

The County of Yuba

Community Development and Services Agency



DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

MEETING DATE: August 6, 2026

TO: Development Review Committee

FROM: Alex Becerra, Planner II

RE: Minor Conditional Use Permit "CUP26-0001" Take 5 Oil Change

REQUEST: The applicant is requesting approval of a Minor Conditional Use Permit to construct a 1,438 square-foot, three-bay quick oil change facility. The property is located north of the intersection of North Beale Road and Lindhurst Avenue in the community of Linda (APN: 020-020-109).

RECOMMENDATION: Staff recommends that the Development Review Committee (DRC) exempt the project under CEQA Section 15303(c) (New Construction or Conversion of Small Structures) and approve Conditional Use Permit CUP26-0001, subject to the necessary findings and conditions of approval contained herein (Attachment 1).

BACKGROUND/DISCUSSION: The applicants, Erik Nobel and Philip Spence, are requesting approval of a Minor Conditional Use Permit to construct a 1,438-square-foot, three-bay Take 5 Oil Change facility located north of the intersection of North Beale Road and Lindhurst Avenue, in the community of Linda (APN: 020-020-109). The 0.34-acre (15,009 square-foot) property has a zoning designation of Commercial Mixed Use (CMX) and sits within a proposed extension of the existing Walmart shopping center, north of Costco, east of the Walmart Shopping Center, and west of the railroad tracks. The site's frontage along North Beale Road provides convenient access for quick-service vehicle maintenance while remaining consistent with the commercial character of the corridor.

The proposed project will support drive-through oil change and light vehicle maintenance services, with three queuing lanes (one per service bay), seven new parking stalls (one ADA-compliant), enhanced landscaping, and a dedicated trash/recycle enclosure. Primary access is proposed via a shared right-in/right-out driveway on North Beale Road, with cross-access easements connecting the site to the adjacent Walmart Shopping Center circulation system. The facility will operate seven days a week: 7:00 AM to 6:00 PM Monday through Friday, 8:00 AM to 6:00 PM Saturday, and 9:00 AM to 5:00 PM Sunday. It will be staffed by six to ten employees, with an estimated 45 vehicles visiting the site daily.

The project includes several site improvements to accommodate the facility's operational needs. These improvements include enhanced landscaping consistent with Yuba County Development Code Section 11.24, on-site queuing and circulation designed to accommodate Fire Department apparatus and waste hauler turning radii, and a 126-square-foot gated trash and recycle enclosure.

designed to match the colors and materials of the main structure. Bulk lubricant oil is stored on-site (up to 1,760 gallons capacity) and delivered via tanker truck approximately two to three times per week; waste oil is collected in steel drums and removed from the site weekly.

The Yuba County Development Code classifies the proposed land use as Vehicle Sales & Services: Service and Repair, Minor. Table 11.08.020 designates this use as allowable with approval of a Minor Conditional Use Permit in the Commercial Mixed Use (CMX) zoning district, and Section 11.32.060 sets forth the applicable development and operational standards for the use. The project has been conditioned to comply with all applicable zoning and operational requirements to ensure compatibility with the surrounding area.

Given the site conditions and proposed development, the project does not introduce new land use conflicts and is consistent with the County's General Plan policies for commercial development. The application has been reviewed by multiple agencies, including Yuba County Public Works, Environmental Health, and Building Departments, along with relevant fire and utility providers.

SURROUNDING USES:

	GENERAL PLAN LAND USE DESIGNATION	ZONING	EXISTING LAND USE
Project Site	Commercial Mixed Use	CMX	Vacant; Commercial Proposed
North	Commercial Mixed Use	CMX	Vacant
East	Commercial Mixed Use	CMX	Vacant
South	Commercial Mixed Use	CMX	Retail
West	Commercial Mixed Use	CMX	Commercial

Surrounding properties range in size from 1 acre to 15 acres and include a variety of commercial uses. The proposed project aligns with the site's Commercial Mixed Use zoning and is designed to be compatible with the existing land use pattern in the area.

GENERAL PLAN/ZONING: The project site is located in the unincorporated community of Linda and is designated as Commercial Mixed Use (CMU) on the 2030 General Plan Land Use Diagram. The intent of the CMU designation is to accommodate a mix of non-residential uses, along with opportunities for higher-density residential development in a mixed-use setting, allowing for both vertical mixed use within a single building and horizontal mixed use among adjacent uses on a site.

Allowable uses within the CMX designation include commercial retail and services, offices, business support services, light industrial uses, medical services, higher-density residential development, and public facilities and infrastructure. The proposed Take 5 Oil Change facility, as a commercial retail and service use, is consistent with the intent of the CMX designation and fits within the planned mixed-use commercial pattern of the surrounding North Beale Road corridor.

