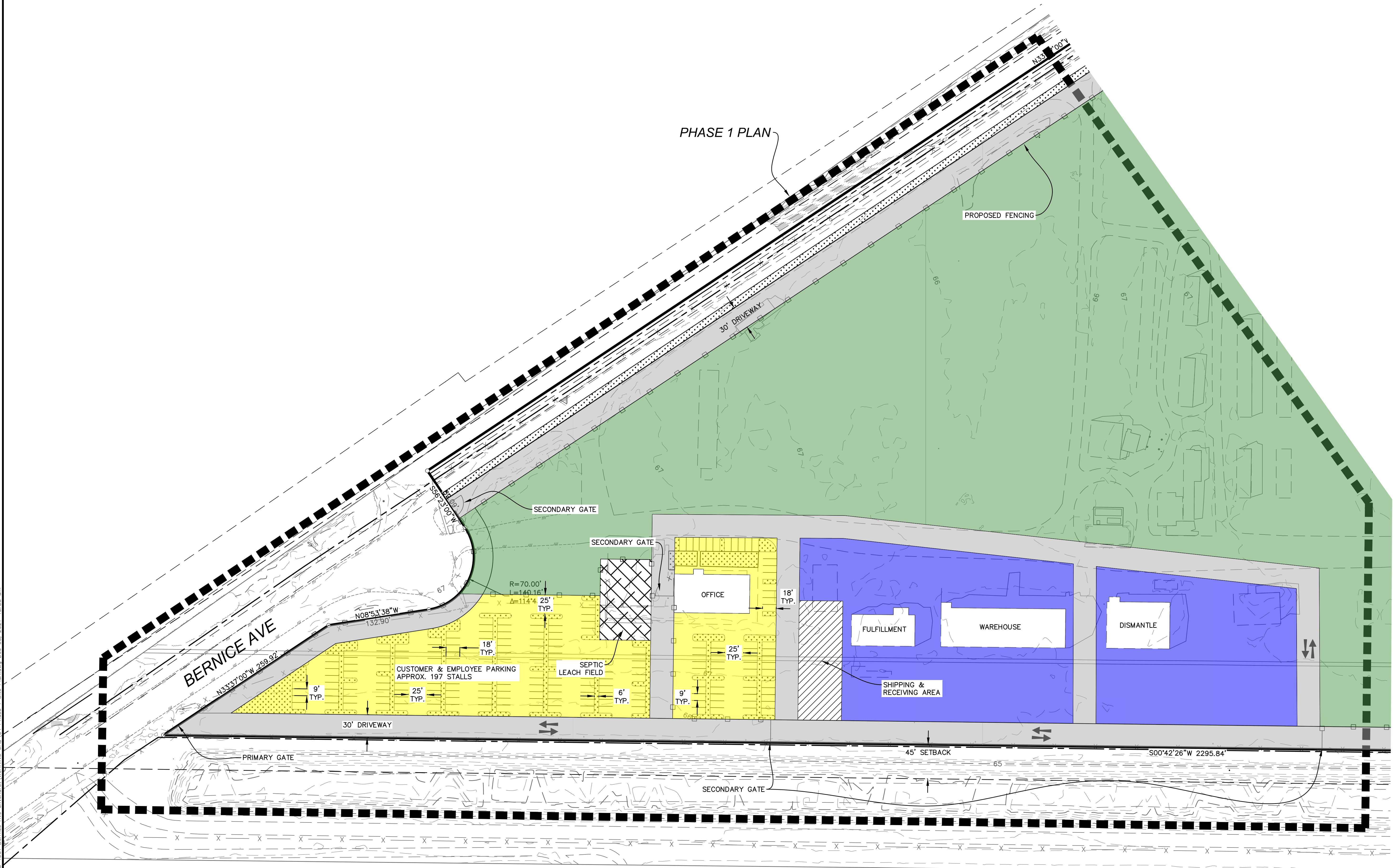
RFE ENGINEERING, INC.
Civil Engineers • Planners • Surveyors
 2260 Douglas Blvd., Suite 160, Roseville, CA 95661
 Ph: 916-772-7800 Fax: 916-772-7804
www.RFEengineering.com

BENZEEN AUTO PARTS
3811 RECYCLE RD
RANCHO CORDOVA, CA 95742
(916) 716-5806

**4607 BERNICE AVE
MARYSVILLE, CA
YUBA COUNTY
APN: 014-010-019**

Sheet
C3
3 of 6
12/08/2021

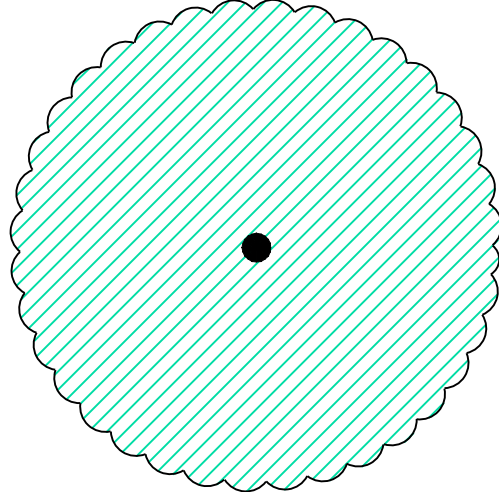
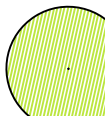
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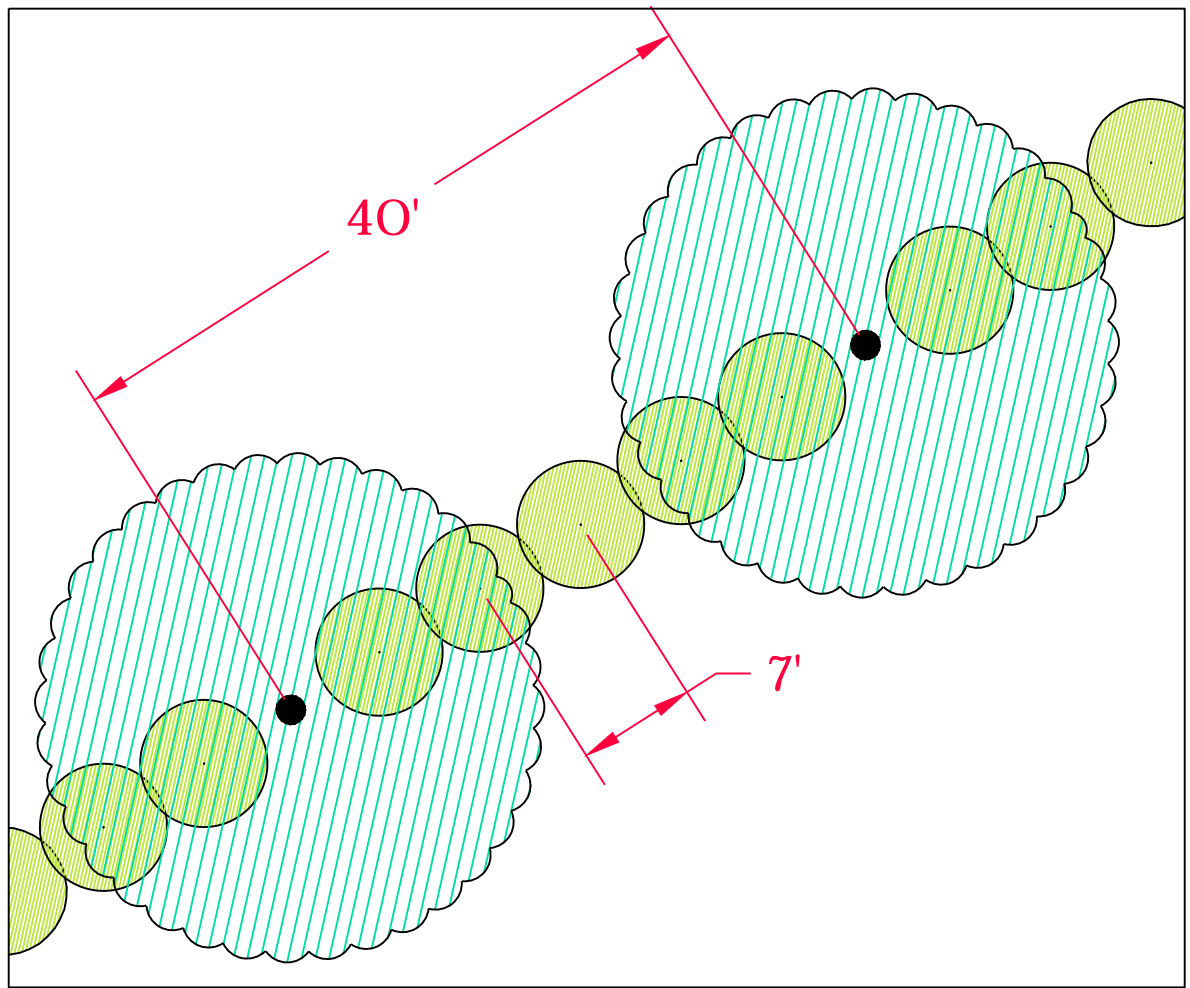


