



County of Yuba

Community Development & Services Agency

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

Planning Department

Phone: (530) 749-5470

Fax: (530) 749-5434

Web: [http:// www.co.yuba.ca.us](http://www.co.yuba.ca.us)

DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

MEETING DATE: April 7, 2022

TO: DEVELOPMENT REVIEW COMMITTEE

FROM: Jacob Edwards, Planner I

RE: CONDITIONAL USE PERMIT 2021-0006 (Boat & RV Storage)

REQUEST: The applicant is requesting approval of a Conditional Use Permit that would allow them to establish a 175 space RV & Boat storage facility. The property is located at 1120 Murphy Road in the community of Olivehurst (APN: 013-360-006).

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) Section 15303 (c) (New Construction or Conversion of Small Structures) and approve Conditional Use Permit CUP 2021-0006 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 Valley Neighborhood "VN" with a Zoning Designation of Residential Estate "RE". The project site is located at 1120 Murphy Road, approximately 0.24 miles north from Ella Avenue and 0.13 miles east of Feather River Boulevard in the community of Olivehurst. It is identified as Assessor's Parcel Number 013-360-006. The project site is currently used as a residence for the applicant. Pursuant to Development Code Section 11.09.020, Outdoor Storage requires a Conditional Use Permit (CUP) for parcels that are classified under the "RE" zoning designation.

The applicant is seeking to establish an owner operated outdoor storage lot for RVs and Boats. It will consist of a fenced off lot that is surfaced with asphalt grindings and 175 marked 10' x 40' spaces. The hours of operations for this outdoor storage facility would be every day from 8am-5pm. The existing residence on the property will be occupied by the owner and will not be affected by the proposed project. Moreover, since the owner lives on the property they will be monitoring and providing security for the project. Examples of the proposed security to be added will be a controlled entrance area with a keypad and locked gate. A lockbox will be provided for access by emergency services.

Access to the project site is from an existing driveway located at the end of Hazel Street. The project has been conditioned to pay for roadway improvements to Hazel to accommodate the increased traffic load. The applicant has already begun the grading process for the driveway and the outdoor storage area. Public Works has reviewed the existing grading conditions and has conditioned the project to meet all of their grading requirements. The project will not impact the existing facilities on the property. The site currently utilizes an existing well and septic system for water and wastewater needs.

SURROUNDING USES

	GENERAL PLAN LAND USE DESIGNATION	ZONING	EXISTING LAND USE
North	Valley Neighborhood	RE	Residences
East	Valley Neighborhood	RE	Agriculture
South	Valley Neighborhood	RE	Residences
West	Valley Neighborhood	RE	Junkyard
Northwest	Valley Neighborhood	IG	Junkyard

Surrounding properties range in size from 0.62 acres to 29 acres. The surrounding area contained multiple zoning designations. Most of the surrounding properties are zoned Residential Estate “RE” and are used as residences or agricultural businesses. A couple properties directly to the west of the project are currently utilized as junkyards, zoned Residential Estate “RE” and General Industrial “IG”. The surrounding properties are designated on the 2030 General Plan Land Use Diagram as Valley Neighborhood and within the Olivehurst community boundary.

GENERAL PLAN/ZONING: The project site is designated Valley Neighborhood on the 2030 General Plan land use map. The Valley Neighborhood classification is intended to allow for a wide variety of residential, commercial, public and quasi-public, open space uses. The intent is to provide for the full range of housing types, commercial and public services, retail, offices, civic uses, recreational amenities, and other components of a complete neighborhood in valley portions of the County. The project is consistent with both the 2030 General Plan and Development Code.

1. *Policy CD2.1 The County will encourage infill development and redevelopment of underutilized properties within existing unincorporated communities.*

The property is currently being used solely as a residential property. The proposed outdoor RV/Boat storage lot will utilize the large vacant portion of the site and drive traffic to recreational areas in Yuba County and businesses in the Olivehurst community.