The project complies with the following General Plan Policies:

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

The project will develop a vacant 0.34-acre parcel within the existing commercial development pattern of Linda.

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

The proposed Take 5 Oil Change facility will create new local jobs and provide a convenient commercial service to residents of Linda and the surrounding communities.

3. *Policy CD7.1: The County will pursue funding for reinvestment along Olivehurst Avenue, McGowan Parkway, North Beale Road, Lindhurst Avenue, and other appropriate corridors.*

The proposed project directly implements this policy by bringing new private commercial investment to the North Beale Road corridor, one of the corridors specifically identified for reinvestment.

4. *Policy CD7.3: The County will encourage – through entitlement, streamlining, flexibility in development standards, fee structures, and other incentives – infill development in vacant or underutilized sections of Mixed-Use Corridors.*

The project constructs a new commercial facility on a vacant infill parcel along North Beale Road, consistent with this policy's intent.

ENVIRONMENTAL REVIEW: Staff has determined that the project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) Section 15303(c) (New Construction or Conversion of Small Structures). Section 15303(c) exempts the construction of small commercial facilities where the development does not involve significant environmental impacts.

The applicant is proposing to develop a 1,438-square-foot, three-bay quick oil change facility on a vacant infill parcel within an existing commercially zoned property. The project will include landscaping, parking, queuing lanes, and access improvements, but the overall footprint and site usage will remain consistent with its Commercial Mixed Use (CMX) zoning designation and intended commercial purpose.

Additionally, the project is located outside of environmentally sensitive areas, and no significant impacts to biological resources, water quality, or cultural resources have been identified. The site is located within FEMA Flood Zone X, an area of minimal flood hazard. The facility is not expected to create substantial noise, traffic, or visual impacts beyond what is typical of the surrounding commercial corridor, as all vehicle service activities are conducted within the enclosed structure.

The project includes on-site storage of bulk lubricant oil (up to 1,760 gallons capacity), delivered via tanker truck approximately two to three times per week. Staff has evaluated this storage under CEQA Guidelines Section 15300.2(c), which precludes use of a categorical exemption where there is a reasonable possibility of a significant environmental effect due to unusual circumstances, and finds no such reasonable possibility exists here. Oil delivery, storage, and waste handling follow standard containment practices for this use type, including piped (PVC) collection of waste oil into sealed steel drums for weekly off-site disposal.

As a condition of approval, the applicant is required to comply with Yuba County Environmental Health/CUPA and California State Regulations pertaining to hazardous waste storage and disposal, and hazardous materials storage (Condition of Approval No. 14), providing an additional regulatory backstop for the on-site petroleum storage. Therefore, the facility qualifies for a CEQA exemption under Section 15303(c), and no unusual circumstances exist that would preclude application of the exemption.

COMMENTS: The project was circulated to various agencies and County departments for review and comment during the early consultation phase and the environmental review stages of the project. The following is a summary of comments:

- County Staff – The Public Works Department, Environmental Health Department, and Building Department have reviewed the project and provided comments and/or conditions of approval that are incorporated into the attached Conditions of Approval.
- Feather River Air Quality Management District (FRAQMD) – Provided conditions related to fugitive dust control during construction and confirmed the project's applicability to FRAQMD's Indirect Source Fee, based on the square footage of new construction and paved parking areas.
- Linda County Water District - Reviewed the project's proposed water and sewer service connections and identified a discrepancy between the site plan and the existing field location of District infrastructure. The applicant is conditioned to coordinate with the District prior to issuance of improvement or building permits to confirm infrastructure locations and revise project plans as necessary.
- PG&E – No comments.

Advertisement of the public hearing was posted in the local newspaper and sent via mail to adjacent parcels within a 300-foot radius of the project.

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

Conditional Use Permit:

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

The proposed project is permitted with a Minor Conditional Use Permit per Table 11.08.020 of the Yuba County Development Code, which allows Vehicle Sales & Services: Service and Repair, Minor uses in the Commercial Mixed Use (CMX) zoning district. The project will be reviewed at the building permit stage to ensure compliance with all applicable provisions of the Development Code, California Building Code, and other relevant regulations.

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

The project site is designated as Commercial Mixed Use (CMU) in the 2030 General Plan and is zoned CMX. The proposed quick oil change facility is consistent with the General Plan's intent for the CMX designation to accommodate a mix of non-residential commercial and service uses, and aligns with Community Development Element policies supporting infill development and reinvestment along the North Beale Road corridor, specifically identified in Policy CD7.1 as a Mixed-Use Corridor targeted for reinvestment.

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

The proposed quick oil change facility will provide an essential, everyday service to the community by supporting routine vehicle maintenance needs. Its location along North Beale Road, within an established and planned commercial corridor, ensures convenient access for local residents of Linda and West Linda, employees, and passing motorists.