| 4601 BERNICE AVE MARYSVILLE, CA YUBA COUNTY APN: 014-010-019 | | BENZEEN AUTO PARTS 3811 RECYCLE RD RANCHO CORDOVA, CA 95742 (916) 716-5806 | | RFE ENGINEERING, INC. Civil Engineers - Planners - Surveyors 2260 Douglas Blvd, Suite 160, Roseville, CA 95661 Ph: 916-772-7800 Fax: 916-772-7804 www.RFEEngineering.com | | <table border="1"><tr><th>REVISION</th><th>NO.</th><th>CHECK</th><th>BY</th><th>DATE</th><th>BY</th><th>APPRVD</th></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table> | | REVISION | NO. | CHECK | BY | DATE | BY | APPRVD | | | | | | | |
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| REVISION | NO. | CHECK | BY | DATE | BY | APPRVD | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| PHASE 1 SITE PLAN | | | | | | Sheet C4 | | | | | | | | | | | | | | | |
| 12/08/2021 | | | | | | 4 of 6 | | | | | | | | | | | | | | | |
| | | | | | | NOT FOR CONSTRUCTION | | | | | | | | | | | | | | | |
| | | | | | | ORIGINAL SCALE IS IN INCHES | | | | | | | | | | | | | | | |

CONDITIONAL USE PERMIT

4601 BERNICE AVENUE, MARYSVILLE, CALIFORNIA, YUBA COUNTY

| PLANTING KEY | | | | |
|---|--|---------|------------|---------|
| (SYMBOL) | (NAME) | (SIZE) | (QUANTITY) | (HTxWT) |
|  | CELTIS AUSTRALIS/ EUROPEAN HACKBERRY | 15 GAL. | 57 | 30'x30' |
|  | NERIUM OLEANDER (PINK)/ PINK OLEANDER | 1 GAL. | 265 | 8'x8' |



NOTE: PLANTINGS TO BE INSTALLED OUTSIDE EXISTING PG&E EASEMENT
PLANTING ENLARGEMENT
NOT TO SCALE

CHAIN LINK/SLAT FENCE

BERNICE AVENUE

10' LANDSCAPE BUFFER
PHASE I AREA

HIGHWAY 65

CHAIN LINK/SLAT FENCE

FUTURE—
SELF SERVICE CUSTOMER
CHECK-IN & CHECKOUT BUILDING
±5000 SF
FUTURE—
CUSTOMER PARKING
±83 SPACES

AUTO SALVAGE
STORAGE

TYPICAL AUTO
SALVAGE
PARKING LAYOUT

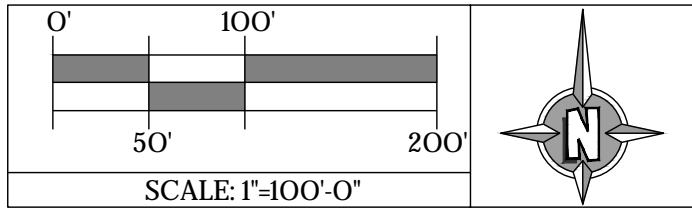
OFFICE

WAREHOUSE

SHIPPING &
RECEIVING AREA

LANDSCAPE AREAS,
SEE ENLARGEMENT
NEXT SHEET

LANDSCAPE AREAS,
SEE ENLARGEMENT
NEXT SHEET



SEE SHEET P2 FOR PARKING AREA
ENLARGEMENTS

OVERALL SITE PLAN

BENZEEN AUTOPARTS
123 S. FRONT STREET
MEMPHIS, TN 38103
CONTACT: STEVEN WALDO
PH: (901) 495-6012

PRELIMINARY LANDSCAPE PLAN
DECEMBER 15, 2021

MSLA
LANDSCAPE ARCHITECTURE, Inc.
306 Canyon Falls Dr. Folsom, CA 95630
916.989.3372 www.msldesign.com



SHEET
P1
OF
TOTAL
2

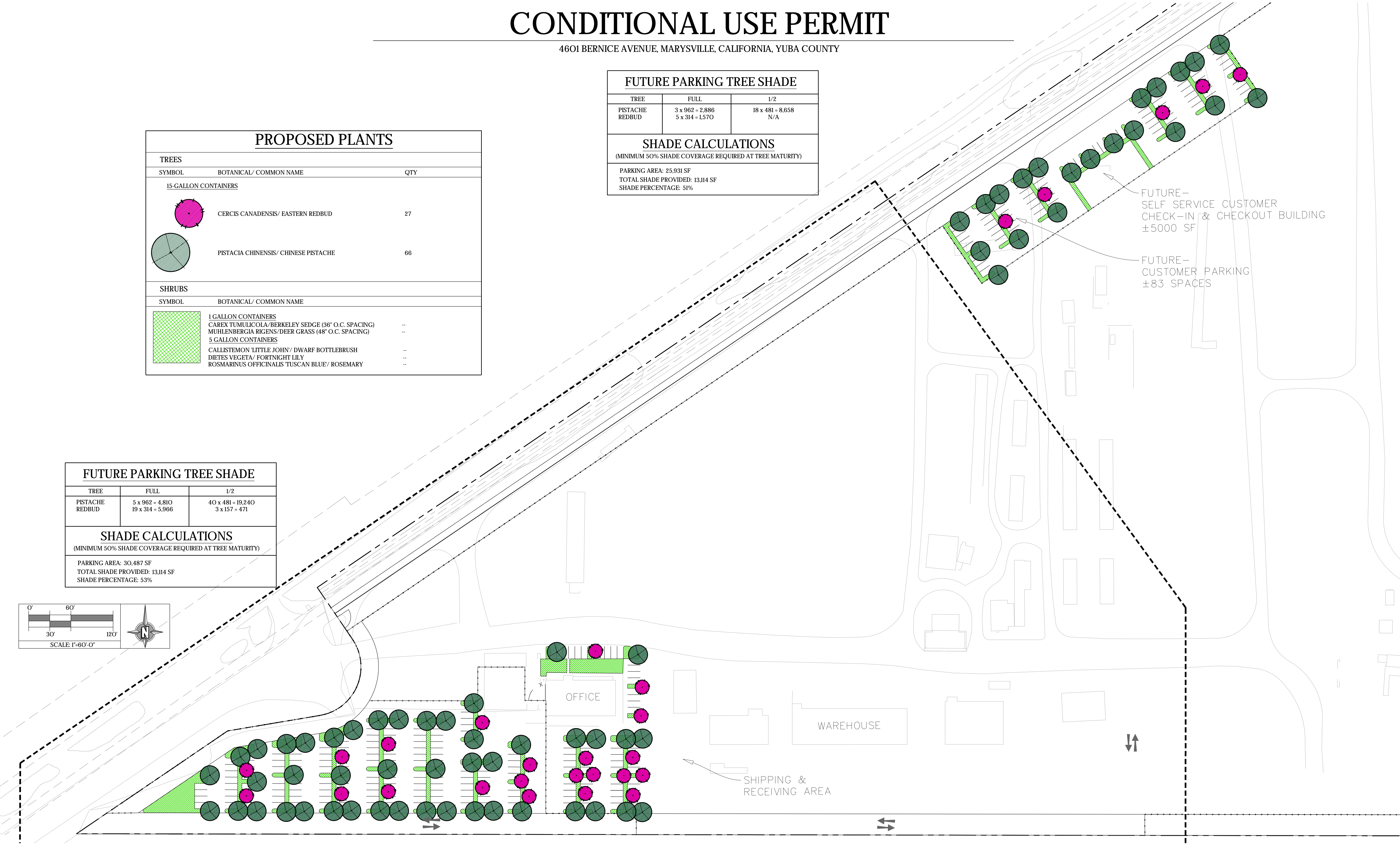
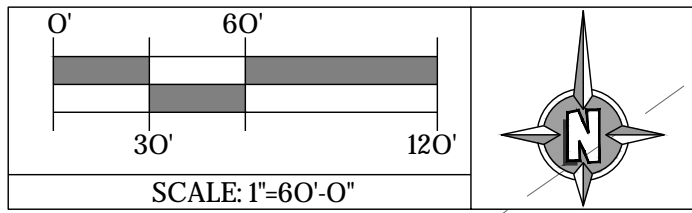
CONDITIONAL USE PERMIT

