

**STATE OF CALIFORNIA
CITY OF YUBA CITY
PLANNING COMMISSION**

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REGULAR BOARD MEETING

**DATE/TIME
October 12, 2016
6:00 p.m.**

**LOCATION
1201 Civic Center Boulevard
Yuba City, California 95993**

COMMISSIONERS PRESENT

**Jana Shannon, Chairperson
Daria Ali, Vice Chairperson
John Sanbrook
Paul Basi
Larry Robinson**

1 **[CD BEGINS AS FOLLOWS:]**

2 Chair Shannon: You're welcome. It's Wednesday, October 12th, 2016 regular
3 meeting of the Planning Commission of the City of Yuba City
4 come to order. And may I have the roll call please?

5 Clerk: Commissioner Blake absent. Commissioner Harris is also -- uh -
6 - absent this evening. Commissioner Sanbrook.

7 Com. Sanbrook: Here.

8 Clerk: Commissioner Basi.

9 Commissioner Basi: Here.

10 Clerk: Commissioner Robinson.

11 Com. Robinson: Here.

12 Clerk: Commissioner Ali.

13 Commissioner Ali: Here.

14 Clerk: Chair Shannon.

15 Chair Shannon: Here.

16 Female: (Unintelligible) first.

17 Clerk: Pledge.

18 (All Saying Pledge of Allegiance)

19 Chair Shannon: Thank you. Regarding public communication, we welcome
20 (unintelligible). Public comment is taken on the items that are

1 listed on the agenda when they're called. Public comment on
2 items that are not listed on the agenda will be heard at this time.
3 Comments on controversial items may be limited and large
4 groups are encouraged to select representatives to express the
5 opinions of the group. Members of the public submitting written
6 requests (coughing) excuse me, at least 24-hours prior to the
7 meeting will normally be allotted five minutes to speak.
8 Members of the public may address the Planning Commission on
9 items of interest that are within the City's jurisdiction.
10 Individuals addressing general comments are encouraged to limit
11 their statements to three minutes. Do we have anyone that would
12 like to comment on items that are on the agenda at this time?
13 And it's time to introduce our new Planning Commissioner.
14 Larry Robinson, welcome aboard. Please stand so we can all see
15 you.
16 Com. Robinson: Yay. Great.
17 Chair Shannon: Yay.
18 (All Clapping)
19 Com. Robinson: Now can I can sit down?

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1 Chair Shannon: Yes, you can. Thank you and I have to apologize, you have a
2 resume that is very sterling and I printed it off and I forgot to
3 bring it so I can't really stand here and act enthusiastic about all
4 the wonderful things that you've done. So, if you would, why
5 don't you just give us a brief synopsis of your life.

6 Com. Robinson: Uhm -- I was born in 1955 and -- uhm -- uhm -- for the last 25
7 years I've worked as -- uh -- an Air Quality Planner in the City of
8 Sacramento. Uh -- moved to her to Yuba City from Sacramento
9 back in 2001. Uh -- retired about eight months ago and so I
10 thought well, -- uh -- I just had enough time now to want to get
11 out of the house more. Uh -- I'm tired of the honey-do list so I
12 thought what I can do -- uh -- using the background that I've had.
13 Uh -- so, my background being CEQA and legislative affairs, I
14 thought well, why not the Planning Commission and I happen to
15 notice a vacancy on the Commission about a month and a half
16 ago and I applied and I was lucky enough to -- uh -- to get the
17 position. So, -- uh -- I'm looking forward to working with a -- uh
18 -- first class Planning Commission. I've worked with Planning
19 Commissions before. It's -- uh -- often a thankless job, but it's --
20 but it's one of the most important jobs in charting the future

1 growth of any community. So, I'm looking forward to -- uh --
2 lending whatever expertise I can to making Yuba City a better
3 City.

4 Chair Shannon: And we are absolutely delighted to have someone with your
5 expertise on the Board. Welcome.

6 Com. Robinson: Thank you very much.

7 (Applause)

8 Com. Sanbrook: It sounds Larry that this is right up your alley.

9 Com. Robinson: I hope so, John.

10 Clerk: Chair Shannon -- uhm -- if I just may -- uh -- uhm -- did -- before
11 we commence the meeting -- uhm -- we have not had the luxury
12 of swearing in our newest Planning Commissioner. So, if it
13 would be appropriate -- uhm -- can we swear him in right now?

14 Chair Shannon: Certainly.

15 Clerk: Okay. Would you please raise your right hand and repeat after
16 me?

17 Com. Robinson: Sure.

18 Clerk: I, Larry Robinson, do solemnly swear or affirm --

19 Com. Robinson: I, Larry Robinson, do solemnly swear and affirm --

20 Clerk: -- that I will support and defend --

- 1 Com. Robinson: -- that I will support and defend --
- 2 Clerk: -- the Constitution of the United States and the Constitution of
3 the State of California.
- 4 Com. Robinson: -- the Constitution of the United States and the Constitution of
5 the State of California.
- 6 Clerk: Against all enemies, foreign and domestic --
- 7 Com. Robinson: Against all enemies, foreign and domestic --
- 8 Clerk: -- that I will bear true faith and allegiance.
- 9 Com. Robinson: -- that I will bear true faith and allegiance?
- 10 Clerk: Correct. To the Constitution of the United States and the
11 Constitution of the State of California.
- 12 Com. Robinson: To the constitution -- to the Constitution of the United States and
13 to the Constitution of the State of California.
- 14 Clerk: That I take this obligation freely --
- 15 Com. Robinson: That I take this obligation freely --
- 16 Clerk: -- without any mental reservation --
- 17 Com. Robinson: -- without any mental reservation --
- 18 Clerk: -- or purpose of evasion.
- 19 Com. Robinson: -- or purpose of evasion.
- 20 Clerk: And that I will -- will and faithfully --
-

1 Com. Robinson: And I will and faithfully --

2 Clerk: -- discharge the duties --

3 Com. Robinson: -- discharge the duties --

4 Clerk: -- upon which I am about to enter.

5 Com. Robinson: -- upon which I'm about to enter. Yay.

6 Clerk: (Unintelligible).

7 (Applause)

8 Clerk: (Unintelligible).

9 Com. Robinson: Thanks for sitting through all this.

10 Clerk: (Unintelligible).

11 Com. Robinson: (Unintelligible) right there.

12 Clerk: (Unintelligible).

13 Com. Robinson: Thank you so much.

14 Clerk: (Unintelligible).

15 Com. Robinson: All right, Orlando, thank you.

16 Chair Shannon: Okay. Moving right along, we have the public hearing of the

17 consideration of Use Permit 60-03 of an Eco Compliance which

18 is a request to establish a biohazard transfer facility, dental

19 practices, veterinarian clinics and mortuaries. Part of the

20 material will be stored at the subject site until such time it will be

1 delivered to the training facility. The site is currently developed
2 with 4,344 (unintelligible) housed indoors. The project is located
3 at 3180 Industrial Drive. The staff report, please.

4 Mr. Rodriguez: Uh -- thank you Chair Shannon -- uh -- members of the
5 Commission, I'm Arnoldo Rodriguez Development Services
6 Department. Uhm -- as it juristated, the application -- uhm --
7 before you this evening is a Use Permit -- uh -- proposing to
8 establish a medical waste transfer facility. In our existing Zoning
9 Code, any -- uhm -- any transfer station of waste be it medical or
10 actually household waste does require a Use Permit. Thus, the
11 need for a public hearing this evening. So, Eco Compliance is --
12 is a small -- uh -- firm that -- that is a bio-waste hazard
13 transporter, not a treatment center. And what they are proposing
14 to doing, and the applicant and his representatives are here this
15 evening, is they go around to the various -- uh -- uh -- uh --
16 different waste generators in our community, for example
17 medical offices, hospitals -- uhm -- lots of times in public
18 buildings such as City Hall, there are small red containers in
19 bathrooms for syringes or for medical waste. Uhm -- Eco
20 Compliance -- uhm -- uh -- is -- is actually hired by the different

1 waste generators. They go throughout the community, they
2 collect the waste. The waste then is transferred to the site -- uhm
3 -- and that they would be proposing. The waste is not processed,
4 opened or handled at the facility. It's -- it's actually -- uh -- kept
5 in the same container that it was brought into the facility. It is
6 stored there until a -- uh -- enough waste is generated where at
7 that point it would actually be transferred to an actual treatment
8 center. To my knowledge, there's not a treatment center in our
9 community and from -- and from speaking with the applicant,
10 there is an actual treatment center. It's in Fresno, California.
11 Uhm -- I don't know if that's the nearest facility, but at that
12 point, the waste itself would be actually transferred to an actual
13 treatment center where -- where it's disposed of in accordance
14 with State laws. There are numerous -- uhm -- agencies involved
15 in the field of -- of -- of both medical waste transport and
16 treatment. Uhm -- a lot of it's actually done at the State level
17 through the State Department of Health rather than at the local
18 level. Uhm -- but the applicant can probably -- uhm -- uh --
19 elaborate on the role of the local level as well as Cal Trans and
20 Highway Patrol and everyone else because again, it is an actual

1 transportation. Uhm -- so, there would be no treatment
2 whatsoever at this facility and the request again is to simply
3 transport the waste. The waste itself is currently being generated
4 in our community. Uhm -- so, it's not necessarily that we would
5 be introducing new waste. Rather, all that we would be doing is
6 collecting the waste and then it would be shipped out either on a
7 weekly or -- or -- or bi-weekly basis in terms of the need -- uhm -
8 - of the facility itself. So, the facility itself, it's located generally
9 on the west, central portion of our community. Going -- so, if
10 you're taking Highway 20 west -- uhm -- which I'll highlight
11 here. Here's Highway 20, the map itself is pointing to the north
12 and then here's George Washington. Uhm -- the site itself, it's a
13 fairly non-descript site. It's .34 acres. It is located around --
14 right in the middle of a light industrial park. Uhm -- just on the
15 south side of -- of Colusa Highway. Here's a zoomed in aerial
16 photo. Again, it's .34 acres. The actual warehouse itself, which
17 is on the southern part of the building or the site is roughly 3,000
18 -- uh -- square feet. The northern part. It's -- it's a -- uh -- it's
19 roughly 1,300 square foot office. The applicant's proposing to
20 leave the -- uh -- the interior exactly like it is. It's a relatively --

1 uh -- small office building, he envisions three to five employees.
2 Uhm -- at any given time, there may only be one employee at the
3 actual site itself. It would be the office person. The other one or
4 two employees would -- would be in the community collecting
5 the medical waste which again would be brought back to the
6 facility. It would all be loaded and unloaded indoors. It would
7 all be maintained indoors and there would actually be no
8 handling of the waste onsite in terms of opening containers,
9 transferring containers, or anything along those lines. Uhm -- so
10 again, the containers themselves will be sealed and it's gonna be
11 an -- an -- uhm -- indoors. Uhm -- again, so the parcel size, it's a
12 relatively non-descript building. It's a third of an acre. Uhm -- a
13 lot of -- uhm -- homes in our community are actually on a third
14 of an acre so again, it's relatively -- uh -- minor. The office itself
15 is roughly 1,300 square feet with the warehouse component
16 being 3,000 square feet. If you notice, along the south property
17 line, there is -- there is an outdoor area. That area is currently a
18 leach line because this area is served by private septic systems,
19 not a city -- uhm -- sewer system. However, water itself is
20 actually a city water system. Uhm -- this site was historically on

