

The County of Yuba

Community Development and Services Agency



DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

MEETING DATE: July 3rd, 2025

TO: Development Review Committee

FROM: Jacob Farmer, Planner I

RE: Minor Conditional Use Permit "CUP-24-0010" GS Bains Truck & Trailer Repair

REQUEST: The applicant is requesting approval of a Conditional Use Permit to allow for the operation of a Truck and Heavy Equipment Sales, Service, and Rental shop on parcel APN (013-471-015).

RECOMMENDATION: Staff recommends that the Development Review Committee (DRC) exempt the project under CEQA Section 15302 (Replacement or Reconstruction) and approve Conditional Use Permit CUP-24-0010, subject to the necessary findings and conditions of approval contained herein (Attachment 1).

BACKGROUND/DISCUSSION: The applicant Gurmail Singh is requesting approval of a Minor Conditional Use Permit to establish and operate a Truck and Heavy Equipment Service shop at 5073 Arboga Rd, Olivehurst, CA (APN: 013-471-015) in the community of Olivehurst. The 1.76-acre property has a zoning designation of Light Industrial (IL) and a General Plan designation of Valley Neighborhood (VN). The project site is situated along Arboga Rd. and is approximately .45 miles west of the CA Highway 70. The site's frontage along the Arboga Rd. ensures convenient access for workers and customers.

The proposed project will facilitate the operation of a Truck and Heavy Equipment Service Shop. The facility will accommodate both public parking for customers and designated parking stalls for commercial trucks and trailers that are actively undergoing repairs or awaiting immediate service. The business serves a diverse clientele, ranging from independent owner-operators to large national freight and logistics fleets, providing essential mechanical, diagnostic, and maintenance services for heavy-duty vehicles.

The facility will operate Monday through Saturday from 7:00 a.m. to 6:00 p.m., and will be staffed by the business owner, along with a small team of experienced mechanics and administrative personnel. During peak operational periods, the facility is expected to employ between three and six individuals. All vehicle service activities will be confined to designated repair areas on-site, and the property will be used exclusively for active service work. These repair areas will be fully enclosed within a 50x100 building structure. Customer vehicles will be received for scheduled repairs and are expected to leave the premises promptly upon completion of service, ensuring efficient site use and minimal vehicles onsite awaiting services.

The applicant originally submitted the Minor Conditional Use Permit application in August 2024; however, progress was delayed due to a structure fire that occurred on the property. The project now proposes several site improvements to support the operational needs of the commercial truck and trailer repair facility while enhancing the visual character of the site. Planned improvements include new landscaping along the Arboga Road frontage and in various other areas across the property. The existing chain link fence along the front property line will be replaced with a metal fence to improve security and appearance. Additionally, the gravel parking area will be upgraded to paved asphalt, with clearly delineated spaces for customer vehicles, truck trailers awaiting service, and bicycle parking. A new 50' x 100' prefabricated steel four-bay service building is also proposed to replace the previous structure lost in the fire.

As part of the site improvements for GS Bains Truck & Trailer Repair at 5073 Arboga Road, the existing chain link fencing along the property's Arboga Road frontage will be removed and replaced with a decorative wrought iron metal fence to enhance the visual appeal and meet development standards. The existing chain link fencing along the rear and side property lines will be retained and topped with razor wire to ensure security for the facility, particularly during non-operational hours.

OPUD has added a condition of approval that applicant shall maintain an openable man-gate on the north side of the property to allow direct access from the existing fire hydrant to the building. This access gate shall be of sufficient width to accommodate fire personnel and equipment and shall remain unobstructed at all times. If such access is not feasible, the applicant shall be required to install an additional fire hydrant to ensure no point of the building exceeds 500 feet of hose lay from a hydrant, in compliance with applicable fire code standards.