4601 BERNICE AVENUE, MARYSVILLE, CALIFORNIA, YUBA COUNTY

| PROPOSED PLANTS | | |
|----------------------|--|-----|
| TREES | | |
| SYMBOL | BOTANICAL/ COMMON NAME | QTY |
| 15-GALLON CONTAINERS | | |
| | CERCIS CANADENSIS/ EASTERN REDBUD | 27 |
| | PISTACIA CHINENSIS/ CHINESE PISTACHE | 66 |
| SHRUBS | | |
| SYMBOL | BOTANICAL/ COMMON NAME | |
| | 1 GALLON CONTAINERS | |
| | CAREX TUMULICOLA/BERKELEY SEDGE (36" O.C. SPACING) | -- |
| | MUHLENBERGIA RIGENS/DEER GRASS (48" O.C. SPACING) | -- |
| | 5 GALLON CONTAINERS | |
| | CALLISTEMON 'LITTLE JOHN'/ DWARF BOTTLEBRUSH | -- |
| | DIETES VEGETA/ FORTNIGHT LILY | -- |
| | ROSMARINUS OFFICINALIS TUSCAN BLUE/ ROSEMARY | -- |

| FUTURE PARKING TREE SHADE | | |
|--|-----------------|------------------|
| TREE | FULL | 1/2 |
| PISTACHE | 3 x 962 = 2,886 | 18 x 481 = 8,658 |
| REDBUD | 5 x 314 = 1,570 | N/A |
| SHADE CALCULATIONS | | |
| (MINIMUM 50% SHADE COVERAGE REQUIRED AT TREE MATURITY) | | |
| PARKING AREA: 25,931 SF | | |
| TOTAL SHADE PROVIDED: 13,114 SF | | |
| SHADE PERCENTAGE: 51% | | |

| FUTURE PARKING TREE SHADE | | |
|--|------------------|-------------------|
| TREE | FULL | 1/2 |
| PISTACHE | 5 x 962 = 4,810 | 40 x 481 = 19,240 |
| REDBUD | 19 x 314 = 5,966 | 3 x 157 = 471 |
| SHADE CALCULATIONS | | |
| (MINIMUM 50% SHADE COVERAGE REQUIRED AT TREE MATURITY) | | |
| PARKING AREA: 30,487 SF | | |
| TOTAL SHADE PROVIDED: 13,114 SF | | |
| SHADE PERCENTAGE: 53% | | |



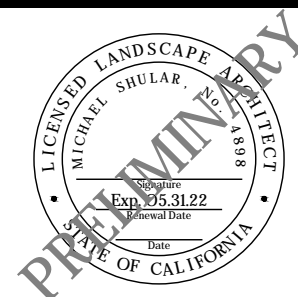
SEE SHEET P2 FOR PARKING AREA ENLARGEMENTS

PARKING ENLARGEMENT

BENZEEN AUTOPARTS
123 S. FRONT STREET
MEMPHIS, TN 38103
CONTACT: STEVEN WALDO
PH: (901) 495-6012

PRELIMINARY LANDSCAPE PLAN
DECEMBER 15, 2021

MSLA
LANDSCAPE ARCHITECTURE, Inc.
306 Canyon Falls Dr. Folsom, CA 95630
916.989.3372 www.msladesign.com



SHEET
P2
OF
TOTAL
2

Project Description For Environmental review:

Auto dismantler specialising in late model vehicles.

What is the process from start to finish with a vehicle?

Vehicle Processing

1. Auction Purchase
2. Tow/Delivery
3. Vehicle Holding area (Location: Yard dirt)
 - a. In this area vehicles are pictured and Inventoried waiting in queue to be dismantled in the dismantling building.
4. Vehicle Dismantling (Location: Covered dismantling building)
 - a. Key processes in Dismantling a vehicle:
 - i. Draining all fluids and removal of Batteries and Tires.
 1. Items picked up weekly by third party vendors for recycling
 - ii. Removing the motor and transmission
 1. Palletized and stored
5. Car Body/Inventory Storage (Location: Yard dirt)
 - a. Body of Vehicle stored in yard
6. Car Body crush
 - a. On or off site car bodies will be crushed ready for sale.

What is done with the liquids from the vehicles?

“facilities processes regarding hazardous waste and waste tires.”

Hazardous Materials Processing

All liquids are discharged with industry leading equipment and sold as core to third party vendors.

We are compliant and hold a valid license with the following agencies that regulate our materials.

- Department of Toxic Substance control Oil/Antifreeze/Gas (CAL000399500)
- Department of Resources Recycling and Recover Tire Program Identification Number (1808174-01)
- Storm Water Resources Control Board (WDID: 5s34l024989)

Attachment 3

We work with a consulting firm called Recyclers Compliance Group. They have assisted us in developing comprehensive policies and procedures known as the storm water pollution prevention plan (SWPPP). This includes but is not limited to onsite training and inspection.

Some key procedures include,

- Monthly Inspections by third-party expert (visual observations, and storm water sample testing)
- Discharge (All fluids are discharged in one building with industry leading equipment)
- Storage/Containment (stored in industry leading government approved containment equipment) We do not store a large amount of liquids, all liquids are picked up weekly by third party vendors.

All materials but trash are sold via market price. We have many vendors to choose from.

- Car bodies sold to Sims Metal Management
- Oil waste is sold to Ramois Oil
- Batteries sold to Norcal Batteries Co.
- All metals sold to Schnitzer steel

Do the existing buildings have concrete floors or dirt?

Dirt:

- The Vehicles are dismantled in the dismantling bay (car lift) in a building with concrete floors. Then the Vehicle's bodies are stored outside on dirt as inventory.

Thank you. George Trunyan, CEO



RFE ENGINEERING, INC

Civil Engineers • Planners • Surveyors

2260 Douglas Blvd., Suite 160

Roseville, CA 95661

P 916-772-7800 F 916-772-7804

www.RFEengineering.com

December 15, 2021

Ciara Fisher

County of Yuba Community Development & Services Planning Department

915 8th Street, Suite 123

Marysville, CA 95901

Re. 4601 Bernice Ave 2nd Plan Submittal for CUP 2021-0007 (RFE Project No. 21-083)

Dear Ciara,

Attached with this letter you will find the following for your review:

1. PDF copy of updated site and landscape plans
2. Project description for environmental review
3. Letter from Barnett Environmental dated November 15, 2021 for setbacks from the existing surrounding canals.

Below are the response to comments to your September 10, 2021 letter:

1a. Indicate the setbacks of all structures and parking on the Plot Plan

Response: See sheet C3.

1b. Indicate the trash and refuse collection areas

Response: A minimum of one trash enclosure will be provided in Phase 1 and one provided in the Phase 2 area. The locations will be determined when preparing the final construction documents.

1c. Indicate the employee parking spaces

Response: See sheet C3.

1d. Remove aerial overlay of existing timber/uses on the property

Response: See sheet C1.

2. Provide a diagram of the dismantled vehicle storage and parking area.

Response: See sheet C3 and C4.

2a. Parking stall/aisle requirements

Response: See sheet C3 and C4 for standard vehicle parking. C3 also shows the typical auto salvage parking layout.

3. Revise the Landscape Plan

Response: See sheets P1 and P2.



4. Provide a file map to Environmental Health Department showing the precise location of all existing sewage disposal systems and repair areas.

Response: See sheets C1 and C2.

4a. The proposed Phase 3 building appears to be built over one of the septic systems.

Response: There is no longer a Phase 3 as part of this application.

5. Provide a Circulation Plan indicating how vehicles will flow through the property.

Response: See Sheets C2 and C3.

5a. Include the amount of traffic the project anticipates creating on a daily basis.

Response:

For Phase 1

1. Customers

a. 50 Customers a day (estimate)

2. Logistics

a. FedEx, UPS, Driver, 15 a day

3. Tow Truck Drivers

a. 2-10 a day

4. Employees

a. 20 a day

5b. Indicate the vehicle holding/staging area.

Response: See sheet C3.

6. What are the prior/current use of the buildings on the property?

Response: Office and lumberyard.

6a. The Building Department can offer a Pre-Inspection of the existing buildings on the property to ensure or provide guidance for compliance with the proposed uses.

Response: Acknowledged

7a. How often are the wrecked/dismantled vehicles dropped off or taken away?

Response: 5-10 Vehicles incoming but multiple vehicles could be delivered on one truck. Wrecked/Crushed vehicles will be taken away twice a year.

7b. How long are the wrecked/dismantled vehicles stored on the site?

Response: Vehicles will always be stored in the designated storage space. The unit itself it will have about a 12-24-month yard life.

7c. Where and how often will the cars be crushed.

Response: It's more cost-effective if a subcontractor comes on-site twice a year crushes all the cars and hauls them away.



7d. Will the wrecked/dismantled vehicles be stacked on top of each other?

Response: No, but the owner would want the rights to stack them once they are crushed; this could be for a day or two until they haul them away or if we decide to play with the commodities market and keep them crushed onsite until the prices rise.

7e. Is the goal to use the entire site for the storage of vehicles or will it be confined to the area depicted on the Site Plan?

Response: The goal is for most of the yard to be for salvage vehicle storage. See attached sheet C3.