1 the (unintelligible) was actually used kind of like as an outdoor
2 storage area. We've informed the applicant that if he wishes to
3 use that area -- uh -- they're -- uhm -- the City is gonna require
4 some improvements on that property. So, there's no parking or
5 there's no outdoor storage of materials. Uhm -- again, however,
6 all of the medical waste itself would be stored indoors; however,
7 if he wanted to park his vehicles on there or his trucks or
8 anything along those lines, that area would have to be improved
9 to City standards. And that's reflected in the 12 conditions that
10 are attached to the staff report, page 6 if I recall. Here's a couple
11 of photos of the site. So, -- so, this is the front of -- of the
12 building. Uh -- so, the photo's actually facing south. So, the
13 building itself again faces north. Uhm -- here's another photo.
14 The applicant has indicated and it's -- and it's also reflected in
15 the -- in -- uh -- I believe condition number five or six that the
16 site itself, or the building itself, would actually be painted -- uhm
17 -- and -- and -- and City staff is recommending a handful of
18 improvements to both the landscaping and -- uh -- the restriping
19 of the parking lot. This is the -- the west and the south portions
20 of the building and you can tell, these photos were taken last

1 Friday morning. So, it's -- it's currently occupied and there is
2 some storage in the back with some boat and a -- a few other
3 personal belongings that it -- uh -- it appears. So again, on page
4 6 -- uh -- a couple of the conditions, just a synopsis of those
5 conditions. No after shortage of material. The building would be
6 improved and those -- uh -- and those improvements are actually
7 outlined in the staff report, including landscaping that all loading
8 shall occur onsite so it's not happening on -- on -- on -- on
9 public, City streets. And that the site be -- shall -- uh -- be
10 secured during non -- non-business hours. Uh -- with that being
11 said -- uhm -- staff did provide a public notice to property owners
12 within the surrounding area and it was also published in the local
13 newspaper. We did receive an e-mail from a person who is
14 objecting to the application to the Use Permit. Unfortunately,
15 that person could not be here this evening. And I've copied and
16 pasted their -- their actual e-mail -- uhm -- uhm -- in the overhead
17 and for the record, I'll actually read it. I want to express my
18 opinion on this matter as a property owner in that area. I'm
19 against this use being granted for a eco biohazardous in that area
20 at any time whether sealed or not. These containers can spill and

1 cause danger to anyone within range of this building. Please
2 consider my vote as a no to allow this Use Permit. This type of
3 business should not be way out -- or I'm sorry, this type of
4 business should be way out in a non-occupied area. Uhm -- City
5 staff responded to the applicant acknowledging that we did
6 receive it and -- and that we would put it in the -- uh -- official
7 record. Uhm -- so, with that being said -- uhm -- staff prepared a
8 Negative Declaration. Uh -- this was published in the local
9 newspaper and it was also filed at the County pursuant to CEQA
10 guidelines. Uhm -- and primarily, the reason staff felt that a --
11 the Negative Dec would be appropriate is that there's an existing
12 building, a fairly non-descript building. The area is largely light
13 industrial. Uhm -- they would be required to comply with our
14 regulations and at the same time, the actual medical waste
15 transportation and storage. Again, it is heavily regulated by the
16 Department of Health. Uhm -- there is adequate parking on the
17 site because there is nominal number of employees and
18 (unintelligible) does comply with -- uh -- or it does provide
19 offsite improvements. So, no -- so, no offsite improvements
20 would -- would be required as part of this Use Permit. Uh -- with

1 that being said, staff is recommending that the Commission
2 conduct a public hearing, approve the Negative Declaration
3 pursuant to CEQA guidelines as outlined in the staff report and
4 approve the Use Permit subject to compliance with the 12
5 conditions as outlined in the staff report -- uhm -- dated October
6 the 12th which is this evening. So, that concludes staff's
7 presentation and we're -- and we're here to answer any questions.

8 Commissioner: I have a couple -- uh -- Madam Chair if I could -- uh --
9 (unintelligible) connection with your environmental assessment
10 of the proposed use of this property, did you get any feedback or
11 comments from other -- uh -- uh -- potential -- uh -- effected
12 agencies?

13 Mr. Rodriguez: We did not receive any comments from any agencies. This
14 project was also routed to the State Clearinghouse for review.
15 Uhm -- just because it doesn't involve State agencies in -- in
16 terms of the actual operations of the facility and we did not
17 receive any comments from any State agencies either.

18 Commissioner: Uh -- next question is -- uh -- what's the -- uh -- prior use of this
19 property? What was the prior use being made of this property?

1 Mr. Rodriquez: Uhm -- if I recall, the existing use is an HVAC contractor. Uhm
2 -- I -- I don't know the history prior to that because I'm relatively
3 new to the community -- uhm -- but -- uh -- from knowing the
4 site and going out there a handful of times both -- uh -- Friday,
5 but even -- even prior to that in the past year, it's been an HVAC
6 operator or a contractor storage yard.

7 Commissioner: Okay. Uh -- the final question I have is in connection with the
8 waste material that will be stored -- uh -- indoors at the facility --
9 uh -- is any of that material required to be refrigerated?

10 Mr. Rodriquez: You know, for that, I'll have to defer to the applicant. Uhm -- I
11 don't believe it's refrigerated and he's actually shaking his head.
12 So, to my knowledge, it's medical waste it's just syringes or
13 chem fluids, the kind you would find in a hospital.

14 Commissioner: So, there are no refrigerated facilities onsite in there.

15 Mr. Rodriquez: No.

16 Commissioner: Okay, thank you. That's all I have, Madam Chair.

17 Chair Shannon: Okay.

18 Commissioner: I had two questions as well through the Chair. Uhm -- number
19 one, I know the -- uh -- I'm familiar with this site by the way. I
20 drive by there all the time and -- uhm -- what I'm curious was --

1 uhm -- the size of the trucks that are gonna be entering this
2 property and exiting. I'm sure there are smaller trucks that are
3 gonna be coming in to drop off the waste and I'm sure they're
4 gonna be transported into something larger. Are -- is there
5 enough turning radius and enough access in there to
6 accommodate the larger size trucks?

7 Mr. Rodriguez: From speaking with the applicant, all loading and unloading will
8 occur onsite. The -- the site itself does have an adequate -- uh --
9 it does have an adequate area to back a truck up, a large sized
10 truck on the south property line. We've indicated to the
11 applicant if -- if -- if the need exists to -- to -- to have the material
12 hauled off in a larger sized truck: for example, a tractor trailer,
13 that loading would have to occur on site and he's indicated that
14 he would and that he's amenable to paving it.

15 Commissioner: Okay. Thank you. And then the second or question or comment
16 I guess I was kind of curious to know what the containers look
17 like that this hazardous material is stored in. Are they metal?
18 Are they plastic? What do they look like? We have no picture or
19 visual of the containers and so that would give us an adequate --
20 uhm -- you know, -- uh -- idea of whether they're safe and

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1 whether they're sealed and, you know, storage -- stored properly
2 and so forth.

3 Mr. Rodriguez: Okay. For the actual -- uhm -- the materials themselves, I know
4 there's different types of -- uh -- container types. For example,
5 the syringe boxes that you find in -- there's a bathroom here at
6 City Hall about probably 40 feet from my office --

7 Commissioner: Hm-hmm (affirmative).

8 Mr. Rodriguez: -- that is a fairly non-descript red, metal container. Uhm -- that
9 one itself is for syringes. However, for actual medical waste
10 collected at hospitals, and I'll defer to the applicant, I know that
11 there's different regulations for the type of material. Some of
12 them are metal, air tight -- uh -- uhm -- of which hypothetically if
13 it were to tilt -- uh -- you know, say tilt over -- uh -- it -- it -- it's -
14 - it's everything -- it's airtight. It would not leak. But in terms of
15 dental offices, that -- I'm gonna have to defer to the applicant
16 because I'm not too sure exactly how dental offices collect their
17 dental waste.

18 Commissioner That's fine. Thanks Arnoldo.

19 Mr. Rodriguez: Hm-hmm (affirmative).

1 Commissioner Ali: Through the Chair. Uhm -- just in light of the concern of -- in
2 the e-mail that was expressed for being in the community -- uh --
3 yes, it's regulated, but regulate -- regulations and rules don't
4 keep things from happening. So, -- uhm -- did staff look into and
5 consider are there incidents nationally or locally -- uh -- not
6 locally because there isn't a site like this, but is there a number of
7 incidents that occur where there are spills or hazards in this
8 industry that we should be aware of in the decision making
9 process?

10 Mr. Rodriguez: From my knowledge and -- uh -- and so most of my experience
11 comes from coming from Fresno which actually does have
12 medical waste treatment facilities and has several relatively large
13 -- uhm -- waste transfer stations that I was directly involved in.
14 Uhm -- and having conducted -- uhm -- this was a couple years
15 ago -- uh -- prior to me arriving here -- here at the City of Yuba
16 City, I could not find anything in the record that -- that medical
17 waste -- uhm -- uhm -- uhm -- is -- is -- is -- creates any
18 significant impacts on -- on -- on either or subject to -- to -- uhm
19 -- to any -- uh -- real extensive damage or -- or -- or -- or cause
20 for concern. Uhm -- uhm -- again, and this is a relatively small

1 facility -- uhm -- I have direct experience with relatively large
2 facilities, including actual -- uhm -- uhm -- the processing of the
3 waste itself. Not necessarily a transfer station. Uhm -- I know
4 that I personally, at my old house, which I still own in Fresno, is
5 probably three-quarters of a mile from a relatively large facility -
6 - uhm -- that actually has a large number of trucks. I'm gonna
7 guesstimate maybe 25 trucks -- uhm -- probably three-quarters of
8 a mile to a mile from my personal house and I never -- it never
9 raised a red flag for me personally. And that's just again my
10 personal experience. Uhm -- I cannot say that's exactly what we
11 should be going off of, but that's just -- uh -- very anecdotally.

12 Commissioner I note in the CEQA document -- uhm -- that -- uh -- under
13 transportation and traffic -- uh -- it says that -- uhm -- this -- this
14 new use will -- uh -- generate a very small, insignificant number
15 of vehicle trips -- uhm -- but there's no quantification of that.
16 Uhm -- and it also says that many of the waste collection trips
17 already exist in the area in that the waste collection is already
18 occurring. Uh -- could you be more specific as to what kind of
19 waste collection is already occurring out there?

1 Mr. Rodriguez: Uh -- so the waste collection itself is already required by State
2 law. So, the actual generators are already in our community.
3 Uhm -- rather however, the -- the waste collectors, so the trucks
4 that are actually going in our community to -- or they already
5 exist in our community; however, rather than taking it to a
6 facility maybe outside of the community, they'll simply be
7 commuting in our community for a couple of additional days. So
8 for example, this facility is -- is not necessarily gonna introduce
9 additional waste because the hospitals or the medical offices are
10 currently here. Uhm -- and so in terms of generating additional
11 waste in our community, it already exists. Uh -- hypothetically,
12 if a new hospital were to come in, I think the argument could be
13 made that they're gonna generate additional medical waste. But
14 in this case, the hospital's already here, it -- it's already serving
15 the public. Uhm -- in terms of the number of vehicles, the
16 number of vehicles -- uh -- they've been -- they've been
17 accounted for in our traffic model because this facility's been
18 existing. So, whenever you do a -- a -- a trip generation -- uh --
19 count or trip count, that's currently already accounted for in our
20 model because the facility itself is already existing. The use

1 itself, as long as it falls within our Development Code, an
2 industrial trip, it -- it -- it's based on the square footage factor --
3 Commissioner Hm-hmm (affirmative).
4 Mr. Rodriguez: -- of the use itself. And at this facility, at any given time, there
5 may be up -- up to five employees there at any given time which
6 is very comparable for any other type of use -- uh -- for either
7 converting their type of building that's roughly 5,000 square feet,
8 a little bit smaller, of a light industrial use in nature. So, in terms
9 of the number of vehicle trips that are there, it could be this use
10 or it could be the HVAC contractor right now. More than likely,
11 they would generate roughly the same number of trips based on -
12 - on the floor to traffic tables that are -- uhm -- come widely
13 accepted, not only in California, but throughout the West Coast.
14 Commissioner Okay, I was just trying to track the number of trips -- uhm --
15 because it wasn't all that clear to me, but thank you.
16 Mr. Rodriguez: Okay.
17 Commissioner Uh -- that raises another question about could -- uh -- uh --
18 Arnoldo -- uhm -- how are the present waste generators in our
19 area currently dealing with their waste material? How is it being
20 handled presently?