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

The facility will operate within an enclosed structure, with all vehicle service activities contained within the three service bays to minimize noise, odor, and visual impacts on neighboring properties. The project has been designed to comply with all County development standards and will be reviewed at the building permit stage to ensure adherence to traffic safety, environmental, and operational requirements.

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

The proposed use complies with Yuba County Development Code Section 11.32.060, which establishes standards for vehicle sales and service uses within the Commercial Mixed Use (CMX) zoning district. The project incorporates required parking, queuing, landscaping, and screening measures to minimize visual and operational impacts on surrounding properties. All service activities and oil storage will be contained within the structure and conditioned facilities, ensuring compliance with County standards. At the time of building permit submittal, the project will be reviewed to confirm adherence to all applicable zoning and development regulations.

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

The proposed quick oil change facility has been designed to be compatible with the Commercial Mixed Use (CMX) zoning district and the surrounding mix of commercial uses, including the adjacent Walmart Shopping Center and Costco. The project's limited operating hours, on-site queuing and circulation, and enclosed service bays ensure that its operating

characteristics align with nearby commercial land uses while maintaining compliance with County development standards.

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

The project site is 0.34 acres in size and is located within a coordinated commercial development along North Beale Road, making it well-suited for the proposed use. The site has existing and proposed access via a shared right-in/right-out driveway and cross-access easements connecting to the adjacent commercial center, and the project will include necessary infrastructure improvements, such as water and sewer service connections coordinated with Linda County Water District. There are no physical constraints preventing development, and the site is appropriately sized to accommodate the building, required parking, and on-site queuing.

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

Staff has determined that the project is exempt under CEQA Section 15303(c) (New Construction or Conversion of Small Structures).

Report Prepared By:



Alex Becerra
Planner II

Report Reviewed By:



Kevin Perkins
Assistant Director, CDSA

ATTACHMENTS:

1. Draft Conditions of Approval
2. Site Plan Exhibits
3. Project Description
4. Comment Letters

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

Applicant/Owner: Erik Nobel
APN: 020-020-109

Case Number: CUP26-0001
Public Hearing Date: August 6, 2026

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

- I. After review and consideration, staff has determined that the project is categorically exempt per CEQA Section 15303(c) (New Construction or Conversion of Small Structures)
- II. Approve Minor Use Permit CUP26-0001 subject to the conditions below, or as may be modified at the public hearing, making the findings made in the Staff Report, pursuant to County of Yuba Title XI Section 11.57.060.

GENERAL CONDITIONS

- 1) As a condition for project approval, Owner or an agent of Owner acceptable to County shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding, against the County or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the County, Planning Commission, Development Review Committee, or other County advisory agency, appeal board, or legislative body concerning the conditional use permit. County shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding.
- 2) Owner(s), Owner's agent(s) or Applicant shall comply with all applicable federal, state, and local laws, ordinances, and regulations, including the requirements provided by Chapter 11 of the Yuba County Development Code.
- 3) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County. Failure to comply with this provision may be used as grounds for revocation of this permit.
- 4) The Conditional Use Permit may be effectuated at the end of the ten (10) day appeal period which is August 17, 2026. Minor Use Permit CUP-25-0001 shall be designed and operated in substantial conformance with the approved conditional use permit as outlined in the approved site plan filed with the Community Development & Services Agency and as conditioned or modified below. No other expansion of uses are authorized or permitted by this use permit.
- 5) This conditional use permit approval shall be effectuated within a period of twenty-four (24) months from this approval date and if not effectuated shall expire on August 17, 2028. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than ninety (90) days from August 17, 2028.
- 6) Minor modifications to final configuration of the conditional use permit may be approved by the Community Development and Services Agency Director.

PUBLIC WORKS DEPARTMENT:

- 7) Owner shall comply with all the requirements set forth in the County's *Post-Construction Standards Plan*. Owner shall also comply and be legally responsible for all post-construction requirements contained within the General Permit for Waste Discharge Requirements for storm water discharges from small municipal separate storm sewer systems (Order No. 2013-0001-DWQ). Prior to approval of any improvement plans, owner shall submit to the Public Works Department all pertinent information as required in the County's *Post-Construction Standards Plan*, Section 5.6 for review and approval.