7f. How will the concrete floors be cleaned? And where will the water drain?

Response: Benzeen has drainage equipment; therefore, they will not have much concrete floor cleaning. If there is a spill, water will not be used to clean the concrete floors. Benzeen uses cat litter or rags to soak the liquid and trigger licensed hazardous material vendors to pick it up.

7g. Will customers from the public be able to come to the site to purchase vehicles or will everything be automated and only employees will be using the site?

Response: Benzeen doesn't sell vehicles, although that will be something they want the rights to do in the future.

Benzeen believes this question pertains to customers pulling their parts or will our employees pull parts only. For Phase 1, Benzeen is currently proposed as a full serve yard meaning only our employees pull parts, not the customer. For future expansion, Benzeen would like the rights to a self-serve yard (see sheet C3 future phase). Most progressive yards have a full and self-serve model.

PG&E Comment (email from Justin Newell of PG&E to Ciara Fisher dated September 8, 2021 regarding landscaping inside the existing PG&E's easement.

Response: The proposed 10-foot-wide landscape buffer will be outside the two existing PG&E easements along the northwest property line. See sheets C3 and C4, P1 and P2.

ENVIRONMENTAL HEALTH DEPARTMENT
CONDITIONS OF APPROVAL
CUP 2021-0007

1. Owner shall submit a file map to Environmental Health showing the precise location of all existing sewage disposal systems and repair areas. This file map shall also show contour, slope, all bodies of water (seasonal and year-round), water wells, and all existing structures. Furthermore, a 100' septic exclusion area (as measured from the seasonal high water line) shall be delineated around all rivers, streams, and ponds.

Response: See sheets C1 and C2 for existing septic areas and existing wells. In addition, final construction plans will show these locations.



2. If 25 or more people are employed at the property, then a public-water well must be drilled and regulations for a public water system must be followed.

Response: Phase 1 of the project will have less than 25 employees.

4. If the business stores Hazardous Materials over the threshold of the Hazardous Materials Business Plan Program or generates Hazardous Materials, then the business shall apply for a Consolidated Permit through Yuba County's Certified Unified Program Agency (CUPA).

Response: Acknowledged.

5. Applicant will be required to obtain all State, Solid Waste LEA, and CUPA permits required for vehicular recycling business.

Response: Acknowledged.

5. The product shall be stored and maintained in such a manner as to prevent and control vermin and insect infestations.

Response: Acknowledged.

6. All fluids collected from vehicles shall be stored indoors and in leak free containers. Said fluids shall be removed from the project site using a State registered hazardous waste hauler.

Response: Acknowledged.

Please review these plans and advise of your approval. If you should have any questions or need further clarification on the plans, please don't hesitate to call this office.

Sincerely,

RFE Engineering, Inc.

A handwritten signature in blue ink that reads "Robert F. Eynck". The signature is fluid and cursive.

Robert F. Eynck, P.E.
President

Attachment 4



Environmental Consulting,
Regulatory Compliance and
Aerial Photographic Services

5214 El Cemente Avenue
Davis, CA 95618-4418
Tel/Fax: 530.758.9235
Cell: 530.902.9670

bruce@barnettenvironmental.com
barnettenvironmental.com
flickr.com/photos/bioflyer

November 15, 2021

YUBA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

915 8TH STREET, SUITE 123
MARYSVILLE, CA 95901

ATTN: Kevin Perkins, Planning Director
Ph. (530) 749-5470
KPerkins@co.yuba.ca.us

Subject: A review of the *Olivehurst Interceptor* Setback Requirement @ the Proposed Benzeen Auto Parts Project @ 4601 Bernice Avenue (APN 014-010-019; 45.03 acres) in Marysville, CA 95901

Dear Kevin,

This letter responds to Mr. George Trunyan's (916-638-5555; george@benzeenautoparts.com) request to evaluate potential development issues that may affect a recommended setback of 150' from the Olivehurst Interceptor vs. an existing setback of ~60' established by chain link fencing along the Interceptor's western boundary (i.e. project's northern and eastern boundaries).

At present, this Benzeen Auto Parts property supports a highly disturbed, unvegetated habitat that contains industrial facilities, storage yards and associated parking. There is no remaining natural habitat on this parcel and any potential wetlands/waters of the U.S. or State of California associated with the Olivehurst Interceptor are already physically separated from the rest of the parcel by chain link fencing that maintains an existing "buffer" of ~110' (~55' from centerline) around the waterway.

Because there little riparian (scrub) habitat outside a narrow, 25' (from centerline) Interceptor bank width that is fully within the existing chain link fence buffer, I see no reason why this fenced buffer should be extended or enlarged to provide more protection of this man made feature from proposed project activities. I see no resource issues that should constrain development of this parcel or require a drainage setback greater than that already established by fencing.

I hope this provides you the information you need to issue a Use Permit, but please do not hesitate to call me with any questions, concerns, or to further discuss the project or my conclusions

Sincerely,

Barnett Environmental

**DRAFT CONDITIONS OF APPROVAL
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE**

Applicant/Owner: George Trunyan
APN: 014-010-019

Case Number: CUP 2021-0007
DRC Hearing Date: February 3, 2022

ACTIONS FOR CONSIDERATION: Staff recommends the Development Review Committee take the following actions:

- I. After review and consideration, make a determination the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Sections 15301(e)(2) (Existing Facilities) and 15303(c) (New Construction or Conversion of Small Structures).
- II. Approve Minor Use Permit CUP 2020-0007 subject to the conditions below, or as may be modified at the public hearing, making the findings made in the Staff Report, pursuant to County of Yuba Title XI Sections 11.40.040 and 11.57.060.

GENERAL CONDITIONS

- 1) As a condition for project approval, Owner or an agent of Owner acceptable to County shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding, against the County or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the County, Planning Commission, Development Review Committee, or other County advisory agency, appeal board, or legislative body concerning the conditional use permit. County shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding.
- 2) Owner(s), Owner's agent(s) or Applicant shall comply with all applicable federal, state, and local laws, ordinances, and regulations, including the requirements provided by Chapter 11 of the Yuba County Development Code.
- 3) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County. Failure to comply with this provision may be used as grounds for revocation of this permit.
- 4) The Conditional Use Permit may be effectuated at the end of the ten (10) day appeal period which is February 14, 2022. Minor Use Permit CUP 2020-0007 shall be designed and operated in substantial conformance with the approved conditional use permit as outlined in the approved site plan filed with the Community Development & Services Agency and as conditioned or modified below. No other expansion of uses are authorized or permitted by this use permit.
- 5) This conditional use permit approval shall be effectuated within a period of twenty-four (24) months from this approval date and if not effectuated shall expire on February 3, 2024. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than ninety (90) days from February 3, 2024.
- 6) Minor modifications to final configuration of the conditional use permit may be approved by the Community Development and Services Agency Director.

PUBLIC WORKS DEPARTMENT:

- 7) All existing or proposed driveway encroachments onto Bernice Avenue shall conform to the current Yuba County Standards for a Standard Driveway (Drawing No. 200 - commercial) under permit issued by the Department of Public Works.

**DRAFT CONDITIONS OF APPROVAL
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE**

Applicant/Owner: George Trunyan
APN: 014-010-019

Case Number: CUP 2021-0007
DRC Hearing Date: February 3, 2022

-
- 8) The portion of Bernice Avenue lying within the property boundaries shall meet the requirements for an Urban Residential (Local) Road in conformance with the Yuba County Standard (Drawing No. 101) or as modified by the Public Works Director. Such standard includes curbs, gutters, with an attached sidewalk for the northeasterly half-width.
 - 9) The cul-de-sac at end of Bernice Avenue shall meet the requirements for a Typical Urban Cul-De-Sac in conformance with the Yuba County Standard (Drawing No. 106) or as modified by the Public Works Director. Such standard includes curbs, gutters, with an attached sidewalk. An offset cul-de-sac (Drawing No. 107) may be constructed in lieu of a typical cul-de-sac due to the absence of developable property on the southwesterly side of Bernice Avenue. A curb, gutter, and attached sidewalk will be required for either cul-de-sac option.
 - 10) Owner shall dedicate to the County of Yuba sufficient right-of-way in fee simple to meet the requirements for an Urban Residential (Local) Road in conformance with the Yuba County Standard (Drawing No. 101) or as modified by the Public Works Director, and a Typical Urban Cul-De-Sac in conformance with the Yuba County Standard (Drawing No. 106) or as modified by the Public Works Director.
 - 11) All road and drainage construction required by these conditions of approval shall be inspected in compliance with Section 4 of the Yuba County Standards and approved by the Yuba County Department of Public Works. Applicant's contractor shall meet on-site with the Public Works Department representative prior to the commencement of work to discuss the various aspects of the project. Applicant shall pay all fees for inspection to the Public Works Department prior to any construction.
 - 12) Whenever construction or grading activities will disrupt an area of 1 acre or more of soil or is less than 1 acre but is associated with a larger common plan of development, the applicant is required to obtain a Yuba County grading permit issued by the Public Works Department and a National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities, NPDES No. CAS000004, Order No. 2013-0001-DWQ. Coverage under the General Permit must be obtained prior to any construction. More information may be found at:
<http://www.swrcb.ca.gov/stormwtr/construction.html>. Owner must obtain an approved and signed Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB), a Waste Discharge Identification (WDID) number and a Storm Water Pollution Prevention Plan (SWPPP), as described by either the RWQCB or the State Water Regional Control Board (SWRCB). The SWPPP shall describe and identify the use of Storm Water Best Management Practices (BMP's) and must be reviewed by the Yuba County Public Works Department prior to the Department's approval of Improvement Plans or issuance of a Grading Permit for the project. See Yuba County's Stormwater Regulations for Construction Activities Procedures for details. According to state law it is the responsibility of the property owner that the SWPPP is kept up to date to reflect changes in site conditions and is available on the project site at all times for review by local and state inspectors. Erosion and sediment control measures, non-stormwater and material management measures, and post-construction stormwater management measures for this project shall be in substantial compliance with the SWPPP.