- 1 Mr. Rodriguez: It's currently being collected by, more than likely, if this
2 facility's not picking them up, I'm -- I'm confident that there are
3 other medical waste -- uhm -- uh -- transfer facilities that are
4 either in our community that are picking them up. Uhm -- at this
5 point, if he's introducing his business into our community, at that
6 point, it -- it -- it's more than likely, he's probably gonna be
7 taking business from existing facilities. Uhm -- it -- it -- it's --
8 it's -- uhm -- it would really be no different than if a brand new
9 grocery store were to come in -- into our community. A -- a
10 brand new grocery store doesn't necessarily -- uh -- uh -- uhm --
11 uhm -- increase the demand for groceries. It's simply providing
12 an alternative for people that are gonna buy groceries.
- 13 Commissioner Okay, thank you.
- 14 Commissioner Well, just to follow up on that, I mean, it's a transfer station is
15 how I see it. Simply a place for the stuff to come in, be stored
16 for a short period of time, then it's gonna move on to a
17 processing facility.
- 18 Mr. Rodriguez: Right.
-

1 Commissioner So, to help maybe increase efficiency, I'm just imagining -- I
2 don't know the whole thing until we hear from the applicant
3 though.

4 Mr. Rodriguez: Correct. Right, and from speaking -- so, just to follow up on that,
5 from speaking with the applicant -- uhm -- right now, and the
6 nature of this, because he does not have a transfer facility in the
7 area, then the waste itself, he -- he would have to drive it down to
8 wherever the facility's at. Uhm -- so, it -- it -- again, it's
9 basically kind of -- just to kind of piggy-back on Commissioner
10 Bossi's point, it's basically increasing kind of the efficiency of
11 the -- of the waste itself. Uhm -- in terms of minimizing kind of
12 the number of trips being really placed on Highway 99 driving
13 down to Fresno if that's where the end product's actually gonna
14 be transferred to.

15 Commissioner Okay.

16 Chair Shannon: Okay. With that, I would like to open the public hearing and
17 invite anyone that wishes to speak in opposition to this project to
18 approach the podium and state your name and address please.

19 Clerk: Testing.

1 Mr. Saldana: Good day Council, thank you. My name is Ruben Saldana. I'm
2 a property out there on Industrial Drive and -- uh -- we just don't
3 want this out there. I -- I -- I -- I -- uh -- you know, I hope the
4 Council would take a drive out there and look out that. There's a
5 lot of housing there and what we -- and what we had to deal with
6 (unintelligible) situation with the contamination and -- and
7 there's not enough answers on this -- uh -- how would the
8 containers -- we need a picture of the containers -- uh -- what is
9 the name of the company that wants to put it in so we could use
10 (unintelligible) on it.

11 Chair Shannon: Eco Compliance?

12 Mr. Saldana: Is it Storage Cycle who's putting this out there? What's the
13 name of the --

14 Mr. Rodriguez: It's Eco Compliance.

15 Mr. Saldana: I'm sorry.

16 Mr. Rodriguez: Eco Compliance.

17 Mr. Saldana: Eco --

18 Mr. Rodriguez: Yes.

19 Mr. Saldana: Okay. And where would this stuff be taken to once it's there?

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1 Chair Shannon: I imagine that when the -- uhm -- applicant has a chance to
2 speak, he'll explain that.

3 Mr. Saldana: Well, maybe find a more direct path because you have schools
4 out there. You know, there -- there's -- uh -- there's quite a lot of
5 stuff happening. A lot of -- a lot of traffic. You have a truck out
6 there, you have a -- a -- a fitness place there. People always out
7 there running. And there's -- and the building itself, I'm familiar
8 with the building because we're in the process of trying to sell
9 my building also. And I was told by someone there that it was
10 gonna be for medical supplies. And this is a far reach from
11 medical supplies because you gotta remember, biohazard, it's
12 infectious -- it's infectious waste is what it is.

13 Chair Shannon: It's not necessarily --

14 Mr. Saldana: Yeah, I'm sorry?

15 Chair Shannon: It's not necessarily infectious, it's just biohazard.

16 Mr. Saldana: Well, it kind of -- that it is because you gotta remember, you got
17 animal parts, you got body fluids -- human body fluids, you have
18 body parts and that's what it's saying there. And that's what it is.
19 So, you really need -- you really need to take a good look at this
20 before you really confirm this. And, you know, I know -- I've

1 talked to people out there and they're not, you know, they're --
2 they're against it. There's a lot of house there. You -- you really
3 need, the Council to take a ride out there and look at this. Uh --
4 uh -- look at the area. And the building itself, that building's
5 probably over 60 years old. They were built in the '60's, those.
6 And there's no fire protection. I don't think there's sprinklers in
7 there. There's not sprinklers in any of those buildings. It's a
8 wood framed building. And how are you gonna load that outside
9 in the rain? If it starts raining, how you gonna load that? Right
10 here is the -- you know, they need a canopy, they need something
11 there to cover that while they're loading that. It's a high traffic
12 area right there. Very high. Right here, there's a truck outfit
13 right there. Really high traffic in that corner. But I'm -- I just
14 want, you know, that -- that we're totally against that. And I --
15 I'm just used to that. I'm really not that close to them, but, you
16 know -- uh -- uh -- and for the resale on the property, that's really
17 gonna hurt the resale property. It -- it really is. Nobody wants to
18 build out there or -- or put something out there with that there. I
19 don't think you would like it in your backyard.

1 Commissioner Yeah, but the housing is quite -- uh -- quite -- uh -- far removed
2 out there.

3 Mr. Saldana: Not really. If you bring that over --

4 Commissioner I cannot --

5 Mr. Saldana: -- probably a quarter mile. Yeah, it's right here.

6 Commissioner: Yeah.

7 Mr. Saldana: You got housing all here. Housing here. It's not that far. But
8 you really need -- uh -- you know, I don't know how far the
9 Council is with this now, but you really need to take a ride out
10 there and look at that. There's a really high traffic. The trucks
11 are there day and night, especially on that corner. So, you know,
12 before, you know, and they need -- you need to show some
13 samples of how that stuff's gonna be contained. How are they
14 gonna load that when it's raining. And maybe they could find a
15 more direct path to where they're taking it. You got a school
16 there. I mean, it's, you know, there's no sewer or septic.

17 Chair Shannon: I think all of your questions are valid and I think that the
18 applicant will address those questions when --

19 Mr. Saldana: Okay.

20 Chair Shannon: -- when he has his chance to speak.

1 Mr. Saldana: (Inaudible) (both speaking at once).

2 Chair Shannon: Is there anyone else that wishes to speak in opposition?

3 Mr. Yehara: My name's -- uh -- Dave Yehara and I own a piece of property --
4 uh -- 3137 Industrial Drive. As a matter of fact, it's across the
5 street and about two buildings down from that facility that's
6 gonna be -- it's proposed. Anyway -- uh -- we just went through
7 -- uh -- quite -- 15 years of litigation when John Taylor Chemical
8 Company, the fertilizer place right behind the -- hold on a
9 minute, right behind -- uh -- Industrial Drive. Uh -- there's been
10 a lot of -- uh -- what happened is they contaminate all the ground
11 water. All our wells were capped off. Uh -- we were forced to
12 go to the City to get City water. Uh -- we were -- we were
13 basically locked out with no water until we went and
14 incorporated within the City. Now, we went through 15 years of
15 litigation with John Taylor Fertilizer and Dow Chemical, a
16 number of different chemical companies. Uh -- that whole area
17 is contaminated from the ground water. Anyway, all I'm trying
18 to say is we've dealt with it over the years and we don't want to
19 do it again. I can see maybe having the facility in more of an
20 isolated area would be more beneficial, but like Ruben just said,

1 that's a very high traffic area now with the truck yard right down
2 the corner. And matter of fact, there was a -- uh -- car accident
3 yesterday right across the street from my shop. Uh -- a person
4 was turning into the shop across the street and a car came down
5 and hit him. So, it is a very -- uh -- a very high traffic area and --
6 and more so every day. So, I -- I would rather see that facility in
7 more of an isolated area. It's gotten to be too populated now and
8 too much traffic in that area. So -- uh -- yeah, I'd like to see it
9 moved or not be there. Thank you.

10 Chair Shannon: Thank you. Anyone else wishing to speak in opposition? There
11 being none, I will invite the applicant as the first -- uhm --
12 supporter in speaking for this project. Or whoever can give us
13 the full skinny.

14 Mr. Mesala: Thank you Madam Chair, members of the Commission, good
15 evening. My name is George Masala (phonetic), I'm with North
16 Valley Engineering in Yuba City and I'm the engineer for the
17 project. And I just want to thank your Commission and staff for
18 -- uh -- for presenting this -- uh -- item for consideration. We
19 looked through your staff report and we are in agreement with all
20 the conditions of approval. Uh -- we're here to answer your

1 questions. Uh -- I think what I'd like to do on the specifics of the
2 operation of the -- of the facility, I think it's more appropriate to -
3 - to pass it to Reza who is the -- who is more familiar with this
4 and -- uh -- between me and him, I think we can answer all your
5 questions. So, at this stage, I'd like to -- to pass it to the -- to the
6 owner. Thank you.

7 Applicant: Thank you Madam Chairperson and Commissioners and Council
8 members for having us over this evening. I'm -- uh -- here on
9 behalf of Eco Compliance Corporation, a medical waste
10 transporter licensed by the Federal EPA, State Department of
11 Health, the Department of Toxic and Hazardous Waste
12 Transportation, California Department of Transportation and also
13 the United States Department of Transportation. I'd like to make
14 several general comments regarding the industry that
15 unfortunately -- uh -- uh -- creates a stigma for and some non-
16 factual scenarios that -- that we're faced with every day and just
17 through being in the industry, we learn that even ourselves what
18 we used to know, it -- it's not really the fact. We handle and
19 transport your everyday medical and dental waste. That's what
20 you do when you go to the doctor or hospital and your dental

1 facilities. They consist of what they call just your general titled
2 red bag waste tissues -- uh -- paper towels or anything that -- that
3 is non-sharp related material that is collected at the medical
4 facilities. And the second is the Sharps which are your needles
5 and other -- uh -- procedural -- uh -- uh -- that the doctors and the
6 hospitals use. They exist in every community unless you're
7 aware there are no medical facilities or a community, period. We
8 are highly regulated by the federal and the state agencies, not to
9 mention the local and -- and if there are oversights, but as we get
10 licensed, we get audited and inspected. We make reports to the
11 State Department of Health for the community's generated
12 waste, to the 10th and sometimes the 100th -- uh -- decibel of
13 what is collected in one community. There is no such thing of a
14 licensed and a permitted company not currently servicing Yuba
15 City. It does. It's just if it's not within town, you won't see the
16 trucks there. They don't have a -- a big light on it and sign, but
17 they come to the hospitals, they collect them and they are on the
18 road until they reach the treatment facilities. In the State of
19 California, treatment of waste incineration is not permitted.
20 Nothing exists. The commercial incinerations in the United