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- 8) Prior to approval of any grading plans, owner shall submit to the Public Works Department an Operation & Maintenance (O&M) Plan and a Statement of Responsibility committing to conduct regular inspections and maintenance of the installed storm water treatment control facilities. The Statement of Responsibility indicates the current property owner's acceptance of responsibility for the on-going operation, inspection, and maintenance of the treatment control measures until the property and/or responsibility is legally transferred to another entity (such as the new property owner or a maintenance district).
- 9) Owner shall submit a drainage plan to provide for on-site and off-site storm water drainage for the project, designed by a registered civil engineer, to the Public Works Department for review and approval, prior to any construction. Owner shall construct such approved drainage facilities in order to provide drainage from proposed development site to acceptable drainage courses.
- 10) Erosion control shall conform to section 11 of the Yuba County Improvement Standards.
- 11) Strict control over dust problems created during construction shall be adhered to with regard to surrounding properties and public facilities. The construction specifications and/or improvement plans shall have items reflecting dust control measures in detail and shall be approved by the Public Works Department.
- 12) Owner shall be responsible for giving (60) days notice to the appropriate public utilities, PG&E, AT&T, Comcast, etc., prior to any new construction or development of this project.
- 13) Owner shall provide public service easements as necessary for any existing overhead or underground utilities, sewer lines, waterlines, etc. which may provide service to this property. Such easements shall have a minimum width of 10 feet or larger as may be required by the service provider and shall be clearly identified by metes and bounds. Any relocation or rearrangement of the public service provider's facilities to accommodate this project shall be at the Owner's expense.

ENVIRONMENTAL HEALTH DEPARTMENT:

- 14) Owner shall comply with Yuba County Environmental Health/CUPA and California State Regulations pertaining to Hazardous Waste Storage and Disposal, Hazardous Materials Storage and Waste Tire Disposal.

CODE ENFORCEMENT DEPARTMENT:

- 15) No person or entity while making use of their special agricultural entitlement shall cultivate marijuana or hemp in violation of the Yuba County Ordinance Code. Violations related to marijuana or hemp shall have a daily Administrative Penalty imposed immediately upon the issuance of an Order to abate the public nuisance.
- 16) No person or entity shall cause, permit, maintain, conduct or otherwise allow a public nuisance to exist upon any property within the unincorporated area of the County as defined by the Yuba County Ordinance Code.

BUILDING DEPARTMENT:

- 17) All existing unpermitted buildings and structures must obtain as-built building permits prior to final approval of conditions. See Building Department for as-built application requirements.

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- 18) All new/proposed buildings and structures shall obtain a building permit prior to construction. All new/proposed development must meet applicable requirements of most current adopted version of the California Code of Regulations, Title 24, and Yuba County Ordinance Code Title X, which includes, but is not limited to: Building, Plumbing, Electrical, Mechanical, Accessibility and Fire Code requirements.

FEATHER RIVER AIR QUALITY MANAGEMENT DISTRICT:

- 19) The applicant/contractor shall prepare a Fugitive Dust Control Plan for the construction phase and submit it to FRAQMD for review and approval prior to start of work.
- 20) The applicant/contractor shall control dust emissions from earth-moving, handling, and storage activities to prevent fugitive dust from leaving the property during construction.
- 21) The project is subject to FRAQMD's Indirect Source Fee at the commercial rate of \$0.06 per square foot, applied to the new construction (including paved parking areas).

LINDA COUNTY WATER DISTRICT:

- 22) Prior to issuance of any improvement or building permits, the applicant shall coordinate with the Linda County Water District to confirm the location of existing water and sewer infrastructure, as the preliminary site plan shows water and sewer services in a different location than what exists in the field. Project plans shall be revised as necessary to reflect verified utility locations to the satisfaction of the District.

PLANNING DEPARTMENT:

- 23) Major modifications shall require an amendment to the Conditional Use Permit.
- 24) The project shall be constructed and operated in substantial compliance with the approved plans, including the site plan, elevations, and project description, except as modified by these Conditions of Approval.
- 25) Exterior building colors and materials shall conform to the Exterior Finish Schedule and elevations approved under this permit, including the approved color palette. Any proposed change to exterior colors or materials shall require review and approval by the Community Development & Services Agency prior to installation.
- 26) On-site vehicle queuing and circulation shall be maintained in conformance with the approved site plan. At no time shall vehicle stacking extend beyond the on-site queuing lanes onto the shared access drive or North Beale Road. If queuing demand consistently exceeds on-site capacity, the Community Development & Services Agency may require the operator to submit a revised circulation or operations plan for review.
- 27) Signage is not approved as part of this Conditional Use Permit. All signage shall be subject to separate sign permit review and approval in compliance with Chapter 11.27 of the Yuba County Development Code.
- 28) The use shall operate only during the hours consistent with the hours of operation identified in the approved project narrative. Any change to these hours shall require review and approval by the Community Development & Services Agency.
- 29) All vehicle service bay doors shall remain closed during servicing operations, except as necessary for vehicle ingress and egress, in order to contain noise and odors generated by the use within the structure.