**DRAFT CONDITIONS OF APPROVAL
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE**

Applicant/Owner: George Trunyan
APN: 014-010-019

Case Number: CUP 2021-0007
DRC Hearing Date: February 3, 2022

-
- 13) Erosion control shall conform to section 11 of the Yuba County Improvement Standards.
 - 14) Strict control over dust problems created during construction shall be adhered to with regard to surrounding properties and public facilities. The construction specifications and/or improvement plans shall have items reflecting dust control measures in detail.

ENVIRONMENTAL HEALTH DEPARTMENT:

- 15) Owner shall submit a file map to Environmental Health showing the precise location of all existing sewage disposal systems and repair areas. This file map shall also show contour, slope, all bodies of water (seasonal and year-round), water wells, and all existing structures. Furthermore, a 100' septic exclusion area (as measured from the seasonal high water line) shall be delineated around all rivers, streams, and ponds.
- 16) If 25 or more people are employed at the property, then a public-water well must be drilled and regulations for a public water system must be followed.
- 17) If the business stores Hazardous Materials over the threshold of the Hazardous Materials Business Plan Program or generates Hazardous Materials, then the business shall apply for a Consolidated Permit through Yuba County's Certified Unified Program Agency (CUPA).
- 18) Applicant will be required to obtain all State, Solid Waste LEA, and CUPA permits required for vehicular recycling business.
- 19) The product shall be stored and maintained in such a manner as to prevent and control vermin and insect infestations.
- 20) All fluids collected from vehicles shall be stored indoors and in leak free containers. Said fluids shall be removed from the project site using a State registered hazardous waste hauler.

BUILDING DEPARTMENT:

- 21) Any improvements shall be completed under issued permits and shall comply with all state codes in effect at the time of permit application.
- 22) All improvements shall follow all federal laws, state laws, local ordinances as well as the local fire authority's requirements.
- 23) All development on this site must meet all current building codes including accessibility and must meet any and all fire code as well as local fire authority requirements.
- 24) Existing buildings that will be altered or further improved must apply for a tenant improvement permit, and may require engineered plans to meet applicable code requirements including California accessibility, energy and green codes.

PLANNING DEPARTMENT:

- 17) Minor modifications to the final site configuration may be approved by the Community Development & Services Agency Director.
- 18) Major modifications shall require an amendment to the Conditional Use Permit.
- 19) Any and all physical improvements associated with this Conditional Use Permit shall be maintained to the standards specified in these Conditions of Approval set forth for this use permit. Failure to maintain said physical improvement(s) in said manner may be used as grounds for revocation of this use permit.

**DRAFT CONDITIONS OF APPROVAL
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE**

Applicant/Owner: George Trunyan
APN: 014-010-019

Case Number: CUP 2021-0007
DRC Hearing Date: February 3, 2022

-
- 20) All vehicles stored outdoors shall be screened from view of Hwy 65. Such screening can be achieved with fencing and landscape screening consisting of screen trees or shrubs (reaching a minimum of 8 feet in height at maturity) of planted with a 40-foot spacing per section 11.24.030.A.2.c. of the Yuba County Zoning Ordinance. All shrubs and bushes shall be maintained so as not to exceed 6 feet in height.
 - 21) Operator shall meet all requirements of the Feather River Air Quality Management District.
 - 22) Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developers/applicants expense or as agreed by PG&E. There shall be no building of structures or over any PG&E facilities or inside any PG&E easements that exist within the subject area.
 - 23) Prior to Building Permit Final, Landscaping shall be installed outside of any PG&E facilities and shall comply with Chapter 11.24 Landscape of the Yuba County Development Code.

Yuba County CDSA

A handwritten signature in blue ink, appearing to read 'Ciara Fisher', is written over a horizontal line.

Ciara Fisher
Planner III

**PUBLIC WORKS
PRELIMINARY CONDITIONS OF APPROVAL
YUBA COUNTY**

APN: 014-010-019

Case Number: CUP 2021-0007

1. All existing or proposed driveway encroachments onto Bernice Avenue shall conform to the current Yuba County Standards for a Standard Driveway (Drawing No. 200 - commercial) under permit issued by the Department of Public Works.
2. The portion of Bernice Avenue lying within the property boundaries shall meet the requirements for an Urban Residential (Local) Road in conformance with the Yuba County Standard (Drawing No. 101) or as modified by the Public Works Director. Such standard includes curbs, gutters, with an attached sidewalk for the northeasterly half-width.
3. The cul-de-sac at end of Bernice Avenue shall meet the requirements for a Typical Urban Cul-De-Sac in conformance with the Yuba County Standard (Drawing No. 106) or as modified by the Public Works Director. Such standard includes curbs, gutters, with an attached sidewalk. An offset cul-de-sac (Drawing No. 107) may be constructed in lieu of a typical cul-de-sac due to the absence of developable property on the southwesterly side of Bernice Avenue. A curb, gutter, and attached sidewalk will be required for either cul-de-sac option.
4. Owner shall dedicate to the County of Yuba sufficient right-of-way in fee simple to meet the requirements for an Urban Residential (Local) Road in conformance with the Yuba County Standard (Drawing No. 101) or as modified by the Public Works Director, and a Typical Urban Cul-De-Sac in conformance with the Yuba County Standard (Drawing No. 106) or as modified by the Public Works Director.
5. All road and drainage construction required by these conditions of approval shall be inspected in compliance with Section 4 of the Yuba County Standards and approved by the Yuba County Department of Public Works. Applicant's contractor shall meet on-site with the Public Works Department representative prior to the commencement of work to discuss the various aspects of the project. Applicant shall pay all fees for inspection to the Public Works Department prior to any construction.
6. Whenever construction or grading activities will disrupt an area of 1 acre or more of soil or is less than 1 acre but is associated with a larger common plan of development, the applicant is required to obtain a Yuba County grading permit issued by the Public Works Department and a National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities, NPDES No. CAS000004, Order No. 2013-0001-DWQ. Coverage under the General Permit must be obtained prior to any construction. More information may be found at <http://www.swrcb.ca.gov/stormwtr/construction.html>. Owner must obtain an approved and signed Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB), a Waste Discharge Identification (WDID) number and a Storm Water Pollution Prevention Plan (SWPPP), as described by either the RWQCB or the State Water Regional Control Board (SWRCB). The SWPPP shall describe and identify the use of Storm Water Best Management Practices (BMP's) and must be reviewed by the Yuba County Public Works Department prior to the Department's approval of Improvement Plans or issuance of a Grading Permit for the project. See Yuba County's Stormwater Regulations for Construction Activities

Procedures for details. According to state law it is the responsibility of the property owner that the SWPPP is kept up to date to reflect changes in site conditions and is available on the project site at all times for review by local and state inspectors. Erosion and sediment control measures, non-stormwater and material management measures, and post-construction stormwater management measures for this project shall be in substantial compliance with the SWPPP.

7. Erosion control shall conform to section 11 of the Yuba County Improvement Standards.
8. Strict control over dust problems created during construction shall be adhered to with regard to surrounding properties and public facilities. The construction specifications and/or improvement plans shall have items reflecting dust control measures in detail.

ENVIRONMENTAL HEALTH DEPARTMENT
CONDITIONS OF APPROVAL
CUP 2021-0007

1. Owner shall submit a file map to Environmental Health showing the precise location of all existing sewage disposal systems and repair areas, This file map shall also show contour, slope, all bodies of water (seasonal and year-round), water wells, and all existing structures. Furthermore, a 100' septic exclusion area (as measured from the seasonal high water line) shall be delineated around all rivers, streams, and ponds.
2. If 25 or more people are employed at the property, then a public-water well must be drilled and regulations for a public water system must be followed.
3. If the business stores Hazardous Materials over the threshold of the Hazardous Materials Business Plan Program or generates Hazardous Materials, then the business shall apply for a Consolidated Permit through Yuba County's Certified Unified Program Agency (CUPA).
4. Applicant will be required to obtain all State, Solid Waste LEA, and CUPA permits required for vehicular recycling business.
5. The product shall be stored and maintained in such a manner as to prevent and control vermin and insect infestations.
6. All fluids collected from vehicles shall be stored indoors and in leak free containers. Said fluids shall be removed from the project site using a State registered hazardous waste hauler.