The Yuba County Development Code classifies the proposed land use as Trucks & Heavy Equipment Sales, Service & Rental. According to Section 11.09.020, this land use can be authorized through approval of a Minor Conditional Use Permit in the IL zoning district. 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	Valley Neighborhood	Light Industrial	Vacant; Commercial/Industrial Proposed
North	Valley Neighborhood	Light Industrial;	Commercial/Industrial
East	Valley Neighborhood	Single Family Residential	Residential
South	Valley Neighborhood	Light Industrial	Residential
West	Employment Center	Public Facilities	Airport

Surrounding properties range in size from 247 acres to .40 acres and include a mix of industrial, residential and public facility uses. The proposed truck & trailer repair facility aligns with the site's Industrial 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 area of Yuba County and is designated as Valley Neighborhood in the 2030 General Plan Land Use Diagram. The proposed project aligns with the VN designation of Yuba County's General Plan by supporting employment-generating uses that are compatible with the surrounding community and infrastructure. As a truck and trailer repair facility, the project provides essential commercial services for the transportation industry, contributing to regional economic activity while remaining consistent with the industrial and service-oriented character envisioned in the Valley Neighborhood area. The facility is designed to operate responsibly with a limited number of employees, strict environmental compliance, and minimal community impact. Its location within a IL zoning district further supports the General Plan's intent to concentrate more intensive service uses away from residential areas while supporting local job creation and infrastructure-efficient development.

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.*

Since the fire last year this site has been vacant and underutilized. The proposed truck and trailer repair facility revitalizes the site with a functional, employment-generating use that supports the local economy and aligns with existing infrastructure and land use patterns. By repurposing the property for a compatible industrial service use, the project maximizes the utility of the land, reduces pressure for development on open space or agricultural lands, and supports the County's goal of sustainable, community-centered growth within unincorporated areas.

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

This project supports the County's goal of reinvestment in Olivehurst by creating local job opportunities and enhancing the community's economic base. As a truck and trailer repair facility serving both independent operators and large fleets, the business attracts consistent commercial activity to the area, contributing to economic reinvestment and long-term viability. The operation will employ local residents, including mechanics and administrative staff, helping to retain workforce talent within the community. While not a retail or housing project, the facility strengthens the industrial and service economy in Olivehurst, complementing nearby commercial uses and supporting broader efforts to create a more self-sustaining and prosperous local economy.

3. *Policy CD2.7: The County will actively promote vacant industrial sites in the Linda and Olivehurst areas for employment development.*

This project directly aligns with the County's standard of promoting vacant industrial sites in the Linda and Olivehurst areas for employment development by repurposing an underutilized IL parcel in Olivehurst for a commercial truck and trailer repair facility. The proposed use brings productive activity to the site, generates skilled employment opportunities, and supports a key sector of the regional economy—transportation and logistics. By developing this vacant industrial property for a job-creating enterprise, the project fulfills the County's objective of leveraging industrial-zoned land to support economic growth, reduce vacancy, and strengthen the employment base in the area.

As mentioned previously, the current zoning of the site is Light Industrial (IL) and falls within the County's designated Valley Growth Boundary (VGB). The intent of the IL zoning designation is to:

1. Provide for land uses that are compatible with adjacent residential or less intensive commercial areas by limiting impacts such as noise, odor, or vibration.
2. Allow light industrial and service-oriented businesses, including those with ancillary on-site retail, that have limited potential for adverse effects on surrounding uses.
3. Allow additional industrial uses through conditional approval when potential impacts can be effectively mitigated, promoting responsible industrial growth.

The applicant has submitted a Minor Conditional Use permit application for a proposed use that is consistent with the purpose and the identified uses allowed in the IL zoning district.

ENVIRONMENTAL REVIEW: Staff has determined that the project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) Section 15302 (Replacement or Reconstruction). Section 15302 exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced and does not involve significant environmental impacts.

The applicant is proposing to develop a 50x100 truck & trailer facility on a previously disturbed site within an existing industrially zoned property. The project will include landscaping, fencing, parking, and access improvements, but the overall footprint and site usage will remain consistent with its zoning designation and intended industrial 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 facility will not create substantial noise, traffic, or visual impacts, as it is designed for private operational use with public access. Therefore, the construction of the facility qualifies for a CEQA exemption under Section 15302, as it meets the criteria for small-scale industrial reconstruction or replacement without significant environmental effects.