1 States are divided between the State of Texas and Baltimore,
2 Maryland. So, Yuba City medical facilities waste that is
3 warranted for incineration that you don't see is traveled across
4 the country. On your roads, it's parked on your streets and -- uh
5 -- uh -- essentially, it has to be handled, you know, according to
6 the regulations. We do the same in different communities that
7 we have accounts with. We collect them and -- and I'll refer to
8 efficiency, we drive them out to Fresno. You mentioned the
9 treatment facility, it's only AutoCAD -- commercial AutoCAD
10 that's allowed in the State. And most of them that are available
11 to commercial operators are in the -- uh -- City of Fresno or in
12 the outskirts of Fresno. There are private ones and -- and I'll
13 correct myself as well in the incineration, but that's for federal
14 government and -- and they're, you know, private use. It's not
15 available to commercially operated companies. There are two
16 types of containers that your everyday medical facility and dental
17 facilities use. Also highly regulated by the State and the
18 Department of Health that -- that grants them their medical
19 license and medical operations permit. They're a sealed Sharps
20 container. These are all for your needles and anything that --

1 that's essentially intrusive. You can get pinched or, you know,
2 can puncture the skin and they come in a very small, you know,
3 the maximum size that exists for big hospitals, I think they're
4 about 16 gallons. The containers are sealed. They're of a very
5 high grade plastic that if they drop or they fall down or, you
6 know, they -- they -- they -- even on the truck, if there's an
7 accident, they don't just open up or crack or have anything spill
8 from them. If they're liquids in any of the medical facilities that
9 require transportation, they as well are in a maximum 15 gallon -
10 - ordinary size in the industry is about 5 gallons, but, you know,
11 they are also of a specialized containers with polyurethane
12 linings and if they fall down, they don't crack. Your paper
13 towels or towels or anything non -- uh -- intrusive to skin, is kept
14 in your regular brute containers that you buy from Home Depot.
15 With an exception that specially designed bags, and that's why
16 they call them red bags for -- uh -- special bags are used by the
17 hospital as like your garbage bags in your kitchen. But they're
18 much, much more stronger, they're designed to collect and keep -
19 - uh -- paper towels, gloves, tissues or anything that the hospitals
20 or the dental staff dispose and you don't want it to find its way to

1 your everyday solid waste or the kitchen waste. These bags then
2 are placed by the generators in these plastic containers that there
3 are three different sizes in the industry that are about 95% of the
4 business. 20 gallon, 32 gallon and 44. Though other sizes exist,
5 no one uses them for the -- uh -- Department of Transportation's
6 -- uh -- driver safety. And as well as OSHA. You can't pick up
7 a 55 gallon -- uh -- driver without having adequate dollies or --
8 and help. So, no one in the industry uses anything more than 44.
9 So, their weight isn't really anything above the tear away plus,
10 you know, tissue and -- and so forth, ranging anywhere between I
11 want to say 25 to about 40 pounds maximum is what -- what
12 these containers contain. I'd like to touch -- uh -- a bit on what a
13 medical bio-waste is. Not hazardous waste. There's no blood
14 born pathogen that arrives from the containers that your doctor
15 keeps after your visit. There's no airborne infectious diseases
16 that come out of those containers that are sitting in the same
17 doctor's office that you go for a visit and there was a patient
18 there before you. And at the time, they're not up to 75% full.
19 According to the State law, they're not sealed because once you
20 seal them, you can't unseal them. I know I have. I take my

1 children and I know every one of us have made a visit to a doctor
2 where they have their special bins there and it's not sealed. So,
3 there's -- there's no airborne diseases that come out of these.
4 They're non-corrosive. As I -- I said, non-toxic and they exist.
5 The plan about a transfer facility generated from a State
6 regulation, both DTSE, Department of Toxic Waste and
7 Department of Health. They have three different range of
8 permits that they grant to companies that handle medical waste,
9 such as ourselves. And those come with time limits that you as
10 an operator are allowed to be in possession of that waste. If you
11 are a transporter of waste, your waste must be in a treatment
12 facility that you have contracted and you have informed the -- the
13 -- the State who you're contracted and -- uh -- treatment facility
14 that you work with and that's at -- uh -- 11:59 p.m. So, come
15 strike of Midnight, you're not allowed to have the waste in your -
16 - on your -- in your trucks or whatever your premise you're
17 working out of. Next step would be a transfer station. It allows
18 you a seven-day window to collect the waste and, you know,
19 once a week go to wherever your (unintelligible) facility is, in
20 our case, it's Fresno. And if you're a treatment facility itself, if

1 you're a waste processor like the Fresno -- uh -- companies that
2 we -- we contract with, they're allowed a -- a whole wide range
3 of 30 day to a 90 day depending of -- of what the collection of
4 the waste is. But in terms of a transporter and a transfer station,
5 it's about a one-day to a -- to a seven-day. Most of the logic
6 behind the transfer station is for safety of a community. No
7 matter what it is that the -- the generators generate, whether
8 they're Sharps, whether they're red bag waste, at the end of the
9 day, when they're mandated by State to have it collected by a
10 licensed operator who's in -- uh -- themselves are subject to high
11 levels of audits and inspections -- uh -- the State is, especially
12 California as -- amongst other states are extremely, extremely
13 cognizant of what happens in the medical waste community. So,
14 these -- these particular audits and inspections only bring benefit
15 to a community that currently is generating waste. So, it's not a
16 bizarre scenario for -- for Yuba City that it -- uh -- medical waste
17 is being produced here, generated by different doctors. Whereas
18 if we or other companies would service a specific area in a
19 region, there are no State influences -- audits or inspections
20 within that city other than what they impose as -- as the law and

1 the regulations go to the generators. In our case, being right in
2 Yuba City, the State would on a quarterly, and sometimes they
3 do it on a monthly basis, especially when you -- when you first
4 get it started, they want to make sure you're -- uh -- right on the
5 right track and they sometimes collaborate with a local
6 Department of Health as well and, you know, everyone kind of
7 sits around the roundtable and we follow these regulations to
8 make sure that we're obeying by all these -- uh -- laws and the
9 regulations set by State. So, it opens a whole channel of being
10 more environmentally savvy, following the regulations,
11 following the State laws of how to handle the medical waste, bio-
12 waste that is generated by these -- uh -- by these people. I've
13 heard some questions regarding the actual property itself that --
14 that we were shown and -- uh -- we found that's suitable for this.
15 The number of transport trucks or vans, as we all have them, are -
16 - uh -- I'll give you the size. It's roughly about 100 and -- uh --
17 your normal -- uh -- transportation vans, cargo van's about 118 to
18 about a maximum of 136-inch wheel base. Either your Ford or
19 Dodge trucks that -- or the vans that we use. The set facility has
20 three roll up doors. One in the front that is the largest and two on

1 the side from the gated area that these vans, you know, back up --
2 uh -- offload the waste or un, you know, load the waste and
3 leave. And two on the side for any larger truck which -- uh -- in
4 our business plan has never reached -- uh -- larger than your
5 largest -- uh -- U-Haul rental truck. I think it's about a 24 or a 26
6 footer. Uhm -- uh -- the area itself is not large enough -- uh -- of
7 a city or population or county that you would have, you know, 53
8 foot 18-wheelers and so forth, especially when you're not
9 shipping, you know, once a month or once a quarter. Uh -- if
10 you're doing it on a weekly basis as your permits mandate, you --
11 you really don't have those -- those large -- uh -- trucks that
12 come in. Even though the size on that yard that we're going to
13 develop and make -- uh -- safe for entry and so forth permits. So,
14 every one of these vans enter, back up the containers exactly how
15 they were sealed by the generators, the doctors and the dentists,
16 are offloaded, placed in that -- uh -- warehouse facility. Every
17 Friday, the vans that are taking that to Fresno will load them, the
18 roll up doors roll up and they head off south. And that's -- that
19 the gist of the operation. No treatment, there's no -- uh --
20 opening them. And again, (clearing throat) excuse me, we have a

1 manifest system from a generator to the treatment facility and
2 back to the generator with a certificate of destruction that is
3 extremely -- uh -- harsh in terms of audits, inspections and
4 regulations. There are no warning signs. If you don't keep them
5 properly, your permit to operate from the State is in jeopardy.
6 So, as they come in from the doctors, these are specific to what it
7 is, the container. Uh -- the containers all have, you know,
8 specific tags on them, all of your -- uh -- warnings that you have
9 to put by the law, bar code, numbers. So, because when it goes
10 to the transfer facility, they don't want to mix, you know, my
11 containers with someone else's and so forth. So, they're very
12 well identified. And as they come in, if they're not adequately
13 sealed, the technicians that are the drivers who pick these up, are
14 not permitted to remove them from the premises of the doctors,
15 the hospitals or the facilities until they're sealed. Human error
16 occurs, but that's why we have these technicians certified and
17 licensed and, you know, they know what they're doing. They'll
18 make sure they're sealed before they take them out of the waste
19 room of the hospitals or the doctors. They're tagged, their noted,
20 there's about a half a dozen signatures that goes on these

1 manifests. They're brought out, placed here and the same way
2 they go to Fresno, the same level of manifests come back and
3 finally, it reaches the States. Copy, a hard copy is kept and the
4 rest is circulated to everyone that needs to have a copy as well
5 until the waste is destroyed. A certificate comes back again to
6 every channel and finally rests with the doctor. Evidence of a
7 proper disposal of the waste that they generate. So, there's --
8 there's never ever a container that will reach this facility, that I
9 will even go one step behind and say that's ever placed on our
10 trucks, that are extension of our business under our permits, that
11 have been sealed inadequately. So, I -- uh -- in this in a nutshell
12 and the gist of what we do and what really medical bio-waste is.
13 And I'm happy to answer any questions if -- uh -- if I can at this
14 time.

15 Chair Shannon: Well, I have a list.

16 Applicant: Yes.

17 Chair Shannon: So, I'm gonna go through all of them and you can just -- we'll go
18 back through them.

19 Applicant: Yes, ma'am.

**CITY OF YUBA CITY
PLANNING COMMISSION**

Date/Time: October 12, 2016/6:00 p.m.

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1 Chair Shannon: Because -- uhm -- some of them you sort of touched on. Uhm --
2 number one, what other communities does Eco Compliance have
3 facilities in? You mentioned that the inspections are monthly,
4 quarterly, no longer than quarterly. Uhm -- what do you do in
5 the event of a power failure, a fire or a flood? How are the red
6 bags sealed? And biohazardous waste like surgery removals, you
7 know, big body tissue things, not paper towels, who does -- who
8 takes that? That's the incineration stuff. You guys don't do that
9 I'm -- I'm assuming from what you're saying. Uhm -- and -- and
10 one final just curiosity thing, will the public have access to bring
11 in their Sharpe containers?