2. *Policy CD2.5 The County will prioritize public spending on infrastructure within infill areas in order to induce reinvestment, remove blight, and reduce poverty.*

As a condition of approval, the Public Works Department within the CDSA has developed a plan to upgrade the proposed access road to the site (Hazel Street). With this upgrade all of the residents with addresses along Hazel Street will experience the benefits of a new road much sooner than if they had waited for the County for this upgrade.

3. *Policy CD2.5 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.*

The proposed RV/Boat Storage will generate revenues for the County once operational. While the owner/operator nature of the proposed RV/Boat Storage does not directly create jobs in accordance with the 2030 goal of 0.8 local jobs for every member of the labor force, however it does drive traffic to Yuba County to support other local jobs and businesses in creating local jobs.

ENVIRONMENTAL REVIEW: Staff has determined that the project is categorically exempt from environmental review per the California Environmental Quality Act (CEQA) Section 15303 (c) (New Construction or Conversion of Small Structures). This section 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 structures. Upon completion, the site will consist of a fence, gated parking area.

COMMENTS: Planning staff has received the following comment letters (Attachment 3):

Pacific Gas and Electric Company – No Comments
CDSA - Comments Incorporated in the COAs

FINDINGS: The necessary environmental review and Conditional Use Permit findings are contained in (Attachments 2) this report.

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 “RE” zoning district which requires a CUP for Outdoor Storage (Dev Code Section). 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, 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 Valley Neighborhood “VN” on the 2030 General Plan Land Use diagram. The proposed Outdoor Storage 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 RV/Boat Storage facility would be beneficial to Yuba County in both the traffic driven to the area, revenues received, and infrastructure upgrade associated with the project. The project proposes any and all vehicles shall be stored in a manner that does not create a public nuisance.

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 provided a business plan where it is specified that no repairs will be performed onsite. The specifics of the business plan have been conditioned to meet all requirements of Yuba County. In addition to the applicant being required to meet all County storm water and dust control standards, the project has been conditioned to 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).

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;

Screening will meet the requirements of the Yuba County Development Code Section 11.19.070 and will consist of chain link fence with privacy slats to obscure the project from public view. Existing landscaping will be utilized, including a number of trees planted along the Eastern side of the site, parking requirements are met per Chapter 11.25 “Parking and Loading” of the Yuba County Development Code.

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;

A couple of the lots to the West and Northwest of the project site are currently utilized as junkyard/storage. The rest of the surrounding lots are currently residential use. The proposed Boat & RV outdoor storage will be a blend of these existing uses in the vicinity. The parcel will retain its residential use as well as adding a storage use through this Conditional Use Permit. Though this has been conditioned to not store inoperable vehicles and keep the area free of trash and debris. No hazardous substances will be stored onsite and the storage lot will be ~50 feet from the nearest residence.

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 lot at 1120 Murphy Road is 11.1 acres, which leaves a more than adequate amount of space for the outdoor storage lot. The proposed outdoor auto storage is not an intense use, little coming and going as compared to other commercial businesses. No additional utilities or expansion of existing facilities will be needed.

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:




Jacob Edwards

Planner I


ATTACHMENTS

1. Site Map
2. Conditions of Approval
3. Comment Letters



 1 SITE PLAN
1" = 80'-0"

STAMP

 **DRAFTING SERVICES**
CONSTRUCTION DOCUMENTATION
CONSULTANT COORDINATION
PERMIT PROCESSING
6304 RABBIT HOLLOW WAY
ELK GROVE, CA 95757
www.candrafting.com
(916) 755-2073
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OUTSIDE RV & BOAT STORAGE
1120 MURPHY RD.
OLIVEHURST, CA

