



CITY OF YUBA CITY  
**PLANNING COMMISSION**  
STAFF REPORT

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**Meeting Date:** October 12, 2016

**To:** Chairman and Members of the Planning Commission

**From:** Development Services Department

**Presentation By:** Arnaldo Rodriguez, AICP, Director

**Public Hearing:** UP 16-03, Eco Compliance. A request to operate a bio-hazardous waste transfer station in an industrial area.

**Project Location:** The project is located at 3180 Industrial Drive, at the corner of Industrial Drive where it makes a 90 degree turn, just west of George Washington Boulevard. Assessor's Parcel Number 63-020-065.

**Project Proposal:**

The proposal is to establish a bio-hazardous waste transfer facility. The proposed facility would collect waste from waste generators, such as hospitals, clinics, urgent care facilities, dental practices, pharmacies, veterinarian clinics, and mortuaries, which would be stored at the subject site until such time it would be delivered to a treatment facility. ECO Compliance serves as a conduit between the generators and the proper processing facilities, and does not treat the material.

**Project Information:**

ECO Compliance, a bio-hazardous waste transporter, is requesting authorization to establish a transfer station. The transfer station would collect waste from throughout the region and would store said waste until such time the waste is transferred to a waste treatment facility. The bio-hazardous waste would be collected at the transfer station for weekly, or more frequent, transport to a treatment facility. While at the transfer station, the bio-hazardous waste will not be processed and/or handled. Rather, the material will arrive at the site in specially marked containers where it will remain until it is transferred to a treatment facility. The material will remain in the same storage container as it was received. At no time will the containers be opened while at the transfer station.

The sealed containers will be stored indoors at the transfer facility, until such time when there are enough containers to warrant pick-up by a larger truck. The containers would then be delivered to a licensed processing facility. It is anticipated that pick-up will occur once or twice

per week. The building provides a roll-up garage door at the rear of the building which will provide access for loading and unloading.

**Property Description:**

The 0.36 acre site is developed with a 4,344 square foot building consisting of a 1,344 square foot office area and a 3,000 square foot warehouse. There are not proposed building expansions as part of this permit. The site provides on-site parking and a fenced yard with a gate in the rear of the property. The rear yard provides for septic tank leach fields, as the property is served by a private on-site wastewater disposal system. The property is served by City water.

**Project Background**

Currently, bio-hazardous waste is collected from local generators and delivered directly to a permitted treatment facility, or another transfer station. It is not expected that this project will introduce additional bio-hazardous waste to the area given that the site will simply collect waste that is currently generated in our region.

**General Plan Designation:**

Business, Technology and Light Industry

**Specific Plan Designation:**

None.

**Zoning Classification:**

Light Industrial (M-1) Zone District

**Bordering Uses:**

The project is surrounded by developed properties within an industrial park. Surrounding properties are of a similar size and are utilized for light industrial and storage. There are no nearby residences.

**Previous Commission Actions and/or Policies:**

None.

**Environmental Determination:**

An environmental assessment (EA 16-06) was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. This process included the distribution of requests for comment from other responsible or affected agencies, and interested organizations, including the State Clearinghouse for distribution.

Based upon the attached environmental assessment, staff has determined that there is no



evidence in the record that the project will have a significant effect on the environment and recommends adoption of a negative declaration for this project. While bio-hazardous waste is involved, it will arrive in air and water-tight metal containers, and will not be opened while at this facility. Further, these materials are regulated by State and federal agencies for safety purposes. A condition is recommended to be included that the operator remain in compliance with all federal and state requirements. As a result, the filing of a negative declaration is appropriate in accordance with the provisions of CEQA.

**Staff Comments:**

The mention of bio-hazardous waste in a community has the potential to raise alarm. In this particular case however, the bio-hazardous materials are locally generated and are currently being transported through the community. Moreover, the materials are placed in specially designed containers at the generating facility and are not opened until they are received at the permitted treatment facility. In addition, State and federal agencies regulate the storage and transportation of such material in a safe manner, minimizing potential risks.

The site is developed with a warehouse/office building and no major changes are proposed to the site sans site cleanup, new paint, resurfacing of the parking lot, and new landscaping. The facility will employ two to five people, and will not generate odor, significant noise, or other offensive conditions. The recommended Use Permit conditions require the bio-hazardous waste containers to be stored indoors, that the building be secured, and there be fencing with a gate in the rear that will be locked during non-business hours.