12 Applicant: Great question. We service the Northern California community
13 first and foremost. We're out of San Jose, California, essentially
14 the Bay Area. And as of I will say very beginning, first quarter
15 of 2016, we expanded in providing service also to Southern
16 California. And we're in the midst of -- uh -- going up to the
17 northern States, Oregon and Washington. So, that's in the
18 business plan in the -- in the next at least two years as we have it.
19 Hence, the decision's strategically to select -- uh -- this area,
20 Yuba City, or anything on 99 corridor that would kind of split the

1 State. We do not have any other transfer facility anywhere in the
2 State of California. The Yuba City application we put in is our --
3 the very first. The waste that you refer to -- uh -- if our human
4 organs -- uhm -- you know, body tissues and so forth, they -- they
5 come in a -- a whole different category and the generators that --
6 uhm -- like path labs, they do a lot of, you know, culture and --
7 uh -- uh -- human tissues or facilities that do organs and so forth,
8 we have never in -- in our existence have ever serviced those --
9 uh -- generators or facilities, nor, you know, do we have the
10 proper -- uh -- logistics and -- and the business plan in -- in plan
11 where yes, they are incineratable to get those out to -- uh --
12 Baltimore, Maryland. So, there are companies that are much,
13 much larger, publicly traded companies as the gentleman
14 mentioned (unintelligible), they have divisions and incinerators
15 of their own and so forth that they cater to those -- uh -- almost a
16 very few in the crowd of medical waste generators. Pathology
17 labs have what -- what -- as a path lab, you have both. They're
18 very used to contracting two companies that handle each side of
19 their waste stream. And -- uh -- we do service a path lab
20 currently in Marin County -- uh -- which is Marin General

1 Hospital, Marin Pathology and -- and they have two companies
2 that handle their waste stream. We do their regular, you know,
3 day-to-day red bag and so forth. They have another company
4 that -- uh -- specializes in more of a hazardous toxic corrosive
5 material than a non-toxic -- uh -- medical waste. So, the
6 generators who would approach, we always have our -- our, you
7 know, our response is we handle X, Y, Z and for the other ones,
8 you have to contact I think it's a handful of operators, I want to
9 say, in the whole western region of the United States that are
10 even permitted to do that. But -- uh -- neither do we have the
11 permits for it or we even have it in our operating procedure to --
12 to handle those. The red bags are tied with your zip ties, these
13 specially provided. The bag manufacturers actually provide that
14 to the generators. They put the zip tie and they put those bags in
15 the containers. They close the containers and they leave them in
16 the waste room for our collection.

17 Chair Shannon: Are they air tight?

18 Applicant: They're absolutely air tight. Absolutely.

19 Chair Shannon: Okay.

1 Applicant: Uhm -- I -- I have to add something because it's critical even
2 though it's not waste related. Eco Compliance Corporation is
3 also a -- uh -- fully licensed and certified OSHA compliance
4 services provider which is -- uh -- uh -- exclusive to the direction
5 of medical and dental facilities as -- as broad as OSHA is. There
6 are handful of licensees in the State of California that have -- uh -
7 - the level of authorization that can, you know, they're -- we call
8 them the trainer's trainer. And that part of our business is, you
9 know, what they do, their daily operations is to educate and train
10 your medical waste generators as to what the State laws are, what
11 the federal laws are and more specifically, and as -- as stringent
12 has become since -- uh -- January 1, how OSHA is, you know,
13 cracking down on irresponsible generators. We provide -- uh --
14 full courses of training, seminars and -- uh -- you know, -- uh --
15 OSHA binders, booklets and a staff member on a -- on a -- uh --
16 you know, available to consult your doctors, your dentists and
17 your hospitals to make sure that they're all in compliance with
18 state and federal level. Additionally, we are a handful of
19 companies that provide a 24-hour emergency waste hotline.
20 That's both for cleanup and collection. So, -- uhm -- it -- it

1 hasn't happened in my time as -- as the leader of this ship, but
2 that's not to say that a facility will not have an emergency waste
3 scenario or spillage at, you know, 2:00 in the morning and they
4 require someone to tend to it for public health purposes, clean it
5 up and so forth, seal it, bag it and then remove it from the
6 premises. And we do actually offer that as well.

7 Chair Shannon: Do you respond to law enforcement situations?

8 Applicant: Absolutely. Uhm -- not since I've been with the company, but
9 both -- uh -- the technicians and the Compliance Officer came
10 from a -- a company -- uh -- also local to where our current -- uh
11 -- jurisdiction is in -- uh -- Bay Area. They used to service -- uh -
12 - county jails -- uhm -- state prison system -- uhm -- I think one
13 of them was in -- uh -- Susanville up here. Uhm -- you know,
14 different pharmacies -- uh -- and what they would do as a -- uh --
15 almost a -- a community drug collection as different law
16 enforcement agencies, the Sheriff's Department, the police
17 department would put out to take, you know, bottles of
18 prescription drugs or your everyday -- uh -- uh --
19 pharmaceuticals brought in, you drop it in so it's disposed
20 properly rather than a lot of people and, believe me, the statistics

1 on this is -- is mindboggling. They'll -- they'll just drop it in the
2 kitchen -- uh -- uh -- you know, garbage right under your sink.
3 So, yes, they have experience with this extensively. I've only
4 been with the company for about two years. So, during my reign,
5 no. I -- I've never had any of those, but --

6 Chair Shannon: So, that would be something that would be handled by another
7 branch of your company, but not this facility.

8 Applicant: Well, the -- yes, the transporters, you know, they're all part of
9 under the same umbrella. They work either the -- you know, the
10 one van that we have designated for, you know, to be placed here
11 is going to be here with that one driver and then we have the
12 Southern California and we have the Bay Area. When we get
13 these accounts to assist either the Sheriff's Department -- uh --
14 different pharmacies where they have these collection scenarios,
15 those contracts are then handled by those drivers. We pick up the
16 waste. Again, pharmaceuticals are -- are also very -- uh --
17 specialized containers. They're usually blue or white, but they
18 have to have a blue sign. They have the proper labels on them.
19 They're sealed and they're handed to our technicians and to our
20 drivers. If those are part of -- uh -- we don't have current

1 collections in the Yuba City vicinity or the area, but assuming
2 that, you know, we get those accounts, same thing. We're in --
3 uh -- kind of a supplemental support to them. They do it, we
4 make sure we're there, it's in compliance, they seal it, they put it
5 in our trucks, they're kept until the Friday trip to Fresno. So, --
6 uhm -- we may or we may not, as of now, we don't have any of
7 those customers Madam Chairperson, but if they come up, our
8 expertise and our permits and -- and what we can do and train
9 them to operate safely for the public health purposes just goes
10 hand to hand with being able to -- to be here and provide them
11 the -- the services as needed.

12 Chair Shannon: Okay. Thank you. Anyone else have any questions?

13 Commissioner Yeah, I -- I -- I'd like to clarify something. Uh -- the waste that
14 you collect -- uh -- locally here from the various generators, that
15 waste, and you transport those to the transfer station in Fresno
16 where it is destroyed. Is it destroyed by incineration and how is
17 it destroyed (inaudible) (both speaking at once).

18 Applicant: A commercial AutoCAD -- a commercial autoclave. They don't
19 incinerate in California. They -- uh -- they -- uh -- treat the waste
20 via autoclave --

- 1 Commissioner What's that mean? Would you explain?
- 2 Applicant: It's a -- yes, of course. A big cylinder where they use steam.
- 3 High grade -- I think about 4,000 degrees of steam and it's, you
- 4 know, first steamed and then crushed into a biodegradable,
- 5 almost a landfill stuff. And --
- 6 Commissioner Oh, that's how it's destroyed then too.
- 7 Applicant: Yes, in a commercial autoclave. It's nothing different that your
- 8 little autoclave machines in your dentist office where they use it
- 9 to sterilize the -- uh -- their tools. This one is just, you know, a
- 10 big huge cylinder, massive, and can do several tons of -- of waste
- 11 that they -- uh -- put in there, you know, per hour or per day
- 12 depending on the size.
- 13 Commissioner Okay, and that would be --
- 14 Applicant: And they're all in Fresno.
- 15 Commissioner -- transporting this -- uh -- waste to the transfer station -- uh --
- 16 what, weekly? Is that -- uh -- your plan?
- 17 Applicant: Yes, once a week on Fridays.
- 18 Commissioner Okay. All right. Thank you.
- 19 Applicant: Of course. Thank you, sir.
- 20 Chair Shannon: Anyone else have questions? Uhm -- Paul?
-

1 Commissioner Basi: Uhm -- just -- uhm -- so, I just want to clarify as well. So, I
2 mean, the waste is gonna go here at the transfer station. Then it's
3 gonna make its way over to Fresno.

4 Applicant: Yes, sir.

5 Commissioner Basi: And so the -- clarifying the waste, so there's the number one type
6 you said there's towels and that kind of waste and then there's --
7 then you've got the Sharpe needles. Then the third one is
8 liquids?

9 Applicant: Some generators have liquids. Uhm -- the -- the -- very, very,
10 very small percentage of -- uh -- for instance -- uh -- dental
11 offices and they're very -- uh -- few left now, but not to say that
12 they actually do exist, they still -- when you do your x-ray with
13 them, they're not digital and they still use the same fixer
14 developer that like your photo processing -- uh -- uh -- that's
15 when -- when we would process photo -- photos -- uh -- from our
16 cameras. So, they have those -- uh -- special containers where
17 their x-ray facility is and this fixer developer, which is liquid,
18 goes in these five gallon specialized containers and they're sealed
19 and then when they're full -- uh -- they ask us to remove it.
20 They're taken to a -- uh -- not the same treatment facility as your

1 medical waste. It's a specialized -- uh -- uh -- disposal center for
2 that in San Rafael in Marin County and they're the only in the
3 area that handle those. And time to time -- uh -- I want to say
4 less than half a percent of our current customer base -- uh -- the -
5 - the dental customer base -- uh -- still operate with those. So, in
6 the whole fiscal year, 2015, I think we collected maybe three of
7 those, the three five gallon ones from the dental practices. And I
8 want to say less than that in 2016 to year to date. So, there are
9 not that many of them left, but, you know, they do exist.

10 Commissioner Basi: Okay.

11 Applicant: I'm not sure what the -- the number is in Yuba City, but if they
12 do we're also properly licensed to dispose of those. So, they're
13 not -- believe it or not, and this mind boggling, poured down --
14 uh -- your regular sink which happens every day which
15 contaminates your water, the earth, bad for the environment and
16 nobody's looking. So, one of the benefits we have, every
17 community we go, there's so many people at the state and the
18 federal level and EPA that are looking where the public health
19 safety being number one, and that's really our business model in
20 the mission statement because essentially we have to be -- uh --

1 licensed operators under those regulations to advocate for that.
2 We're here to make sure the community health is not damaged or
3 disturbed by generators being trained, tolled and sometimes
4 reported -- uh -- to the authorities if they're not responsibly -- uh
5 -- disposing of their waste. Because it is expensive. And when
6 you have an expensive service, you're gonna have people that are
7 -- either are not used to it since the regulations have changed, or
8 they just don't care or they want to take a chance and -- uh -- you
9 know, they -- they evade the law or -- and we report them. Our
10 existence is almost policing that environment to make sure that
11 community health -- uh -- stays intact, so.

12 Commissioner Basi: I appreciate that.

13 Applicant: Of course.

14 Commissioner Basi: The -- so, the -- the other part of my question was I know we had
15 just mentioned fluid, so is there any blood that is handled at all or
16 none?

17 Applicant: No, we don't handle any blood.

18 Commissioner Basi: Okay, I just wanted to clarify that.

19 Applicant: Uhm -- there are just -- just to be specific, you know, there may
20 be bloody towels that the emergency room has put in those red

1 bags that are collected in that red bag, but you know, it's not like
2 dripping or a pool of or -- or, you know, in a -- a liquid container.
3 They have very stringent regulations on that as well and most
4 county -- uh -- state or private hospitals of reputation are
5 extremely well-rounded on what to do with those. Our target,
6 when I say we try to -- in addition to providing the necessary
7 service for the -- for the community's benefit, when I say we
8 police them, are about 80% of small practices. And some of the
9 new urgent care centers that have been -- in the last three years
10 you've seen them popping up for the -- the Affordable Medicare
11 Act and so forth. Uhm -- bottom dollar for them may mean -- uh
12 -- you know, let -- let's try to cut corners and so forth. So,
13 they've been majority -- 80% of our targets when we go in. And
14 if we see something that is not adequate, the DPA, Public Health
15 -- uh -- Department of Public Health is called and I wouldn't
16 want to be them. If you're very familiar with what they do and --
17 and how they treat -- uh -- medical facility owners or doctors, the
18 fines -- well, that's OSHA fines. They're -- they're absolutely --
19 uh -- you know, five figure and high. But the Department of
20 Health of mishandling the medical waste under that doctor or the

1 dentist's license, there's no slap on the wrist or a warning or a
2 fine. It -- it -- it's -- it's really important, public health is at stake
3 here. The immediate suspension and revocation of the
4 practitioner's license has been the number -- the go to for the
5 DPH for -- since they've been enforcing this as far as I know and
6 the statistics exist. So, we usually face these people, state the
7 fact, it is published, you want to take that chance or, you know,
8 would you like to take care of this properly. And 95% of the
9 time, logic's does its job and -- and we're contracted to handle it
10 properly.