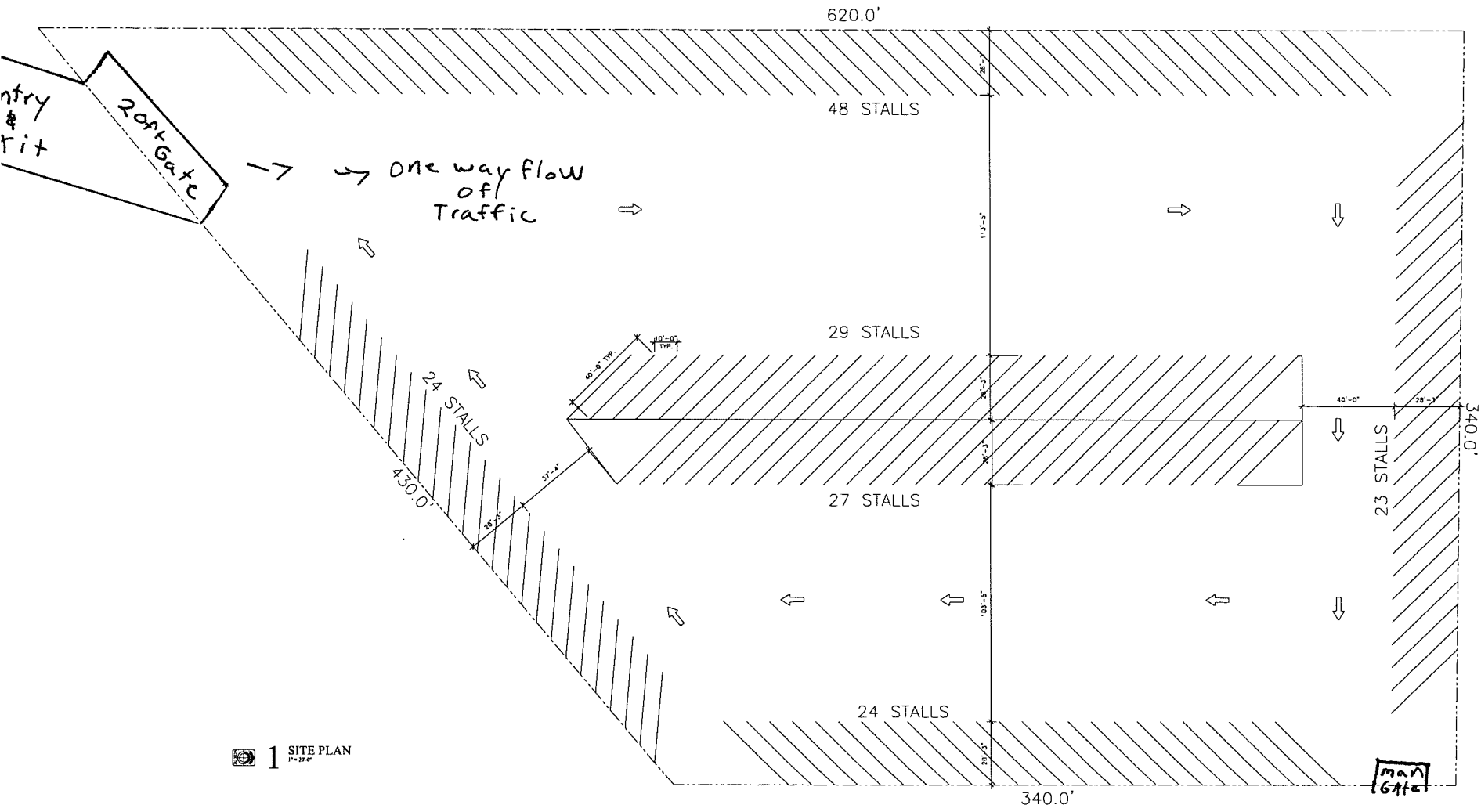
PROJECT - DATE 12-15-21

REVISED

SHEET TITLE
SITE PLAN

SHEET
AS1.1

Attachment 1



1 SITE PLAN
1"=30'

Stamp

DRAFTING SERVICES
LANDSCAPE ARCHITECTURE
1120 MURPHY RD.
OLIVEHURST, CA 94554
(916) 755-1234
www.draftingservices.com

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OUTSIDE RV & BOAT STORAGE
1120 MURPHY RD.
OLIVEHURST, CA

PROJECT	DATE
	12-15-21

REVISED

SHEET TITLE
BOAT/RV
STORAGE
SITE PLAN

SHEET
AS1.2

KST STORAGE

PROJECT DESCRIPTION

KST Storage provides a safe and reliable storage facility to local residents in and around the Yuba and Sutter counties. We store boats and other recreational vehicles in a convenient location near many boat ramps and camp grounds.