Given that there are no nearby residences and the site is located within a light industrial park, staff is satisfied that adequate safety measures are in-place.

**Recommended Action:**

The appropriateness of the proposed project has been examined with respect to its consistency with the General Plan and its compatibility with surrounding uses. These factors have been evaluated as described above and by the accompanying environmental assessment. Therefore, staff recommends that the Planning Commission take the following actions:

A. Adopt the following findings:

1. **Environmental:** After reviewing and considering the negative declaration prepared for the proposed Use Permit, there will be no significant environmental impacts created.
2. **Use Permit:** Based upon analysis of the Use Permit application and subject to the applicant's compliance with the conditions of approval, the following required findings of Section 8-5.7001(C) of the Municipal Code can be made:

*a. The proposal is consistent with the General Plan:*

Considering that all safety measures required by State and federal agencies are met, would serve as a warehouse storage facility served by trucks loading and unloading sealed metal containers, which is not anticipated to generate a significant amount of traffic. The proposal is a light industrial use located in a light industrial park.

- b. The site for the proposed use is adequate in size and shape to accommodate said use, public access, parking and loading, yards, landscaping, and other features required by this Chapter (Zoning Regulations).*

The property consists of an existing 4,344 square foot building, parking, and a fenced outdoor storage area. The proposed use will utilize an existing building with nominal modifications, albeit aesthetic improvements. Hazardous material containers would be stored indoors and there is adequate parking available for the anticipated employees.

- c. The streets serving the site are adequate to carry the quantity of traffic generated by the proposed use.*

The proposed use will generate little new traffic. There will be between two and five employees driving to and from work, as well as several truck trips that may visit the site daily. This traffic is not more than what previous users generated. The local streets are not expected to be impacted.

- d. The site design, design of the building, and scale of the project will complement neighboring facilities.*

The site is largely developed. While the building is not of a quality that would be expected today, it is in keeping with buildings on neighboring properties. If approved, the applicant will make aesthetic improvements, including re-surfacing the parking lot, providing additional landscaping, and painting the building which will enhance the neighborhood.

- e. The project will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the vicinity.*

Based on the initial study prepared for this project, which considered impacts on the site and neighboring properties, there will be no significant environmental impacts created by this project. Although bio-hazardous materials will be stored on-site, it will be stored indoors in fully contained water and air-tight metal containers. Moreover, there the handling and transportation is regulated by State and federal agencies that minimize potential impacts.

B. Adopt the Negative Declaration 16-06.

C. Approve Use Permit 16-03, subject to the conditions provided below.

**Attachments:**

1. Applicant's operational statement
2. Aerial photo, location map
3. Building photographs
4. Project site plan
5. Negative Declaration



## **USE PERMIT 16-03 CONDITIONS OF APPROVAL**

### **Planning Division**

1. Use Permit 16-03 is for a bio-hazardous waste transfer facility. The business will utilize the existing building for the indoor storage of the sealed bio-hazardous material containers. The containers will be unloaded from local delivery vehicles and stored indoors until placed onto a larger vehicle to be transported to a licensed treatment facility. The office will be utilized by the staff for office uses.
2. There will be no outdoor storage of the bio-hazardous material. The bio-hazardous materials will be loaded and unloaded on-site, and placed indoors for storage and loaded onto a larger vehicle for delivery to a permitted treatment facility located elsewhere. No bio-hazardous containers will be opened while on-site.
3. Approval of Development Plan DP 16-03 shall be null and void without further action if either the project has not been substantially commenced within 2 years of the approval date of the development plan or that a request for an extension of time has not been submitted to the City.
4. The applicant shall submit a landscaping plan that improves the landscaping to as close to conformance with the City's landscaping ordinance as is reasonable and must be approved by staff.
5. Prior to opening for business:
  - a. The parking lot shall be resurfaced and striped per City standards.
  - b. The building exterior shall be repainted.
  - c. The landscaping shall be improved.
6. The areas located to the rear of the building, along the southern property line, and the east side of the building, shall not be used as outdoor storage and/or parking, unless improved to City standards.
7. All loading and unloading shall take place on-site.
8. Refuse collection bins shall be stored on-site.
9. The site shall be secured during non-business hours.

### **Public Works Department**

10. All improvements shall be in accordance with Yuba City standards.
11. The street trees proposed shall be a minimum of 15 gallon size with one-inch dbh. The trees and landscaping shall be maintained by the property owner.
12. Storage of material is not permitted in the right-of-way, including dumpsters.