11 Commissioner Basi: Okay, well thank you for that -- uhm --

12 Applicant: Yes.

13 Commissioner Basi: -- and the scenarios and --

14 Applicant: Of course.

15 Commissioner Basi: -- information, but I also wanted to follow up on -- Chairperson
16 Shannon's comments about, you know, what are your
17 representative measures for flood and fire at the building.

18 Applicant: And thank you for reminding me of that question. That's where
19 that OSHA thing came in that I -- I added. We follow the -- uh --
20 the same -- no different than the -- your regular, you know, -- uh

1 -- medical supply or your regular -- uh -- total -- uh -- emergency
2 evacuation, flood, fire, you know, whatever the -- the codes are at
3 the local, state level that -- that we're operating in. We follow
4 that fully. Uh -- fire extinguishers -- uh -- in fact, we -- we
5 almost can't be looked at as not practicing what we preach. And
6 when you're out there -- uh -- as one of the few -- uh -- OSHA
7 spokesperson, spokespeople, and you're telling them they have to
8 do this, they have to do that, their emergency exit strategy, they
9 have to have signs here, you really can't have staff out there
10 doing all of that when your own house isn't properly -- uh -- set
11 as an example for these guys. So, whatever your safety
12 guidelines would be, I could assure you our facilities both current
13 and future will follow. And in sometimes -- uh -- in some cases -
14 - uh -- Councilmember, we've surpassed that to set examples as
15 what the codes are in -- in my opinion and sometimes some --
16 some regions of the code could be -- uh -- redrafted to be better
17 for public safety. And some are better. We usually go a few
18 steps behind because it -- it -- not only it speaks of our
19 knowledge of what we're trying -- the services we're trying to
20 sell, but at the same time, we invite them as examples to see if

1 you really want to get the best exit plan in case of emergency for
2 your employees' safety, come and see our office. So, I'll call it a
3 showroom for, you know, the services that you sell. So, every
4 measure you can imagine, as we've also discussed with the -- the
5 -- uh -- the Planning meeting, will be taken to make sure that it's
6 -- it's all (inaudible) (both speaking at once).

7 Commissioner Basi: (Unintelligible).

8 Chair Shannon: I -- I think --

9 Commissioner Basi: Madam, one more comment, question.

10 Chair Shannon: On the same subject?

11 Commissioner Basi: Probably on the fire sprinklers. So Mr. -- uh -- Saldano, you
12 know, one of your neighboring properties had expressed -- uhm -
13 - a concern regarding that building that it's old and it may be
14 outdated and we're not certain if there's fire sprinklers in there.
15 So, that's something, you know, I would like to put into, you
16 know, the -- as a condition most likely. So --

17 Applicant: Hm-hmm (affirmative).

18 Commissioner Basi: -- that it's there for safety.

19 Applicant: Good.

20 Commissioner Basi: Yeah.

1 Chair Shannon: The other thing about this -- uhm -- flood, fire and so forth --
2 uhm -- I was not so concerned about the people. I mean, I would
3 hope that any astute business owner would have an escape plan.

4 I mean, and OSHA requires it.

5 Applicant: Hm-hmm (affirmative).

6 Chair Shannon: The question that I have, and it comes from watching what's
7 going on on the East Coast, if we were to have a flood, if we
8 were to have a tornado, which we do occasionally, randomly
9 have them, and it takes out your building or your building is
10 filled with water -- uhm -- if the -- if everything's airtight, it's
11 gonna float.

12 Applicant: Hm-hmm (affirmative).

13 Chair Shannon: I'm -- I'm making a supposition here, but this is --

14 Applicant: Yes, ma'am.

15 Chair Shannon: -- this is where that question is directed. I guess I should be more
16 concerned with the people, but I'm concerned with the waste.

17 Applicant: Yes.

18 Chair Shannon: And if there is a natural disaster of some sort, what kind of plans
19 do you have for that?

1 Applicant: Sure. Good question. First of all, the -- the containers are kept at
2 a certain height off the floor. That's for several different reasons.
3 You know, call it flood or, you know -- uhm -- uh -- ease of and
4 safety for loading and unloading and so forth because of the --
5 the -- uh -- truck beds or the -- the beds of the van. But at the
6 same time, we are in a -- uh -- earthquake prone State and I'm --
7 I'm not even going as far as tornado or --

8 Chair Shannon: Right.

9 Applicant: -- so, they're not just -- uh -- imagine -- just imagine the platform
10 that I'm speaking of where the waste is placed. It's not just, you
11 know, placed right there unattended and, you know, you can kick
12 it and it drops off. They're kind of kept securely where
13 movement is limited. Uh -- if there is earthquake, you know,
14 your containers, even though they're designed and built in the
15 way where, you know, they can fall off the truck at 65 miles an
16 hour and they're not going to, you know, explode into -- into the
17 freeways, but even so -- uh -- we secure them as they're standing
18 idle until the transportation time where they're not -- uh -- freely
19 moved and -- uh -- you know -- uh -- there's very limited in the
20 industry how you can do that because remember, you can't -- uh

1 -- puncture them. You can't have -- uh -- uh -- any kind of
2 encroachment that is so substantial where -- uh -- you kind of go
3 overboard. But it is -- it is kept in a way where it won't freely,
4 you know -- uh -- go in or go out, you know, change very nicely.
5 Non-intrusive and then when they're ready to be loaded, they're
6 opened, they're placed and then they're gone. But they are kept
7 above ground to -- to a level where, you know, (inaudible) (both
8 speaking at once).

9 Chair Shannon: So, if a container floats out the door and down the road, --

10 Applicant: Pardon me?

11 Chair Shannon: A container floating down the road in a flood is still going to be
12 secure.

13 Applicant: Yes. Uh -- uh -- yes. It's just gonna --

14 Chair Shannon: Okay.

15 Applicant: -- yeah, it won't open up in a -- in a flood.

16 Chair Shannon: Okay.

17 Applicant: I mean, I -- I -- you know, if a -- if a tornado picks it up and
18 smashes it at 65 miles an hour against a -- a concrete wall, I
19 mean, I don't know what the -- the schematics of those
20 containers are to withhold that, but no, it will not open in a -- in a

1 running water flood. They're not gonna leave our facility or the
2 platform where they're kept by an earthquake that is, you know,
3 up to -- uh -- not being an expert, but up to a certain shake -- uh -
4 - and so yes, we want to -- the -- the bottom line is, we want to
5 make sure, for efficiency of the operation, simply -- simplicity of
6 loading and unloading and in addition to that, security of these
7 containers within the -- the premises. The measures we'll take --
8 uh -- you'll see that it would -- it would -- uh -- correctly respond
9 to some of these concerns that you're bringing up as well.

10 Chair Shannon: Thank you.

11 Applicant: Of course.

12 Commissioner: Uh -- the waste if I could -- the waste that you collect from the --
13 uh -- local mortuaries, I assume that's primarily liquid.

14 Applicant: Mortuaries have a combination -- uh -- yes. They do have a lot
15 of solid. And --

16 Commissioner: Oh, they do?

17 Applicant: -- yes, of course. They have a lot of solid and those who dispose
18 -- in mortuaries specifically, who dispose in a liquid form -- uh --
19 we have a free training for them. Our technicians train them for
20 free. You're supposed to -- it's very easy to soak them in towel

1 Commissioner: Okay. All right, thank you.

2 Applicant: Yes, sir.

3 Chair Shannon: Commissioner Ali.

4 Commissioner Ali: Thank you Madam Chair. Uhm -- my question is you had
5 mentioned that this is your first transfer station and that you're
6 expanding to Northern California and up into Oregon. Are you
7 planning to do transfer stations in multiple communities or are
8 you anticipating having Yuba City be the location for all of this
9 to come and then be gathered and taken to Fresno?

10 Applicant: No -- uh -- uh -- business wise, the logistically and so forth, you
11 only have a certain radius within your -- the -- your jurisdiction
12 that you're operating and you're providing waste services to -- to
13 generators that it would make sense to, you know, have a
14 collection and a transfer station. So, I'll give you an example,
15 you know, if we ever expand to Shasta or close to Oregon border
16 -- well, it -- it doesn't make business sense to, you know, bring
17 them down to Yuba City as a transfer. You -- you almost have to
18 stay within I want to say no more than about 75 to about a 90 mil
19 radius to make it kind of make sense. So, the farthest that on our
20 business plan that we have in the -- in the collection range for

1 Yuba City to go down to Fresno is Sacramento. We can't go
2 beyond because if we do, then I think it -- business wise, you
3 would have to set yourself up a -- a station there. The whole
4 point of the station is so that your trucks are providing that
5 service up to the adequate business hour that the generators have.
6 If I were to take off from here to Fresno on a daily basis,
7 considering traffic and other incidentals to make sure that the
8 waste securely gets to Fresno, I would have to kind of make my
9 working day here at Noon and then prepare and then have the
10 drivers kind of take off because the treatment facilities in Fresno,
11 they do have a closing hour where they close their gates. Some
12 of them at 5 and maybe 5:30. So, and you can't be caught with
13 the waste on your truck overnight. So, in order to make it to
14 Fresno by 5 or 5:30, you know the distances. So, that's why you
15 plan and the State does provide such -- uh -- level, the -- the --
16 the second tier or the transporter's operation with a transfer. It --
17 it gives you that much more -- uh -- about maybe a six day more
18 of -- of being able to collect and transfer so you can service better
19 areas.

20 Chair Shannon: Thank you.

1 Applicant: Yes, thank you, ma'am.

2 Commissioner: Am I correct that the nearest transfer station that you have
3 available to you is Fresno?

4 Applicant: Yes, sir.

5 Commissioner: A transfer station. The -- the facility in Fresno is not a transfer
6 station.

7 Applicant: Well, if you get from the State --

8 Commissioner: Or --

9 Applicant: -- a treatment facility permit --

10 Commissioner: Hm-hmm (affirmative).

11 Applicant: -- which is like the tier three and the cream of the crop, the
12 highest license you can -- you can get in the waste management,
13 a -- a transfer station is inclusive in that permit.

14 Commissioner: Oh, okay.

15 Applicant: So, it acts for both.

16 Commissioner: Got it.

17 Applicant: Uh -- for instance, for people that, you know, send their waste
18 elsewhere from Los Angeles, Fresno, they may not treat their
19 waste, but they have a transfer contract where do I -- they

1 actually do. But -- uh -- yes, I think -- uh -- uh --

2 Councilmember, they're a treatment facility. This would be --

3 Commissioner: Okay, right --

4 Applicant: -- the suggested transfer station.

5 Commissioner: All right. So, Fresno is a treatment facility.

6 Applicant: That's right, sir.

7 Commissioner: All right. Okay. All right. I -- I misspoke then. Yeah, all right.

8 Commissioner: That's what I was trying to clarify too, so.

9 Commissioner: Thank you.

10 Applicant: Yes, sir. That's correct.

11 Commissioner: So, it's a treatment facility, but it can serve as a transfer station as

12 well.