BUSINESS PLAN

- Hours of Operation: 8am-5pm *closed 12pm-1pm for lunch
- Number of spaces: 175
- Size of spaces: 10x40 {all RV spaces}
- Number of employees: 2-Owner Operated
- Proposed screening plan: 6 Ft chainlink privacy slat fencing around entire facility
- Security: onsite Caretaker/ Owner Patrolled
- No water, septic, or power will be used or needed onsite
- No repairs will be performed onsite
- 20ft entry/exit gate with keyed access for renters & emergency responders onsite
- Proposed landscape: Use existing landscape and tree line. Photos provided
- Entire storage lot covered in asphalt grindings for a year round all weather surface

**DRAFT CONDITIONS OF APPROVAL
YUBA COUNTY PLANNING COMMISSION**

Applicant/Owner: Kyle Trull
APN: 013-360-006

Case Number: CUP 2021-0006
Hearing Date: April 7, 2022

ACTIONS FOR CONSIDERATION: Staff recommends the Planning Commission take the following actions:

- I. After review and consideration, staff has prepared an initial study for the project and subsequent Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) Section 15303 (c) (New Construction or Conversion of Small Structures).
- II. Approve Conditional Use Permit CUP2021-0006 subject to the conditions below, or as may be modified at the public hearing, pursuant to County of Yuba Title XI Section 11.57.060.

STANDARD CONDITIONS:

- 1) 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.
- 2) 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.
- 3) Owner(s), Owner's agent(s) or Applicant shall comply with all applicable federal, state, and local laws, ordinances, and regulations, and the Yuba County Ordinance Code.
- 4) The Conditional Use Permit may be effectuated at the end of the ten (10) day appeal period which is April 17, 2022. Conditional Use Permit CUP 2021-0006 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 April 17, 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 April 17, 2024.
- 6) Minor modifications to final configuration of the conditional use permit may be approved by the Community Development and Services Agency Director.

**DRAFT CONDITIONS OF APPROVAL
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Applicant/Owner: Kyle Trull
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PUBLIC WORKS DEPARTMENT:

- 7) 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.
- 8) 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.
- 9) Erosion control shall conform to section 11 of the Yuba County Improvement Standards.
- 10) 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.
- 11) Owner shall pay a fair share cost for approximately 1200 linear feet of road improvements, consisting of 2" asphalt road overlay (18 feet wide), with a 3-foot wide aggregate base (AB) shoulder on each side of the road. The calculated cost of \$30,000 must be paid to the County of Yuba within 18 months, and the funds shall be used for improvements to Hazel Street that will be performed as part of an annual road-resurfacing project in the near future.
- 12) The existing gate and fence at the north end of Hazel Street, along the southerly property line, must be removed and replaced with a gate of sufficient size for two recreational vehicles to enter and exit simultaneously (or two separate gates), at a location that allows

**DRAFT CONDITIONS OF APPROVAL
YUBA COUNTY PLANNING COMMISSION**

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Hearing Date: April 7, 2022

for the vehicles to stop within the property before entering, rather than on the public road right-of-way. The layout of the entrance shall also provide sufficient area for a recreational vehicle to turn around within the property limits in the event that the vehicle is unable to enter the proposed gated parking area.

CODE ENFORCEMENT DEPARTMENT:

- 13) Site shall be kept free of junk, trash, and debris.
- 14) Site shall not store any vehicles (or equipment) and especially inoperable vehicles in a manner that creates a public nuisance.

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

BUILDING:

- 17) The property is located within a flood zone and all structures shall comply with all elevation or construction requirements in effect at time of submittal.
- 18) Property address of 1122 has a structure that appeared in 2008 and our system does not show a permit. This structure shall be removed or shall be permitted and receive a project final approval before the building department will approve.
- 19) Any improvements for this project shall be completed under issued permits in good standing and shall comply with all state codes in effect at the time of permit application.
- 20) All improvements shall follow all federal laws, state laws, local ordinances as well as the local fire authority's requirements to include weed abatements / maintenance and site access.