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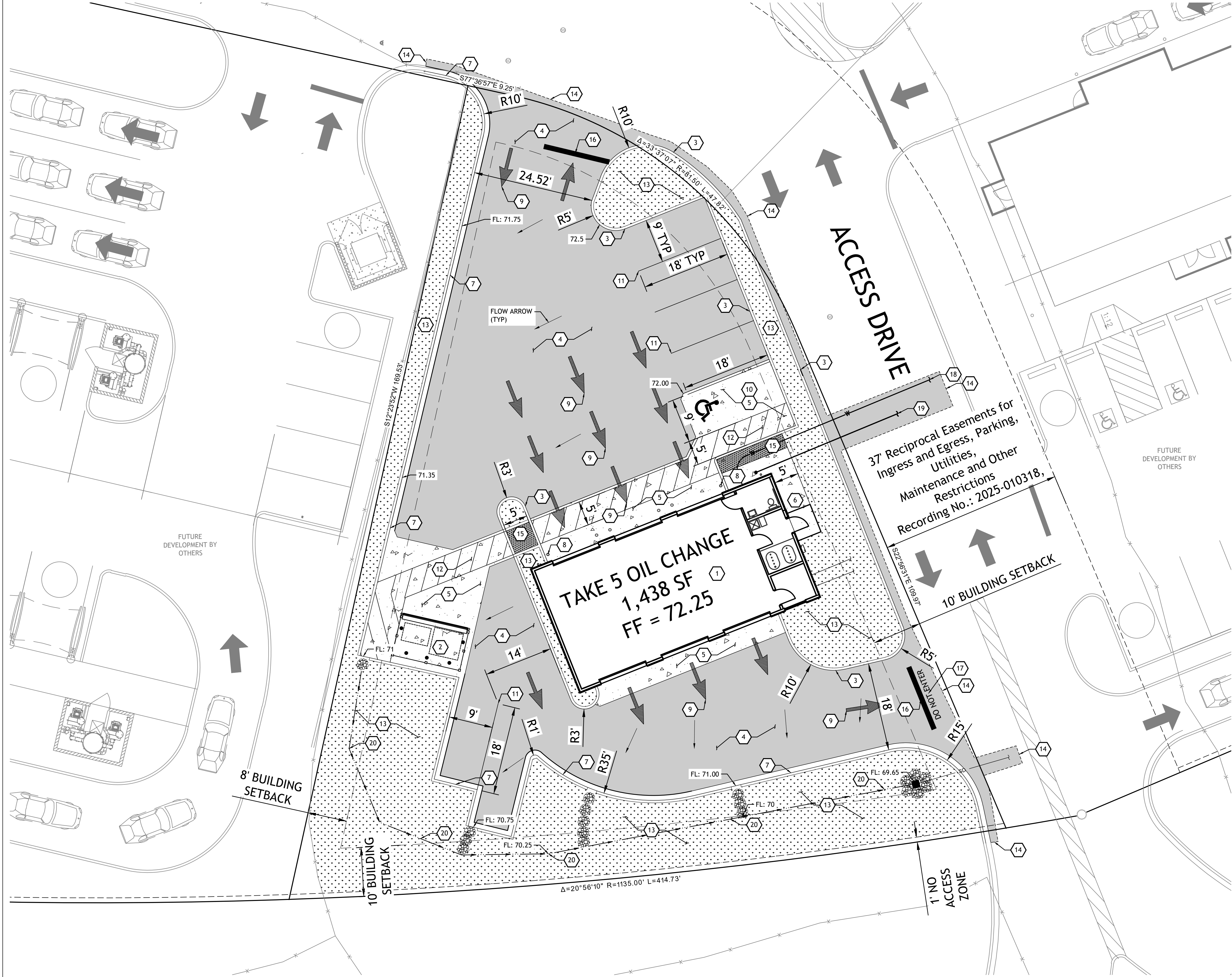
Public Hearing Date: August 6, 2026

- 30) All operations shall comply with the noise standards set forth in the Yuba County Development Code. Any complaints regarding excessive noise may result in review and potential modification or revocation of this Conditional Use Permit.
- 31) All exterior lighting shall be shielded and directed downward and away from adjacent properties and public rights-of-way. Lighting shall not create glare or light trespass onto adjacent properties.
- 32) Construction activities shall be limited to the hours specified in the Yuba County Development Code unless otherwise approved by the Community Development & Services Agency.
- 33) All landscaping installed as part of this project shall be permanently maintained in accordance with Chapter 11.24 of the Yuba County Development Code, including the maintenance standards set forth in Section 11.24.110 (Maintenance). Any dead or dying landscape shall be replaced in kind. Landscaped areas shall be kept free of weeds, debris, and other undesirable materials.
- 34) All outdoor storage areas shall be maintained in an orderly manner and shall be screened in accordance with Section 11.19.080 of the Yuba County Development Code.
- 35) The subject property shall consistently remain void of excessive junk, trash & debris. Accumulation of excessive junk, trash & debris, or any other waste matters visible on site or from public roadways may result in revocation of use permit approval.
- 36) Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developer's/applicant's expense or as agreed by PG&E. There shall be no building of structures over any PG&E facilities or within any PG&E easements that exist within the subject area.
- 37) Any and all physical improvements associated with this Conditional Use Permit shall be maintained to the standards specified in these Conditions of Approval set forth for this use permit. Failure to maintain said physical improvement(s) in said manner may be used as grounds for revocation of this use permit.
- 38) Should any prehistoric or historic artifacts, including human remains be exposed during construction and excavation operations, work shall cease, and the Community Development & Services Agency shall be immediately notified and will ensure adherence to CEQA Guidelines Section 15064.5(e). If apparent human remains are exposed, the County Coroner shall be consulted to determine whether any such materials require special treatment prior to resuming construction.