13 Applicant: It does as well. Yes, sir.

14 Commissioner: Okay.

15 Applicant: Yes.

16 Commissioner: Got it.

17 Commissioner Ali: Okay. I have one more question. It was -- uh -- I have a

18 question, it was actually was asked by -- uhm -- Commissioner

19 Shannon -- uhm -- will there be public access? I know that in the

20 larger -- in this larger community, there's, you know, the

1 discussion about waste management that's occurring now and --
2 and workshops and such. Uhm -- and one of the things that came
3 up was some communities, and I don't think that that -- that this
4 is a direction that our community is going, that some
5 communities actually have Sharps pick up on the street. So, are
6 we moving in that kind of direction with this and that's was a
7 concern.

8 Applicant: Yes. That's in our business model, even in our current forum, we
9 provide that. Yes. Uh -- obviously, the area is highly secured
10 and locked down. But we will have a public access for dropping
11 off and we have brochures and proper medical waste regulation
12 act that we've kind of -- uh -- narrowed from the -- I think it was
13 a 625 page federal and state level to a very small -- uhm -- I want
14 to say between, you know, 12 to 13 pages for the public's
15 benefit. So yes, we encourage and if we're invited to play, you
16 know, put seminars and training because -- uh -- you would be
17 very surprised if you have the stats of -- of households that -- for
18 -- uh -- diabetes or, you know, other purposes, they have these
19 Sharps and -- and -- uh -- medical waste. They're all in your
20 kitchen. We take them and we take them for free in every

1 community that we are. Bring it in, you don't have to pay
2 anything if it's a public service.

3 Commissioner Ali: Right, so --

4 Commissioner: So, I can bring my used needles directly to your facility then,
5 huh?

6 Applicant: Yes sir, we'll take it for free. And it's a -- the collection -- it's
7 almost like a -- uhm -- you know, these -- uh -- uh -- library book
8 deposits or your mail center, extremely secured in one way. If
9 it's off, you know, because we're not a 24-hour facility and
10 someone may show up after work at 9:00, so these are -- in the
11 City of Fresno in fact -- uh -- they had them and -- uh -- the City
12 had approved them to be in certain public areas or shopping
13 centers -- uh -- for the -- for the public safety. What -- after we
14 developed the property, bring it up a little and work with the --
15 the City to follow their leads and conditions to -- to do it, we're
16 going to try to apply for that -- that requires a -- a local permit for
17 us to have a kind of one of those, you know, library book or
18 (inaudible) (both speaking at once).

19 Commissioner: A drop off.

20 Applicant: A drop off, yes.

1 Commissioner: Yeah.

2 Applicant: Now, during business hours from the front office, absolutely.
3 They come in and, you know, for free they will -- they can
4 dispose and there will be no charge to them. And most of the
5 time for needles, it kind of like the Sheriff's station does, you
6 know, no questions asked and here's a pamphlet or a little
7 brochure. We'll trade you and it has a little bit of educational
8 matters on it and -- and material. We hope that they read it and
9 some don't. But we'll collect it for free and -- and we do have
10 obviously trucks that leave here every Friday. So, they're taken
11 out to the processing facilities -- uh -- almost on a weekly basis.
12 (Inaudible) (both speaking at once).

13 Commissioner: When I deliver -- when I deliver my needles to you, do I have to
14 have them in a particular -- uh -- container?

15 Applicant: We suggest because no, you know, these containers that hospitals
16 buy are expensive. They're not your ordinary because, you
17 know, they're sealed. The ones for the Sharps or the one that --
18 uh -- Arnoldo referred to here, you have them here in the
19 restroom. They're -- they're -- they're pretty pricey for an
20 individual use.

- 1 Commissioner: Yeah.
- 2 Applicant: If it's a regular party who like for diabetes uses it --
- 3 Commissioner: Yeah.
- 4 Applicant: -- as a -- uh -- contribution to the community, we just provide
5 them one. Take it home.
- 6 Commissioner: Oh, is that right?
- 7 Applicant: Absolutely. However, where they got this education from, and
8 I'm glad they did, a lot of people use your -- uh -- coffee
9 containers.
- 10 Commissioner: That's what I was gonna ask you.
- 11 Applicant: Yeah. Which is about the most secured kind of a homemade
12 scenario if you're -- if you're not using the --
- 13 Commissioner: So, I can bring my needles to you in my empty coffee can, huh?
- 14 Applicant: Yes. And then we have then the proper 16 gallon sealable Sharps
15 --
- 16 Chair Shannon: Okay.
- 17 Applicant: -- uh -- exclusive Sharps container. We drop them exactly as is.
18 We can't open them, you know, not -- you just drop them in.
19 They get sealed and they're taken.
- 20 Commissioner: Okay. Thank you.
-

1 Applicant: Yes, sir.

2 Commissioner Ali: No, thank you. I've actually, you know, had somebody had some
3 medical care and had -- we had to take it to the Sheriff's office
4 and it's pretty -- they have a place out in the lobby, but notes
5 everywhere to call -- and you have to have a special person
6 comes out and takes them and disposes of them. So, --

7 Applicant: That's right. Well, --

8 Commissioner Ali: -- and -- and -- and I know that there are not adequate facilities in
9 our community for dealing with that. So, I think a lot more ends
10 up in the trash and it's a bigger hazard for us.

11 Applicant: It does.

12 Commissioner Ali: (Inaudible) (both speaking at once).

13 Applicant: That's why -- and these -- these -- uh -- public containers like
14 these big metal, you know, very, very heavy almost -- uh -- you
15 know, impossible and it's -- uh -- bolted down, the cities that
16 approve this for the public health benefit, they're very costly.
17 And in a few environments, right within Fresno, downtown
18 Fresno -- uh -- my predecessor had approved a -- a kind of a -- a
19 donation to the City to make sure that let's have this shopping
20 center that has this much traffic, you know, they have two post

1 office, three library book collections and let's put this right next
2 to it and kind of give them a little bit and they were brochures
3 filled there by drivers every day so they can take them. You're
4 absolutely right. Same thing. Imagine what you just described in
5 the Sheriff's station, but that expert with that knowledge, that
6 certification and license in the entire facility. So, everyone is --
7 is -- as that special party that came out to collect.

8 Commissioner: Well, my local pharmacy will actually take my used needles.

9 Applicant: Yes, sir.

10 Commissioner: Okay.

11 Applicant: And we contract pharmacies a lot, sir.

12 Commissioner: Yeah, I know you do.

13 Applicant: Yeah. Yeah.

14 Commissioner: Yeah. Okay.

15 Chair Shannon: Okay, does anyone else have any questions? Okay. Thank you
16 very much.

17 Applicant: You're very welcome. Thank you for having me here, Madam
18 Chairperson and Councilmembers.

**CITY OF YUBA CITY
PLANNING COMMISSION**

Date/Time: October 12, 2016/6:00 p.m.

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1 Chair Shannon: Is there anyone else that wishes to speak in favor of this project?

2 There being none, I will close the public hearing. And bring it
3 back to the Board and what's your pleasure?

4 Commissioner: Uh -- just -- yeah, there it is. Just some follow up -- uhm --
5 comments. I -- first of all, thank you so much for your very
6 detailed and thorough -- the explanation of this particular
7 industry because this is something kind of new that we are
8 learning as a community and -- uhm -- so, it's -- it's very
9 beneficial to us to get that background and history of actually
10 how the whole process works. So, I appreciate that and -- uh --

11 Applicant: Thank you, sir.

12 Commissioner: -- and -- uh -- I -- I honestly don't have a whole lot of concerns.
13 I think most of the concerns that we did have as a Commission,
14 you pretty much have answered those and even some of the
15 community members. You know, I think there's so much
16 compliance, you guys are so heavily regulated which I can -- uh -
17 - obviously understand that in the medical industry. But -- and I
18 think you're also providing a very good service as well to the
19 community for safety reasons. And -- uh -- to increase that

1 efficiency and transportation which is safer so, I mean, I -- I -- I
2 like all the things that you guys are doing.

3 Applicant: Thank you, sir. Appreciate the comment.

4 Commissioner: Uh -- Madam Chair, I -- I feel very comfortable with the project
5 after the detailed explanation we've gotten -- uh -- as far as the
6 nature of the -- uh -- the industry. And exactly, I -- I appreciate
7 how -- how much it is regulated, both at the federal and state
8 level. So, I feel very comfortable with the project -- uh.

9 Commissioner Ali: Madam Chair, my comments are that I -- I also appreciate
10 everything that you shared. I was, you know, I -- I heard the
11 concerns of the community and I think that from what you have
12 shared with us with what you are actually dealing with that --
13 hopefully that those concerns are put to rest, but I think that -
14 - that because these community members have spoken, I think
15 that it's going to take some education in the community to
16 understand what it is that you do have there so that -- that there
17 isn't concern about property value and -- and risk to the -- the
18 local community.

19 Applicant: May I make a comment -- uh -- we have been invited once or
20 twice to put on a seminar in the new jurisdictions that we've

1 entered and as I said, we've just a very few -- uh -- we have one
2 of the very few highly licensed State of California license
3 Compliance Officers for medical waste in the regulatory bodies
4 and so forth and we'd be more than glad to provide --

5 Chair Shannon: (Inaudible) (both speaking at once).

6 Applicant: Absolutely.

7 Commissioner: (Inaudible) (both speaking at once).

8 Applicant: Absolutely. That would be our pleasure. Because -- uh -- as I
9 said, we're here because no one else is. And -- and there's no
10 education, there's no information that says this has to be taken
11 seriously. And going down the same roads that the schools are
12 on, no residential areas are on connecting the facilities --

13 Commissioner: (Inaudible) (both speaking at once).

14 Applicant: -- you know, you've got your dental offices standing and -- and
15 so forth, it's important for the public to know and we're here to
16 make sure that it's all clean. But thank you for the comment,
17 excuse me.

18 Chair Shannon: Thank you. Uhm -- we've closed the public hearing so --

19 Applicant: Yes, ma'am.

20 Chair Shannon: -- you may take a seat.

- 1 Applicant: Thank you, ma'am. Thanks for having me.
- 2 Commissioner: I just want to echo -- uh -- Commissioner Ali's -- uh -- comments
3 as well. I -- I'm -- like I said, I'm new to the Commission, but --
4 uh -- I'm not new to hazardous waste issues. Uh -- especially in
5 regards to the air quality impacts. Uhm -- and I wouldn't mind if
6 this facility was in -- in my neighborhood. Uh -- I am completely
7 satisfied with the safety and the precautions being -- uh -- being
8 undertaken here and the regulation is some of the heaviest of any
9 industry. Uh -- the -- the audits are intense. Uhm -- so, I also am
10 concerned that the community may not understand just how safe
11 this kind of facility is and the education would be smart. So, I
12 would also echo those comments.
- 13 Chair Shannon: Do I have a motion?
- 14 Commissioner: Uh -- Madam Chair, if there's no further discussion, I'm
15 prepared to move on the project and I would -- uh -- move that
16 we approve the project, make the findings reflected on both page
17 3 and 4 of the staff report which are fairly detailed. Adopt the
18 Negative Declaration that's been prepared, and approve the -- uh
19 -- the Land Use Permit for the project subject to the conditions
20 that are listed -- uhm --
-

1 Commissioner: I'll second it.

2 Clerk: Madam Chair -- uh -- I believe you wanted to add one condition -
3 - uh -- in terms of the sprinklers. Was that correct?