RECLAMATION DISTRICT 784:

- 21) The project shall meet or exceed the requirements of the RD 784 Mast Drainage Plan for Drainage Basin B and all future revisions to the Drainage Basin B Master Drainage Plan for Portions within Drainage Basin B.
- 22) Developer shall pay all Drainage Basin B impact fees prior to recordation of the final parcel map or prior to any approvals which create additional impacts to the system for land within Drainage Basin B whichever occurs first. Grading (which includes compaction of the parking areas, roadways, and pads) of the property shall be considered an impact to the system. Aggregate Base parking and storage areas are considered impervious. The drainage impact fee will be based on the weighted runoff coefficient considering on the impervious area on the site.

**DRAFT CONDITIONS OF APPROVAL
YUBA COUNTY PLANNING COMMISSION**

Applicant/Owner: Kyle Trull
APN: 013-360-006

Case Number: CUP 2021-0006
Hearing Date: April 7, 2022

- 23) The project shall incorporate storm water quality control measures to the onsite improvements. The control measures are intended to serve as best management practices (BMPs) implemented to meet the standard of “reducing pollutants in urban runoff to the maximum extent practicable” established by the Regional Board and the U.S. Environmental Protection Agency, RD 784 has accepted use of Sacramento and South Placer Region standards in the Storm Water Quality Design Manual. Drainage from this area is assumed to be drained into the South Ella Basin.
- 24) No building permits shall be issued until all required RD 784 drainage improvements have been completed and are operational to the satisfaction of RD 784. Drainage from this area is assumed to be drained into the South Ella Basin.
- 25) All building pads shall be at least one foot above the 100-year base flood elevation in accordance with the best available information in the Reclamation District No. 784 Master Drainage Plan.
- 26) The 100-year base flood elevation shall be shown on the approved tentative map and all improvement plans.

PLANNING DEPARTMENT:

- 21) Minor modifications to the final site configuration may be approved by the Community Development & Services Agency Director.
- 22) Major modifications shall require an amendment to the Conditional Use Permit.
- 23) 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.
- 24) Operator shall meet all requirements of the Feather River Air Quality Management District.
- 25) Prior to allowing vehicles to park on the site, the screening fence shall be installed.

Jacob Edwards

Jacob Edwards
Planner I
County of Yuba
jedwards@co.yuba.ca.us



January 24, 2022

Jacob Edwards
County of Yuba
915 8th Street, Ste. 123
Marysville, CA 95901

Re: CUP2021-0006 (RV & Boat Outdoor Storage)
1120 Murphy Road, Olivehurst, CA 95961

Dear Jacob:

Thank you for providing PG&E the opportunity to review your proposed plans for CUP2021-0006 dated 12-21-2021. Our review indicates your proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to your design, we ask that you resubmit the plans to the email address listed below.

If you require PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

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

Sincerely,

PG&E Plan Review Team
Land Management

Edwards, Jacob

From: Burns, Danny
Sent: Wednesday, December 22, 2021 9:27 AM
To: Edwards, Jacob
Subject: RE: CUP2021-0006 (RV & Boat Outdoor Storage)
Attachments: 1122 murphy road.pdf

Jacob.

After a review of the documents provided for the proposed project the building department has the following comments.

- The property is located within a flood zone and all structures shall comply with all elevation or construction requirements in effect at time of submittal.
- Property address of 1122 has a structure that appeared in 2008 and our system does not show a permit (see attached image). This structure shall be removed or shall be permitted and receive a project final approval before the building department will approve.
- Any improvements for this project shall be completed under issued permits in good standing 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 to include weed abatement / maintenance and site access.