Alex Becerra

Alex Becerra
Planner II
Yuba County CDSA

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- CONSTRUCTION NOTES:**
- PROPOSED TAKE 5 OIL CHANGE BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - PROPOSED LOCATION OF TRASH ENCLOSURE WITH CONCRETE PAD BUILT TO YUBA COUNTY STANDARDS; REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
 - PROPOSED CONCRETE BARRIER CURB.
 - PROPOSED ASPHALT PAVING.
 - PROPOSED CONCRETE PAVING.
 - PROPOSED CONCRETE SIDEWALK, WIDTH VARIES.
 - PROPOSED CONCRETE CURB AND GUTTER.
 - PROPOSED GUARD POST, TYPICAL.
 - PROPOSED DIRECTIONAL PAVEMENT MARKINGS, TYPICAL.
 - PROPOSED ACCESSIBLE PARKING STALL, STRIPING AND SIGNAGE.
 - PROPOSED PARKING STALL STRIPES, TYPICAL; ALL STRIPING TO CONFORM WITH AUTHORITY HAVING JURISDICTION REQUIREMENTS.
 - PROPOSED 45 DEGREE STRIPING AT 2' MAX ON CENTER CONFORMING TO CITY REQUIREMENTS.
 - PROPOSED LANDSCAPING AREA; REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 - PROPOSED NEAT SAW CUT LINE.
 - PROPOSED ADA ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING STRIP.
 - PROPOSED STOP BAR TO CITY STANDARDS.
 - PROPOSED "DO NOT ENTER" PAVEMENT MARKINGS. STRIPING TO CONFORM WITH AUTHORITY HAVING JURISDICTION REQUIREMENTS.
 - APPROXIMATE WATER SERVICE POINT OF CONNECTION TO EXISTING WATER MAIN.
 - APPROXIMATE SANITARY SEWER SERVICE CONNECTION TO EXISTING SANITARY SEWER MAIN.
 - PROPOSED LANDSCAPED SWALE.

SITE PLAN LEGEND:

EXISTING CURB TO REMAIN	=====
PROPOSED CURB	=====
PROPOSED LANDSCAPING	[Pattern]
PROPOSED ASPHALT	[Pattern]
PROPOSED CONCRETE	[Pattern]

Revision/Issue:

REV	DATE	COMMENT	BY

Project Narrative – Design Review

Take 5 Oil Change

PREPARED BY
Core States Group

PREPARED FOR

Durban Development

CLIENT ADDRESS

106 Foster Avenue
Charlotte, NC 28203

SITE ADDRESS

1200 Block of North Beale Road
Marysville/Linda, California 95901

PROJECT NO.

DUD.26.46378.01

DATE

04/15/2026

JURISDICTION

Yuba County

Overview

This Take 5 Oil Change project is located on Yuba County Assessor Parcel Number 020-020-109-000, a 15,009 square-foot (0.34 acre) parcel of land within a proposed extension of the Walmart shopping center. The parcel is in what is anticipated to be the 1200 block of North Beale Road in the unincorporated community of Linda. The address for the property has yet to be assigned. The project is located north of the intersection with Lindhurst Avenue (north of Costco), east of the Walmart Shopping center, and west of the rail road tracks. The proposal is to construct a 1,438 square-foot, three-bay Take 5 Oil Change building with three queuing lanes for access to the structure, seven new parking stalls (one ADA-compliant), enhanced landscaping, and a dedicated trash/recycle enclosure.

The property is currently zoned as Commercial Mixed Use (CMX), which allows for a quick oil change business via a Minor Conditional Use Permit (MCUP) with review by the Planning Commission. The MCUP is subject to the California Environmental Quality Act (CEQA); however, this project may be exempt from CEQA, as the CEQA compliance was determined during the land division process that created the parcel.