4 Commissioner: Oh, yes.

5 Commissioner: I think that's gonna be a condition anyways, isn't it Arnoldo?

6 Mr. Rodriguez: No -- uhm -- so, the question about sprinklers -- uh -- I was going
7 back through my notes right now. We did have a meeting with
8 the fire department a couple of months ago with the applicant,
9 with the real estate agent, and with the representative and their
10 engineer, including our Chief Building Official. Uhm -- I was
11 trying to -- uhm -- so, I was breezing my notes and I note that the
12 fire department has reviewed it. I do not recall if our sprinklers
13 are required based on the size of the building. So, one issue is
14 the size of the building. The second one would be the occupants
15 of the building. However, prior to them occupying the building,
16 I -- uhm -- I will reach back out to the -- uh -- City's Fire
17 Marshal to see if our sprinklers are required. In -- in certain
18 circumstances -- uhm -- uhm -- in certain cases, fire sprinklers
19 would be required, in others they would not be. And again, it --
20 it's largely depending on those two factors. One, the size of the

1 building. Two, the use of the building. Uhm -- but I can assure
2 you that I -- I'll circle back. I do not recall off the top of my
3 head, and unfortunately I did not see it in my notes if fire
4 sprinklers are required. I did however find notes from the fire
5 department in the file in the form of an e-mail that they provided
6 me and they simply stated that they do not have any concerns at
7 this time and to please have the -- uh -- applicant contact them --
8 uh -- regarding -- uhm -- fire extinguishers. So again, there's no
9 mention -- uh -- for the need of sprinklers -- uh --

10 Commissioner: I would -- I would suggest that you at least follow up with the
11 Fire Marshal and find out --

12 Mr. Rodriguez: I will definitely follow up with them and -- uhm --

13 Commissioner: Since the nature of the use.

14 Mr. Rodriguez: Absolutely.

15 Commissioner: Thank you.

16 Chair Shannon: So, do we --

17 Commissioner: One further question, Madam Chair.

18 Chair Shannon: Uhm -- I was wondering if we need to amend the conditions of
19 approval to include -- uh -- a subject to findings from the Fire
20 Marshal. I mean, I that -- would that be appropriate?

1 Mr. Rodriguez: If it's the -- uh -- if it's the prerogative -- uh -- well, the -- the --
2 the actual -- uh -- fire sprinkler requirement or actually -- uh --
3 they're actually dictated by State Building Code and not
4 necessarily local code. Uhm -- in this particular case -- uhm -- it
5 -- if it's the prerogative of the -- of the Planning Commission to
6 include language that the Fire Marshal make a determination that
7 sprinklers are or are not required, that's actually part of the
8 process itself. However, for peace of mind, and for the
9 community, again, that's a prerogative of the Planning
10 Commission. But I can assure you that before -- uh -- Eco
11 Compliance commences any operations of business, we will sit
12 down with both the applicant, their engineer, the Chief Building
13 Official of the City, as well as the Fire Marshal to ensure that if
14 fire sprinklers are required, that they be installed according to
15 state and local regulations.

16 Chair Shannon: Thank you. That being said, I am satisfied that we don't need to
17 amend the motion. So, we have a motion and we have a second.
18 My I have a roll call, please.

19 Clerk: Commissioner Ali.

20 Commissioner Ali: Yes.

1 Clerk: Commissioner Sandbrook.
2 Com. Sanbrook: Yes.
3 Clerk: Commissioner Basi.
4 Commissioner Basi: Yes.
5 Clerk: Commissioner Robinson.
6 Com. Robinson: Yes.
7 Clerk: Chair Shannon.
8 Chair Shannon: Yes.
9 Clerk: It passes by a vote of 5-0.
10 Chair Shannon: And we thank you. Now, I have to dig out -- here we go.
11 Commissioner: Director reports.
12 Chair Shannon: Moving along to Development Service Director reports, do you
13 have anything to report?
14 Mr. Rodriguez: Chair Shannon, just a couple of -- uh -- highlights of -- of -- uh --
15 items or projects that are occurring in our local community. Uh -
16 - just last week, or I believe those two weeks (unintelligible)
17 unfortunately I was not able to attend -- uhm -- I happened to be
18 in Fresno. Uhm -- uh -- Pete's Brewhouse and -- uh -- or Pizza
19 and Brewhouse broke ground and -- and that's a brand new
20 restaurant. Uhm -- so it's a restaurant, pizzeria. That's gonna be

1 located on -- on Scott Road, just south of the -- uh -- just south of
2 Sizzler on Highway 99. So, on -- actually I said on Scott -- yeah,
3 that's on Scott Road. So, on the south side of Sizzler, they just
4 broke ground on -- uh -- it -- it -- it's a relatively large -- uh --
5 restaurant with -- uh -- with a roughly, it's over 2,000 square foot
6 outdoor dining area. Pete's Brewhouse -- uh -- there's one I
7 think in Elk Grove. Uh -- there's a new one in Antioch and one
8 just recently opened up in City of Manteca -- uh -- just on the
9 Southside of Highway 120. Uh -- they -- uhm -- I am not very
10 familiar with their menu; however, from speaking with the
11 applicants, they stated that it's very similar to a BJ's -- uhm --
12 which -- uh -- I patronize BJ's and (unintelligible) and it's -- it --
13 it's extremely good. Uhm -- and -- and then to the north side of
14 it is the animal vet hospital which is nearing completion and
15 that's a very large hospital. It's an animal vet hospital, 24-hours.
16 Uhm -- there's also a brand new building being constructed right
17 now. It's a roughly 5,000 square foot office building on the
18 south side of Lassen Boulevard. There is -- uhm -- we approved
19 four buildings. For the meantime, there will be building one and
20 that's North Star Development. They're gonna be developing

1 their corporate headquarters. They largely build -- uh -- they do
2 a lot of work out at Beal Air Force Base. Uhm -- so, they -- uhm
3 -- they are local contractors -- uhm -- based out of Yuba City.
4 There's also a lot of interest on Lassen Boulevard. I've been
5 meeting with numerous property owners on -- on -- uh -- for both
6 the corner of Lassen and Tharp and the entire south side of
7 Lassen Boulevard. Uhm -- it definitely seems like our -- our
8 local community, there -- there's a lot of interest in office
9 development and I've been meeting with -- uh -- with three
10 different property owners, again on the south side of Lassen
11 Boulevard all for various office complexes. So, that's -- that's
12 extremely positive. The other thing is that we -- uh -- for the past
13 three days, I -- uh -- uhm -- have actually been in training -- uhm
14 -- the City of Yuba City, both for the Building and Planning
15 Department, as well as the Finance Department, we are gonna be
16 rolling out a brand new software system. And the software
17 system's gonna be integrated. It's -- uh -- it's extremely robust.
18 It's -- uh -- it has a very Google -- uh -- web 2.0 type of feel and -
19 - uh -- uhm -- uhm -- in terms of -- uh -- public accessibility, it is
20 gonna allow -- allow the public to -- to -- uh -- submit both

1 Planning permits and building permits and business licenses and
2 finance licenses online. It's gonna allow you to pay for it online.
3 Uhm -- and at the same time, you can also schedule appointments
4 for inspections online. Uhm -- so, it's a very -- again, very user
5 friendly, very robust system. The existing system was -- uhm --
6 was purchased in the year -- uh -- 1994. We'll -- we'll be -- uh --
7 uh -- slowly getting out of that system and going to the new
8 system. Uh -- there's still additional training that we'll be going
9 through. So, just in case you do happen to hear that the Planning
10 Department, that the City's purchased new software -- uh -- it's a
11 brand new software system and again, we're extremely excited.
12 Probably a long-time coming. Uhm -- and we went with a very
13 reputable firm -- uh -- named Accela. It's a California based
14 company -- uhm -- and a lot of the Sacramento region local
15 government agencies use it. Uhm -- we've actually visited some
16 of those and again -- uh -- everyone we spoke with -- spoke
17 extremely highly of Accela and -- uh -- it's again a very
18 reputable firm.

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1 Chair Shannon: So, all the City departments eventually will be able to -- uhm --
2 access the same information -- I mean, they'll be able to talk to
3 one another?

4 Mr. Rodriguez: And that's plan. Yeah, so Public Works is also gonna be using
5 that system. Uhm -- the fire department uses a different -- uh --
6 software system called -- called Fire House and I don't believe
7 they'll be accessing our system for plan review. But I'm not too
8 sure if they're gonna be going away from that system. And then
9 also the -- uh -- the police department, for security reasons, uses
10 a completely different system.

11 Chair Shannon: Okay.

12 Mr. Rodriguez: However, the rest of the City is largely gonna be using Accela.
13 There's different modules and right now, we're gonna be rolling
14 out Planning which also including Building, Code Enforcement,
15 Public Works and the Finance Department. So -- uh -- more than
16 half of the departments. The El Margarita Specific Plan -- uh --
17 which actually, unfortunately, I did not print a map, but the El
18 Margarita Specific Plan borders the south side of River Valley
19 High School all the way to El Margarita Boulevard hence the
20 name El Margarita Specific Plan. Uhm -- kind of in this area, it

1 actually goes to the east a little bit more. We -- uh -- that plan I
2 believe started a number of years ago. Uhm -- that plan has
3 never been surfaced. It kind of sat on the back burner for a
4 number of years.

5 Chair Shannon: So, it was never finalized?

6 Mr. Rodriguez: It was never finalized. Uh --

7 Commissioner: Now, this is a specific plan is it?

8 Mr. Rodriguez: It's -- it's a master plan. Correct.

9 Commissioner: Master. Okay.

10 Mr. Rodriguez: Yeah. Uhm -- and so that plan -- uhm -- Dennis Cooke and
11 myself, Dennis Cooke being the former Planning Director that
12 retired about 10 years ago or so, we -- we've been -- uh --
13 preparing that plan. We are gonna be surfacing that plan -- uh --
14 relatively soon. Uhm -- however -- uhm -- during -- uhm --
15 during the surfacing of that plan, we're gonna be having a
16 workshop with both the Planning Commission and the City
17 Council. One of the things that we're exploring is potentially
18 having a joint workshop. However, with the holidays upon us,
19 we're -- uh -- shortly upon us -- uhm -- one of the things that we
20 have to take a look at is our calendar because of the election and

1 when those Councilmembers will be coming onboard. Uhm -- so
2 the plan itself, it's -- uh -- it -- it -- there's a fairly -- uh -- healthy
3 discussion on public infrastructure which is largely lacking in
4 that area. And then also some design criteria above and beyond
5 what's outlined in our Municipal Code. And it's not so much --
6 uh -- it's actually more about neighborhood feel and design -- uh
7 -- try -- trying to make walkable -- uh -- pedestrian friendly
8 neighborhoods and at the same time, trying to make sure that
9 we're right sizing our streets because if your streets are too wide,
10 obviously that encourages -- uh -- speeding and at the same time,
11 it actually in the long run costs more money to maintain. Uhm --
12 so, we want to make sure that -- uhm -- and that that's a solid
13 plan. Again, long time coming. Uhm -- it's been in the works
14 for a number of years. Uhm -- but we'll be preparing that -- uh --
15 or surfacing that again to both the Planning Commission, the City
16 Council and -- and the public here relatively soon. But at -- at
17 least the public draft knowing that we anticipate -- uhm -- some
18 community outreach meetings within the plan area to -- to allow
19 the community members -- uh -- to review it and to provide
20 feedback. And then at that point, we'll establish a timeline based

1 on how -- how -- uh -- how much feedback we get or -- or -- or --
2 uh -- just to make sure that we address any potential concerns.
3 The other thing that I wanted to highlight is we are -- uhm -- we
4 are -- uh -- we'll be conducting -- uh -- interviews this Friday for
5 Senior Planners. Uhm -- as a lot of folks know, we haven't had a
6 Senior Planner now I think in six or seven years we have not had
7 a Senior Planner. So, we will be conducting interviews this
8 Friday and hopefully, we'll be able to announce -- uh -- uhm --
9 our candidate here shortly. So, that's all I have. Thank you -- uh
10 -- I know it was a -- it was kind of a lengthy night, so thank you
11 for your patience.

12 Chair Shannon: Thank you. Does anyone on the -- uh -- Planning Commission
13 have anything to report? There being none, this meeting is
14 adjourned.

15 (All Speaking in Background)

16 **[END OF MEETING]**

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