Fisher, Ciara

From: Burns, Danny
Sent: Tuesday, January 18, 2022 8:53 AM
To: Strang, Jeremy; Fisher, Ciara
Cc: Maddux, Dave
Subject: RE: CUP2021-0007; Benzeen Auto Parts - Dismantling

Here is my standard comments.

Any improvements shall be completed under issued permits and shall comply with all state codes in effect at the time of permit application.

All improvements shall follow all federal laws, state laws, local ordinances as well as the local fire authority's requirements.

Dan Burns
Supervising Building Official
Field Inspection Supervisor



From: Strang, Jeremy <JStrang@CO.YUBA.CA.US>
Sent: Tuesday, January 18, 2022 8:50 AM
To: Fisher, Ciara <cfisher@CO.YUBA.CA.US>; Burns, Danny <dburns@CO.YUBA.CA.US>
Cc: Maddux, Dave <dmaddux@CO.YUBA.CA.US>
Subject: RE: CUP2021-0007; Benzeen Auto Parts - Dismantling

I had an opportunity to review the building files last week. It appears that there were permits for each building listed on their site plan. Not fully knowing what their plan is, I think the following language will be sufficient. Dan/Dave, feel free to chime in.

- New buildings shall have building permits with complete plans that demonstrate compliance with local codes and the current adopted California building and construction codes.
- Existing buildings that will be altered or further improved must apply for a tenant improvement permit, and may require engineered plans to meet applicable code requirements including California accessibility, energy and green codes.

From: Fisher, Ciara <cfisher@CO.YUBA.CA.US>
Sent: Friday, January 14, 2022 9:39 AM
To: Burns, Danny <dburns@CO.YUBA.CA.US>; Strang, Jeremy <JStrang@CO.YUBA.CA.US>

Fisher, Ciara

From: Marquez, Melanie
Sent: Monday, August 16, 2021 9:03 AM
To: Fisher, Ciara
Subject: RE: CUP2021-0007; Benzeen Auto Parts - Dismantling

Hello again,

Code Enforcement division does not have any comments regarding the subject project.

Thanks,

Melanie Marquez

Administrative Services Officer
County of Yuba, CDSA
(530) 749-5430 – Main
(530) 749-5643 – Direct
(530) 749-5616 – Fax
mmarquez@co.yuba.ca.us



This email message is a confidential communication from Yuba County Community Development and Services Agency and is intended only for the above-named recipient(s) and may contain information that is proprietary, confidential, financial, etc. If you have received this message in error or are not the named or intended recipient(s), please immediately notify the sender at (530)749-5430 and delete this email message and any attachments from your workstation or network mail system.

From: Fisher, Ciara <cfisher@CO.YUBA.CA.US>
Sent: Wednesday, August 11, 2021 4:58 PM
To: Burns, Danny <dburns@CO.YUBA.CA.US>; Benedict, Christopher <cbenedict@CO.YUBA.CA.US>; Johnston, Nick <njohnston@CO.YUBA.CA.US>; Marquez, Melanie <mmarquez@CO.YUBA.CA.US>
Cc: Hochstrasser, Margaret <mhochstrasser@CO.YUBA.CA.US>; Maddux, Dave <dmaddux@CO.YUBA.CA.US>; PGE Plan Review <PGEPlanReview@pge.com>; Mckee, Deborah@DOT <deborah.mckee@dot.ca.gov>; Morawcznski, Nicholas <nmorawcznski@CO.YUBA.CA.US>; fraqmd@fraqmd.org; Cantwell, Gary <GCantwell@CO.YUBA.CA.US>; Hemptmyer, Jason <jhemptmyer@CO.YUBA.CA.US>; Downs, Rachel <rdowns@CO.YUBA.CA.US>; Perkins, Kevin <kperkins@CO.YUBA.CA.US>; Franken, Vanessa <vfranken@CO.YUBA.CA.US>
Subject: CUP2021-0007; Benzeen Auto Parts - Dismantling

Good afternoon everyone,

Planning has received a Minor Conditional Use Permit application to allow the operation of a vehicular dismantling facility located at 4601 Bernice Ave, Olivehurst (APN 014-010-019). All vehicle dismantling, fulfillment, and storage of parts would be conducted within existing buildings and the vehicles stored outdoors will be screened from Hwy 65. I've asked the applicant to provide a more detailed project description outlining the process from start to finish for



541 Washington Avenue
Yuba City, CA 95991
(530) 634-7659
FAX (530) 634-7660
www.fraqmd.org

Christopher D. Brown, AICP
Air Pollution Control Officer

September 8, 2021

County of Yuba Planning Department
915 8th Street, Suite 123
Marysville, CA 95901
Fax: 530-749-5434

Re: CUP2021-0007; Benzeen Auto Parts – Dismantling

Dear Ciara Fisher,

The Feather River Air Quality Management District (District) appreciates the opportunity to review and comment in the project referenced above.

The District staff wanted to notify the applicant that their proposed operations may require a permit to operate from the District. The District has included a form of types of business operations that may require an air quality permit to operate. If the applicant has any questions related to permitting, please contact Robin Demma at (530) 634-7659 x208.

The District has also attached a list of local and state regulations applicable to all development that each project must adhere to in addition to any mitigation measures proposed to reduce construction or operational air quality impacts.

If you need any further assistance, please contact me at (530) 634-7659 x209. Air District staff will be available to assist the project proponent or lead agency as needed.

Sincerely,

A handwritten signature in blue ink that reads "Peter Angelonides".

Peter Angelonides
Air Quality Planner

Enclosures: Who Needs a Permit; Rules and Regulations Statement

File: Chron

ISR



Serving Sutter and Yuba Counties

541 Washington Ave
Yuba City, CA 95991
(530) 634-7659
FAX (530) 634-7660
www.fraqmd.org

Christopher D. Brown, AICP
Air Pollution Control Officer

EQUIPMENT AND BUSINESSES LIKELY TO REQUIRE AN AIR QUALITY PERMIT

TYPICAL EQUIPMENT OR PROCESSES REQUIRING A PERMIT:

Stationary Internal Combustion Engines – building power, emergency generator sets, water pumps, fire pumps
Portable Engines (50 horsepower or greater) - compressors, wood chippers, and concrete pumps
External Combustion Devices (1 mmbtu/hr or greater) - boilers, heaters, and ovens
Incinerators and Crematories
Gasoline Storage Tanks (250 gallons or larger)
Retail and Bulk Gasoline Stations or Terminals
Paint Booths and Prep Stations
Coating of Wood, Metal, Plastic, or Fiberglass Parts and Products
Cleaning Equipment utilizing Solvent (VOC > 50 g/l) - parts washers and solvent tanks
Printing Presses and Laminators
Dry Cleaning Machines
Contaminated Soil/Water Extraction Systems
Post-Harvest Agricultural Operations
Fumigation Chambers
Operations Emitting Volatile Organic Compounds
Asphalt, Concrete, Rock, Gravel, or Sand Processing Equipment
Abrasive Blasting Booths and Unconfined Blasting Operations
Wood Processing Equipment
Plasma and Laser Cutters
Equipment Emitting Respirable Particulate Matter
Air Emission Control Devices - cyclones and baghouses
Metal Plating Tanks
Equipment Handling Asbestos, Beryllium, Hexavalent Chromium, Benzene, Mercury or Vinyl Chloride

BUSINESSES THAT TYPICALLY REQUIRE A PERMIT:

Power Plants
Natural Gas Processing Facilities
Gasoline Dispensing Facilities and Retail Stations
Solid Waste Landfills
Water and Wastewater Treatment Plants
Hospitals and Nursing Homes
Dry Cleaners
Auto Body Paint Shops
Wood Furniture Manufacturing Shops
Fiberglass Manufacturing Shops
Machine Shops
Asphalt, Concrete, Rock, Gravel, or Sand Manufacturing and Processing Plants
Wood Sawing, Molding, Hogging, Pressing, Treating, or Pulping Plants
Rice, Bean, Nut, or Seed Cleaning and/or Drying Facilities
Fruit or Vegetable Dehydration, Juicing, or Concentrating Plants
Cotton Gins
Newspaper or Packaging Facilities
Micro-Breweries and Wineries

This list is not exhaustive.

If you have any questions about whether you need a permit, please contact the District.