Dan Burns
Supervising Building Official
Field Inspection Supervisor



From: Edwards, Jacob <jedwards@CO.YUBA.CA.US>
Sent: Tuesday, December 21, 2021 4:36 PM
To: Burns, Danny <dburns@CO.YUBA.CA.US>; Strang, Jeremy <JStrang@CO.YUBA.CA.US>; Benedict, Christopher <cbenedict@CO.YUBA.CA.US>; Johnston, Nick <njohnston@CO.YUBA.CA.US>; Peterson, Daniel <dpeterson@CO.YUBA.CA.US>
Cc: Perkins, Kevin <kperkins@CO.YUBA.CA.US>; Fisher, Ciara <cfisher@CO.YUBA.CA.US>; Franken, Vanessa <vfranken@CO.YUBA.CA.US>; Scarpa, Margaret <mscarpa@CO.YUBA.CA.US>; Maddux, Dave <dmaddux@CO.YUBA.CA.US>; Bird, Jodi <jbird@CO.YUBA.CA.US>; Crouse, Pam <pcrouse@CO.YUBA.CA.US>; Downs, Rachel <rdowns@CO.YUBA.CA.US>; Olsen, Jeff (Public Works) <jolsen@CO.YUBA.CA.US>
Subject: CUP2021-0006 (RV & Boat Outdoor Storage)

Hello all,

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

APN: 013-360-006

Case Number: CUP 2021-0006

1. 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.
2. 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.
3. Erosion control shall conform to section 11 of the Yuba County Improvement Standards.
4. 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.
5. Owner shall pay a fair share cost for approximately 1200 linear feet of road improvements, consisting of 2" asphalt road overlay (18 feet wide), with a 3-foot wide aggregate base (AB) shoulder on each side of the road. The calculated cost of \$30,000 must be paid to the County of Yuba within 18 months, and the funds shall be used for improvements to Hazel Street that will be performed as part of an annual road-resurfacing project in the near future.
6. The existing gate and fence at the north end of Hazel Street, along the southerly property line, must be removed and replaced with a gate of sufficient size for two recreational vehicles to enter and exit simultaneously (or two separate gates), at a location that allows for the vehicles to stop within the property before entering, rather than on the public road right-of-way. The layout of the

Attachment 3

entrance shall also provide sufficient area for a recreational vehicle to turn around within the property limits in the event that the vehicle is unable to enter the proposed gated parking area.

Attachment 3

ENVIRONMENTAL HEALTH DEPARTMENT CONDITIONS OF APPROVAL CUP 2021-0006

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

Edwards, Jacob

From: Strang, Jeremy
Sent: Tuesday, December 28, 2021 1:51 PM
To: Edwards, Jacob
Subject: RE: CUP2021-0006 (RV & Boat Outdoor Storage)

Site shall be kept free of junk, trash, and debris and

Site shall not store any vehicles (or equipment) and especially inoperable vehicles in a manner that creates a public nuisance.

From: Edwards, Jacob <jedwards@CO.YUBA.CA.US>
Sent: Tuesday, December 21, 2021 4:36 PM
To: Burns, Danny <dburns@CO.YUBA.CA.US>; Strang, Jeremy <JStrang@CO.YUBA.CA.US>; Benedict, Christopher <cbenedict@CO.YUBA.CA.US>; Johnston, Nick <njohnston@CO.YUBA.CA.US>; Peterson, Daniel <dpeterson@CO.YUBA.CA.US>
Cc: Perkins, Kevin <kperkins@CO.YUBA.CA.US>; Fisher, Ciara <cfisher@CO.YUBA.CA.US>; Franken, Vanessa <vfranken@CO.YUBA.CA.US>; Scarpa, Margaret <mscarpa@CO.YUBA.CA.US>; Maddux, Dave <dmaddux@CO.YUBA.CA.US>; Bird, Jodi <jbird@CO.YUBA.CA.US>; Crouse, Pam <pcrouse@CO.YUBA.CA.US>; Downs, Rachel <rdowns@CO.YUBA.CA.US>; Olsen, Jeff (Public Works) <jolsen@CO.YUBA.CA.US>
Subject: CUP2021-0006 (RV & Boat Outdoor Storage)

Hello all,

Planning Department has a new Conditional Use Permit application, a brief description is below & all pertinent docs are in Trakit for review. Please send comments to me by *Thursday, January 20th*, thank you!