Primary access is proposed from the right-in/right-out driveway on North Beale Road into the overall development. The drive aisle connects to the adjacent commercial center to the west. The structure is oriented towards North Beale Road with entrance bay doors on the northern side and exit bay doors on the southern side.

Based on a review of the FEMA flood maps available online, the site is located within Flood Zone X, an area of minimal flood hazard.

Take 5 Oil Change Introduction

Take 5 Oil Change, known for providing an enjoyable customer-focused experience with fast, friendly drive-through service, is a growing quick-serve lube, oil, and filter company with more than 1,100 locations in 43 states. Take 5 Oil Change is one of the fastest-growing franchises in the industry. The stores also provide vehicle inspections, coolant services, and wiper blade replacement. The company strives to give back, raising funds and collecting donations for the Children's Miracle Network, hospitals, and the Folds of Honor supporting families of military and first responder personnel.

Site Design and Orientation

The layout of this site is designed to create the best possible flow and the maximum queuing of vehicles to reduce the impact and spillover onto the adjacent drive-aisle. The circulation pattern accommodates the turning radii of Fire Department apparatus and a waste hauler vehicle.

There are cross-access easements on the subject and adjacent parcels, allowing access to the site from driveways on North Beale Road and the Walmart Shopping Center. Vehicles traveling east and west on North Beale Road can directly enter the site via the shared driveway. The driveway on North Beale Road is restricted to right-in and right-out. The driveway movements are controlled by a median constructed in the North Beale right-of-way.

The structure is set back approximately 37 feet from the front property line, 115 feet from the back of sidewalk on North Beale Road, 19 feet from the eastern property line adjacent to the entrance drive-aisle, and 40 feet from the western property line.

The proposed Take 5 development will have three queuing lanes, each 20 feet in length, and can accommodate three total vehicles, one in each lane. Additional vehicles may stack in the open area of the parking lot. Each bay within the building holds one vehicle.

Attachment 3

The Take 5 Oil Change development requires six parking spaces, based on the standard of two parking spaces per service bay. Five of the parking spaces associated with Take 5 will be located along the eastern side of the property, behind the building, screening them from North Beale Road. Two parking spaces will be on the western side of the property and will be screened by landscaping.

The building's single man-door will be oriented toward the east and will have a path of travel from the public sidewalk within the overall development. An ADA-compliant path will be constructed from the building to the trash enclosure.

Architecture

The proposed building is visually interesting and will be constructed with a variety of high-quality building materials, painted in simple, complementary colors (red, brown, and tan). The building will be painted 80% tan and brown, with 20% of the building painted red. There will be a red roof over the tower structure. Building massing and modulation have been incorporated into the design of the building, with vertical and horizontal façade breaks creating a tower structure 29 feet in height. The 11-foot-6-inch-tall by 10-foot-1-inch-wide bay doors have approximately 50% clear glass on the north and south sides of the structure.

Signs and Lighting

Signs are proposed to be permitted separately. Signs will match the red of the structure as well as have the signature Take 5 yellow.

Site lighting is important for the safety and security of customers, pedestrians, and employees. Outdoor lighting and illumination at the site includes parking lot security lighting and pedestrian scale lighting. Exterior lighting will be installed on the building façade. All lights will include shields to direct light toward the project site and to keep glare away from the adjacent land uses and rights-of-way.

Operations

Take 5 Oil Change offers the following services: oil change, vehicle inspection, engine and cabin air cleaning and filtration, light bulb replacement, undercoating, power steering and transmission fluid change, wiper replacement installation, air filter replacement, seasonal tire changeover, and, at select locations, car wash. This site does not include a car wash. All products are of high quality and from renowned brands.

The anticipated hours of operation are 7:00 a.m. to 6:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 p.m. on Saturday, and 9:00 a.m. to 5:00 p.m. on Sunday. No appointments are necessary.

Approximately 45 vehicles are expected to visit the site daily, based on data from other Take 5 locations.

A typical store will have six (6) to ten (10) employees, depending on volume and demand. Usually, there are three (3) to five (5) full-time positions created with each new store.

All oil is delivered above ground, either on a five-compartment oil tanker truck roughly 30 feet in length, or by FedEx/UPS mail vans. Boxed oils and coolant drums are delivered via a 22-foot box truck. Approximately 880 gallons of bulk oil are stored on site at any given time, sometimes less; the maximum storage capacity is 1,760 gallons. Approximately two to three deliveries occur each week. Waste oil is piped (PVC piping) into steel drums for collection and proper disposal. Waste oil is removed from the site once a week.

Solid Waste and Recycling

Take 5 Oil Change's proposal includes a 126-square-foot (9 feet by 14 feet) gated trash and recycle enclosure designed to be consistent with the colors and materials of the main structure and accessible by front-loading waste hauler trucks. The structure is located west of the building and is approximately five (5) feet from the western property line.