FRAQMD Rules & Regulations Statement: New Development

The following statement is recommended as standard condition of approval or construction document language for **all** development projects within Feather River Air Quality Management District (FRAQMD). All projects are subject to FRAQMD rules in effect at the time of construction. A complete listing of current rules is available at www.fraqmd.org or by calling 530-634-7659. Specific rules that may relate to construction activities or building design may include, but are not limited to:

Regulation IV: Stationary Emission Sources Permit System and Registration. Any project that includes the use of equipment capable of releasing emissions to the atmosphere may require permit(s) from FRAQMD prior to equipment operation. The applicant, developer, or operator of a project that includes an emergency generator, boiler, or internal combustion engine should contact the FRAQMD early to determine if a permit is required, and to begin the permit application process. Portable construction equipment (e.g. generators, compressors, pile drivers, lighting equipment, etc.) with an internal combustion engine over 50 horsepower are required to have a FRAQMD permit or a California Air Resources Board portable equipment registration. Other general types of uses that require a permit include, but are not limited to fumigation chambers, gasoline tanks and dispensing, spray booths, and operations that generate airborne particulate emissions.

Rule 3.0: Visible Emissions. A person shall not discharge into the atmosphere from any single source of emissions whatsoever, any air contaminants for a period or periods aggregating more than three minutes in any one hour which is as dark or darker in shade as that designated as No. 2 on the Ringleman Chart.

Rule 3.15: Architectural Coatings. The developer or contractor is required to use coatings that comply with the volatile organic compound content limits specified in the rule.

Rule 3.16: Fugitive Dust. The developer or contractor is required to control dust emissions from earth moving activities, storage or any other construction activity to prevent airborne dust from leaving the project site.

Rule 3.17: Wood Burning Devices. This rule requires newly installed wood burning devices meet emission standards. Wood burning fireplaces are prohibited unless they meet emission standards.

Rule 3.23: Natural Gas-Fired Water Heaters, Small Boilers, and Process Heaters. This rule requires all newly purchased or installed units 75,000 Btu/hr up to 1 million Btu/hr meet emission limits.

Rule 7.10: Indirect Source Fee. An applicant for a building permit shall pay fees to the FRAQMD based on number of units (residential) or square footage of the building and associated parking (commercial and industrial).

Disposal by Burning: Open burning is yet another source of fugitive gas and particulate emissions and shall be prohibited at the project site. No open burning of vegetative waste (natural plant growth wastes) or other legal or illegal burn materials (trash, demolition debris, et. al.) may be conducted at the project site. Vegetative wastes should be chipped or delivered to waste to energy facilities (permitted biomass facilities), mulched, composted, or used for firewood. It is unlawful to haul waste materials offsite for disposal by open burning.

In addition, other State or Federal rules and regulations may be applicable to construction phases of development projects, including:

California Health and Safety Code (HSC) section 41700. Except as otherwise provided in Section 41705, no person shall discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

HSC section 41701. Except as otherwise provided in Section 41704, or Article 2 (commencing with Section 41800) of this chapter other than Section 41812, or Article 2 (commencing with Section 42350) of Chapter 4, no person shall discharge into the atmosphere from any source whatsoever any air contaminant, other than uncombined water vapor, for a period or periods aggregating more than three minutes in any one hour which is: (a) As dark or darker in shade as that designated as No. 2 on the Ringelmann Chart, as published by the United States Bureau of Mines, or (b) Of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke described in subdivision (a).

California Vehicle Code section 23114 regarding transportation of material on roads and highways.

California Code of Regulations Title 13 Chapter 10 section 2485: Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling. Limits idling time to 5 minutes for on-road heavy duty diesel trucks.

California Code of Regulations Title 13 Chapter 9 Article 4.8 section 2449: Regulation for In-Use Off-Road Diesel Vehicles. Limits idling time to 5 minutes.

California Code of Regulations Title 17 Division 3 Chapter 1 Subchapter 7.5 section 93105: Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations.

California Code of Regulations Title 17 Division 3 Chapter 1 Subchapter 7.5 section 93106: Asbestos ATCM for Surfacing Applications.

Asbestos NESHAP. Prior to demolition of existing structures, an asbestos evaluation must be completed in accordance with the Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations. Section 61.145 requires written notification of demolition operations. Asbestos NESHAP Demolition/Renovation Notification Form can be downloaded at <http://www.arb.ca.gov/enf/asbestos/asbestosform.pdf>. This notification should be typewritten and postmarked or delivered no later than ten (10) days prior to the beginning of the asbestos demolition or removal activity. Please submit the original form to USEPA and a copy each to California Air Resources Board (CARB) and the District at the addresses below:

U.S. EPA
Attn: Asbestos NESHAP Program
75 Hawthorne Street
San Francisco, CA 94105

CARB, Compliance Division
Attn: Asbestos NESHAP Program
P.O. Box 2815
Sacramento, CA 95814

FRAQMD
Attn: Karla Sanders
541 Washington Avenue
Yuba City, CA 95991

Fisher, Ciara

From: Newell, Justin <J2NF@pge.com>
Sent: Wednesday, September 8, 2021 11:09 AM
To: Fisher, Ciara
Subject: RE: CUP2021-0007; Benzeen Auto Parts - Dismantling
Attachments: GTVM_FAQ.pdf

Hello Ciara,

The landscaping can be installed anywhere outside of the easement area. The applicant can call 811 to have the pipelines marked on their property for a physical location. Or, they can contact DelineationMapRequests@pge.com with their site plans to have the pipelines mapped onto their site plans. This may help the applicant understand the limits of the easements and where they can landscaping without impacting PG&E's facilities. I have attached a FAQ sheet that may assist answer some of the applicant's questions. If the applicant needs further assistance with coordinating plantings, I can loop them in with our vegetation management department to assist.

Thank you,

Justin Newell | Land Agent | Land Rights Records
Pacific Gas and Electric Company
916-594-4068



From: Fisher, Ciara <cfisher@CO.YUBA.CA.US>
Sent: Wednesday, September 8, 2021 10:37 AM
To: Newell, Justin <J2NF@pge.com>
Subject: RE: CUP2021-0007; Benzeen Auto Parts - Dismantling

*******CAUTION: This email was sent from an EXTERNAL source. Think before clicking links or opening attachments.*******

Morning Justin,

Can you provide a diagram or indicate where the landscaping can be installed? The project will require screening along the frontage of HWY 65.

Thanks,

Ciara Fisher
Planner II
County of Yuba
Office: 530-749-5463 | Cell: 530-812-6082



Please consider the environment before printing this email

From: Newell, Justin <J2NF@pge.com>
Sent: Wednesday, September 8, 2021 10:26 AM

To: Fisher, Ciara <cfisher@CO.YUBA.CA.US>

Subject: RE: CUP2021-0007; Benzeen Auto Parts - Dismantling

Hello Ciara,

Please see the attached response regarding CUP2021-0007; Benzeen Auto Parts - Dismantling. The proposed plans will directly interfere with PG&E's ability to safely access and maintain its pipelines and easement. PG&E does not condone with the plantings shown on the site plans provided.

Please contact me with any questions.

Thank you,

Justin Newell | Land Agent | Land Rights Records

Pacific Gas and Electric Company

916-594-4068



From: PGE Plan Review <PGEPlanReview@pge.com>

Sent: Friday, August 13, 2021 1:03 PM

To: Fisher, Ciara <cfisher@CO.YUBA.CA.US>

Subject: RE: CUP2021-0007; Benzeen Auto Parts - Dismantling

Dear Ciara,

Thank you for submitting the CUP2021-0007 plans. The PG&E Plan Review Team is currently reviewing the information provided. Should we find the possibility this project may interfere with our facilities, we will respond to you with project specific comments on or prior to the provided deadline. Attached is general information regarding PG&E facilities for your reference. **If you do not hear from us, within 45 days or by your specified date, you can assume we have no comments at this time.**

This email and attachment does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. If there are subsequent modifications made to your design, we ask that you resubmit the plans to the email address listed below.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at (877) 259-8314 or pgeplanreview@pge.com.