CASE: CUP2021-0006
APPLICANT: Kyle Trull
LOCATION: 1120 Murphy Road, Olivehurst, CA, 95961
APN(s): 013-360-006
ZONING: Residential Estate (RE)
REQUEST: Applicant requests the approval of conditional use permit to allow an outdoor storage lot that will include 175 10'x40' marked spaces for boat and RV storage, on an 11.1 acre parcel. The project is located 0.24 miles north of the intersection of Ella Avenue and Hazel Avenue in the Olivehurst community. It will be accessed at the end of Hazel Avenue.

Happy Holidays,

Jacob Edwards
Planner I
County of Yuba
Planning Department
Office: (530) 749-5634
Work Cell: (530) 635-5028



March 30, 2022

County of Yuba
Community Development & Services Agency
Planning Department
915 8th St.
Marysville, CA 95901

RE: CASE CUP 2021-0006

CUP 2021-0006

RD784 EARLY CONSULTATION COMMENTS

In response to your Application Routing dated December 21, 2021, Reclamation District No. 784 (RD 784) provides the following comments and recommends that they be incorporated into the conditions of approval.

This project lies within Reclamation District No. 784 Drainage Basin B and is zoned RE – Residential Estate. RD 784 recommends that the following conditions of approval be incorporated:

1. The project shall meet or exceed the requirements of the RD 784 Master Drainage Plan for Drainage Basin B and all future revisions to the Drainage Basin B Master Drainage Plan for portions within Drainage Basin B.
2. Developer shall pay all Drainage Basin B impact fees prior to recordation of the final parcel map or prior to any approvals which create additional impacts to the system for land within Drainage Basin B whichever occurs first. Grading (which includes compaction of the parking areas, roadways, and pads) of the property shall be considered an impact to the system. Aggregate Base parking and storage areas are considered impervious. The drainage impact fee will be based on the weighted runoff coefficient considering on the impervious area on the site.
3. The project shall incorporate storm water quality control measures to the onsite improvements. The control measures are intended to serve as best management practices (BMPs) implemented to meet the standard of “reducing pollutants in urban runoff to the maximum extent practicable” established by the Regional Board and the U.S. Environmental Protection Agency. RD 784 has accepted use of Sacramento and South Placer Region standards in the Storm water Quality Design Manual. Drainage from this area is assumed to be drained into the South Ella Basin.
4. No building permits shall be issued until all required RD 784 drainage improvements have been completed and are operational to the satisfaction of RD 784. Drainage from this area is assumed to be drained into the South Ella Basin.

1594 Broadway St. Arboga, CA 95961 Office: 530-742-0520 Fax: 530-742-3021 Website: www.rd784.org

5. All building pads shall be at least one foot above the 100-year base flood elevation in accordance with the best available information in the Reclamation District No. 784 Master Drainage Plan.

6. The 100-year base flood elevation shall be shown on the approved tentative map and all improvement plans.

Storm water quality is a major issue within Drainage Basin B (along with the other Basins) and the storm water quality will be enforced. The submittal does not have a drainage plan or storm drainage layout. The drainage shall be directed to South Ella Basin. This would require a storm drain pipe or open channel along the access road (Hazel St.) to Ella Avenue. Once in Ella Avenue, the storm drainage shall be directed to manhole near the future Links Parkway or tie into the Wheeler Ranch Phase 2 Improvement depending on the timing of the projects. Another option which would take RD 784 Board approval would direct water into the North Ella Basin. Based on the location of the North Ella Basin and South Ella Basin, RD 784 staff would not support an onsite retention pond of any type.

RD 784 has not received a formal application from the applicant. The applicant shall submit a formal application and a plan check/ review deposit of \$2,500.00 prior to additional work being completed by RD 784 (i.e. site plan review, grading plan, improvement plans, impact fee agreement).

If you

If you have any questions or require additional information, please contact RD 784.

Thank you,



Patrick Meagher
General Manager
Reclamation District 784

Cc: Sean Minard, MHM Inc.
1204 E St.
Marysville, CA 95901