Use Permit (Chapter 11.57.060) Required Findings

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

Response: The attached site plan identifies the property as being in Yuba County with CMX zoning, and it specifically lists the proposed use as "Vehicle Service and Repair Minor" with the notation "Use Permitted: M-CUP." The use permit process is therefore the appropriate entitlement for the project. The site plan further demonstrates compliance with key development metrics for the site, including required parking, stall dimensions, setbacks, and buffers.

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

Response: The proposed Take 5 Oil Change is located on a small infill parcel within a coordinated commercial development fronting North Beale Road. The project continues the commercial service character of the corridor and is consistent with the type of vehicle-oriented and customer-serving activity expected in a commercial mixed-use setting. The proposal fits within the overall planned commercial pattern of the site and surrounding area.

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

Response: The proposed minor vehicle repair and service use is desirable at this location because it provides a convenient service within an existing commercial area with access from the shared internal circulation system serving North Beale Road. The commercial area is conveniently located near residents of Linda and West Linda. Routine oil change services meet an everyday need for nearby residents, employees, and passing motorists. Locating the use on an infill commercial parcel helps concentrate services in an already planned commercial corridor rather than extending development into residential or rural areas.

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

Response: The proposed minor vehicle repair and service use will not be adverse to the public health, safety, or general welfare. The site plan shows controlled on-site circulation around the building, defined vehicle movements through the larger commercial site, on-site parking exceeding the minimum required, and building placement separated from North Beale Road by the required setback and buffer areas. Because the parcel is integrated into a larger commercial layout and is not immediately adjacent to residential development, the project will not be detrimental to surrounding properties or improvements. All activities associated with the use are conducted inside of the structure, limiting noise and containing potential odors.

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

Response: The site plan and prototypical elevation drawings demonstrate compliance with applicable design and development standards for the use and zoning district. The plan identifies a 0.34-acre parcel with a 1,438 square-foot building, seven (7) parking spaces, 9-foot by 18-foot parking stalls, and setbacks greater than 10 feet in the front and 5 feet on the sides. The building footprint, parking, circulation, and landscape areas are all shown on the plan, and the height and transparency are shown on the elevations, indicating that the project has been designed to comply with the applicable standards.

Attachment 3

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

Response: The design, location, size, and operating characteristics of the proposed Take 5 Oil Change are compatible with surrounding land uses. The building is modest in size and is centrally located between other commercial pads within a larger commercial site. The use functions with the center's shared access and circulation pattern and is compatible with the existing and anticipated commercial buildout along the North Beale Road corridor. The hours of operation are limited to and similar to adjacent commercial uses.

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

Response: The site is physically suitable for the proposed quick-oil change use. Although the parcel is triangular and small in size, the site plan shows that it can accommodate the building, on-site circulation and queuing, required parking, setbacks, and buffer areas within the parcel boundaries. The parcel is served by the overall development's shared internal access system connected to North Beale Road, and its location within an already planned commercial development indicates that the site is appropriate for this low-intensity service commercial use. There are no known physical constraints to developing the site.

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

Response: CEQA review for this parcel and the overall site configuration was addressed during the prior land division process. Accordingly, CEQA is not applicable to this use permit application, and no separate environmental determination is required as part of this request.

Conclusion

This Take 5 Oil Change project is a redevelopment and infill of an under-utilized portion of an existing commercially-zoned property, which will enhance a main thoroughfare in the County. Part of Take 5 Oil Change's successful business model is providing enhanced landscaping, adequate queuing, and minimum impacts on traffic patterns both on-and off-site. These enhancements are not only a benefit to the Take 5 development, they also benefit the surrounding commercial businesses and area.



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Christopher D. Brown, AICP
Air Pollution Control Officer

June 11, 2026

Alex Becerra
Yuba County Planning Department
915 8th Street, Suite 123
Marysville, CA 95901

Re: Use Permit CUP26-0001 Take 5 Oil Change

Dear Alex Becerra,

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

The District requires that the project applicant or contractor prepare a Fugitive Dust Control Plan for the constructional phase of development and submit it to the air district for review and approval. The applicant will be responsible during construction phase to adhere to District Rule 3.16 stating that the developer or contractor is required to control dust emissions from earth moving activities, handling, or storage from leaving the property. Attached is a list of local and state regulations applicable to development.

The proposed project is also subject to the Indirect Source Fee at the commercial rate of \$0.06 per square foot for the new construction portion of the project. The Indirect Source Fee applies to any newly constructed building inclusive of paved parking areas.

If you need any further assistance, please contact me at (530) 634-7659 x209.

Sincerely,

Allyson Smith
Air Quality Planner

Enclosures: Fugitive Dust Control Plan; Rules and Regulations Statement