Thank you,



Pacific Gas and Electric Company

Plan Review Team

(877) 259-8314

Email: pgeplanreview@pge.com

From: Fisher, Ciara <cfisher@CO.YUBA.CA.US>

Sent: Wednesday, August 11, 2021 4:58 PM

To: Burns, Danny <dburns@CO.YUBA.CA.US>; Benedict, Christopher <cbenedict@CO.YUBA.CA.US>; Johnston, Nick <njohnston@CO.YUBA.CA.US>; Marquez, Melanie <mmarquez@CO.YUBA.CA.US>

Attachment 6

Cc: Hochstrasser, Margaret <mhochstrasser@CO.YUBA.CA.US>; Maddux, Dave <dmaddux@CO.YUBA.CA.US>; PGE Plan Review <PGEPlanReview@pge.com>; Mckee, Deborah@DOT <deborah.mckee@dot.ca.gov>; Morawcznski, Nicholas <nmorawcznski@CO.YUBA.CA.US>; fragmd@fragmd.org; Cantwell, Gary <GCantwell@CO.YUBA.CA.US>; Hempsmyer, Jason <jhempsmyer@CO.YUBA.CA.US>; Downs, Rachel <rdowns@CO.YUBA.CA.US>; Perkins, Kevin <kperkins@CO.YUBA.CA.US>; Franken, Vanessa <vfranken@CO.YUBA.CA.US>

Subject: CUP2021-0007; Benzeen Auto Parts - Dismantling

*******CAUTION: This email was sent from an EXTERNAL source. Think before clicking links or opening attachments.*******

Good afternoon everyone,

Planning has received a Minor Conditional Use Permit application to allow the operation of a vehicular dismantling facility located at 4601 Bernice Ave, Olivehurst (APN 014-010-019). All vehicle dismantling, fulfillment, and storage of parts would be conducted within existing buildings and the vehicles stored outdoors will be screened from Hwy 65. I've asked the applicant to provide a more detailed project description outlining the process from start to finish for dismantling the cars and their plan for storing and disposing of fluids/tires/etc. Once I receive that information, I will pass it along to those that are interested.

I've attached everything to this email and to TRAKiT. Please forward comments to me by **Wednesday, September 8th**.

Thank you,

Ciara Fisher

Planner II

County of Yuba

Office: 530-749-5463 | Cell: 530-812-6082



Please consider the environment before printing this email



Gas Transmission Vegetation Management Frequently Asked Questions

March 2021

GENERAL QUESTIONS

What does the Gas Transmission Vegetation Management do to keep the pipeline safe and clear?

To help keep the pipeline safe and clear, we continue to monitor the area above and around the pipe as part of our regular pipeline inspections and patrols. Our inspections and patrols include looking for any new structures, trees or brush that could impede access and to confirm no trees previously left in place have developed into a safety concern.

Why are structures and trees located over the pipeline a safety concern?

Certain trees, tree roots, brush and structures can delay emergency access for safety crews and prevent them from performing important safety and maintenance work. When located too close to the gas pipeline, these items can also damage the pipe. Customers who are concerned that a structure or tree is located over the pipeline in their community can call PG&E at **1-877-259-8314**.

Why can't PG&E just move the pipe?

Rerouting a pipeline is a major undertaking that is very disruptive to the community and environment and can take several years to complete. By working together to address items that are too close to the pipeline, we can help ensure the pipe continues to provide safe and reliable gas service for years to come.

What permits is PG&E getting for this work? Will PG&E apply for tree permits?

PG&E works closely with the city or county to obtain any encroachment permits that may be required for this safety work. While PG&E is not required to secure tree removal permits for work related to this safety program, we will obtain all ministerial encroachment permits and/or building permits associated with this work.

How does PG&E decide which trees are removed and which can stay? What is the criteria?

We understand how important trees are to your community and the environment. To determine which trees needed to be removed for safety reasons, PG&E's Community Pipeline Safety Initiative conducted a tree-by-tree review. The review was conducted by pipeline safety experts and certified arborists, involved an in-depth analysis of every tree located within 14 feet of the gas transmission pipeline and determined if the tree could remain in place with regular monitoring or if it needed to be replaced away from the pipe. The review took into consideration many important factors, such as the tree species, its expected size at full growth, its distance from the pipe and the ability of first responders to safely access the pipe in an emergency. For more information about the tree-by-tree review, please see our **Community Pipeline Safety Initiative Fact Sheet** at pge.com/gasveg.

To help keep the pipeline safe and clear, we continue to monitor the area above and around the pipe as part of our Gas Transmission Vegetation Management program. These inspections include looking for any new structures, trees or brush that could impede access and to confirm no trees previously left in place have developed into a safety concern. The program will conduct inspections according to industry best practices and our vegetation standard, which incorporates elements of the tree-by-tree review process described above.

How often will PG&E inspect the pipeline?

PG&E regularly monitors and patrols the area above and around the gas pipeline throughout our service territory as part of our Gas Transmission Vegetation Management. Our inspections and patrols include looking for any new structures, trees or brush that could impede access and to confirm that no trees previously left in place have developed into a safety concern. Other departments within PG&E may also patrol areas for other necessary gas and electric maintenance work, including overhead electrical pruning.

QUESTIONS ABOUT WORK ON PRIVATE PROPERTY

How can customers find out if they have a gas pipeline on or near their property?

Most private properties do not have an underground transmission pipeline on them. Customers can find out if there is a natural gas transmission pipeline in their area by calling PG&E at **1-877-259-8314** or searching our online Gas Transmission Pipeline Map at pge.com/pipeline/locations. In addition, a reference to the pipeline is typically included in the title report for a property. Customers may have also noticed pipeline markers, either upright orange markers or flat medallions on the ground, that mark where the pipeline runs.

Why were homes allowed to be built above a gas pipeline?

It's common for pipelines to run through urban areas. The system is built that way to ensure the delivery of safe and reliable gas service to customers living in these areas. Easements are put in place to ensure safe access to the pipeline for maintenance work and in case of emergencies. We will continue to monitor the gas pipeline as part of our Gas Transmission Vegetation Management work.

Will PG&E provide a replacement tree, mitigation or compensation for loss of property value?

Typically, mitigation, including tree replacement and restoration offered as part of the Community Pipeline Safety Initiative, is not available for our ongoing vegetation maintenance work.

We implemented the Community Pipeline Safety Initiative as part of important changes to improve the safety and reliability of our gas system and moving forward we have a shared responsibility to keep the area safe and clear. However, we will review restoration and mitigation requests on an individual basis and are committed to working with each property owner to develop a path forward for this safety work.

QUESTIONS ABOUT THE ENVIRONMENT

What does PG&E's environmental review involve? How does PG&E protect wildlife?

Prior to conducting work, we review the area for any critical habitat, endangered species, native plants or cultural resources that need to be protected during work, as needed. This is done through both a database search and a field visit. We are especially mindful of the nesting bird season from mid-February to August. During this time the team performs bird surveys for all projects and will postpone work if an active nest is identified.

What kind of herbicide will PG&E use? How is it applied? How much will PG&E use and for how long? What is the half-life? What are the harmful effects of that herbicide on people, animals (including bees), water, air and soil? Is it necessary to use it?

As part of this safety work, we typically use targeted applications of herbicides to prevent the regrowth of trees and brush. The product we plan to use in this area has been approved for use by the State of California since 2006. Any application would be applied directly to the tree stump within 15 minutes of vegetation removal, per state guidelines. The product will be applied well below the per acre allowable limits. Any application would be carefully managed by a Pest Control Advisor licensed by the Department of Pesticide Regulations, a division of the California Environmental Protection Agency. If a property owner is uncomfortable with the use of herbicides on their property, we will not use them. We will continue to monitor the area around the pipe for any potential regrowth.

Learn More

For more information about our gas vegetation safety efforts, please visit pge.com/Gasveg

Fisher, Ciara

From: Fisher, Ciara
Sent: Thursday, September 9, 2021 3:28 PM
To: Anna Cheng
Cc: Anna Starkey
Subject: RE: CUP2021-0007 - Early Consultation

Hi Anna,

The applicants are currently proposing to work inside all existing buildings, but they do plan on building a larger building in the future to be used as a headquarters office. The parking of the vehicles will be on existing gravel base.

We do not have a more detailed landscape plan other than the one currently submitted, we are currently requesting a more detailed layout showing setbacks from property lines etc. We did get a letter from PGE stating their landscaping will need to be moved over because it is currently on top of their easement. Once I get the revised Landscape Plan I will send it your way. Screening for this project will include trees, shrubs/bushes, and fencing.

Thanks,

Ciara Fisher
Planner II
County of Yuba
Office: 530-749-5463 | Cell: 530-812-6082

 Please consider the environment before printing this email

From: Anna Cheng <acheng@auburnrancheria.com>
Sent: Wednesday, September 8, 2021 9:54 AM
To: Fisher, Ciara <cfisher@CO.YUBA.CA.US>
Cc: Anna Starkey <astarkey@auburnrancheria.com>
Subject: CUP2021-0007 - Early Consultation

Dear Ms. Fisher,

On behalf of the United Auburn Indian Community, thank you for the notification and the opportunity to consult early on the project referenced above. May you clarify if the applicant requested any ground disturbance activities with the conditional use permit? Since the map provided in the notification depicted a landscape plantation key, are there planned landscape work that was not included in the short project description? Additionally, can you provide more context on the vehicle screening from Hwy 65?

Thank you,
Anna C.

*The United Auburn Indian Community is now accepting electronic consultation request, project notifications, and requests for information! Please fill out and submit through our website. Do not mail hard copy letters or documents. <https://auburnrancheria.com/programs-services/tribal-preservation> **Bookmark this link!***