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, Broadband 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.

- Caltrans – No comments.
- PG&E – No comments.
- OPUD – The applicant shall maintain an openable man-gate on the north side of the property to allow direct access from the existing fire hydrant to the building. This access gate shall be of sufficient width to accommodate fire personnel and equipment and shall remain unobstructed at all times. If such access is not feasible, the applicant shall be required to install an additional fire hydrant to ensure no point of the building exceeds 500 feet of hose lay from a hydrant, in compliance with applicable fire code standards.

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 truck and trailer repair facility is located within the IL zoning district, which allows for vehicle service and repair uses, including trucks and heavy equipment, subject to minor use permit approval. The project complies with all applicable provisions of the Yuba County Development Code, including use classifications, operational standards, and environmental performance measures designed to minimize impacts such as noise, odor, and vibration. All repair activities will occur within designated work areas in accordance with Section 11.32.060, and the site is designed to meet development standards such as setbacks, parking, and waste management requirements. Therefore, the proposed use is consistent with the intent and regulatory requirements of the IL zoning district and other applicable sections of the Yuba County Code.

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

The proposed truck and trailer repair facility is consistent with the Yuba County General Plan and the VN land use designation, which supports employment-generating uses that are compatible with surrounding development and existing infrastructure. Located within the established community of Olivehurst, the project contributes to Yuba County’s goals of reinvestment and economic development by activating an underutilized industrial parcel and providing skilled job opportunities. It also supports policies that promote infill development and the use of vacant industrial sites for appropriate commercial and service-oriented uses. By aligning with both the General Plan's broader economic objectives and the localized goals

for Olivehurst, the project demonstrates consistency with applicable land use and community planning documents..

- 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 truck and trailer repair facility is a necessary and desirable use at this location as it provides essential maintenance and repair services for the commercial transportation industry, which is vital to the regional economy. By offering a full range of diagnostic, repair, and compliance services for heavy-duty trucks and trailers, the facility supports both local and regional logistics operations, including independent operators and large fleets. Its presence in the Olivehurst area reduces the need for long-distance travel to access such services, thereby improving efficiency for local businesses and reducing associated environmental impacts. Additionally, the project generates local employment opportunities and brings productive use to a previously underutilized site, contributing positively to the well-being and economic vitality of the surrounding community.

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

The proposed truck and trailer repair facility is designed to operate in a manner that protects public health, safety, and the general welfare of the community. All repair activities will be conducted within designated work areas, minimizing noise, odor, and visual impacts on surrounding properties. The project includes proper waste management and environmental safeguards, such as the containment and licensed disposal of hazardous materials, to prevent soil or water contamination. Additionally, the business complies with all applicable fire, building, and zoning codes to ensure safe operations. With limited on-site vehicle storage and a controlled number of employees, the facility's operations are contained and compatible with neighboring uses, ensuring it will not be detrimental to adjacent properties or community infrastructure.

- 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 truck and trailer repair facility complies with all applicable design and development standards of the IL zoning district as outlined in the Yuba County Development Code Section 11.09. The project meets minimum lot size, setback, height, and parking requirements, and ensures that all repair work is conducted within enclosed or designated service areas, as required for vehicle repair uses. Site improvements have been designed to support safe vehicle circulation, on-site drainage, landscaping, fencing, access for emergency services, and aesthetic appeal in accordance with County standards. No waivers or modifications have been requested, and all operational elements—including noise, waste disposal, and hazardous material handling—are consistent with performance standards set forth in the Code, ensuring compatibility with surrounding development and long-term regulatory compliance.

- 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 design, location, size, and operating characteristics of the proposed truck and trailer repair facility are compatible with existing and anticipated future land uses in the

surrounding area. Situated within the IL zoning district, the project is appropriately located among other industrial and service-oriented uses, minimizing potential conflicts with nearby residential or commercial properties. The only property zoned residential that is near the proposed business is separated by train tracks. The facility is modest in scale, with a limited number of employees and restricted on-site activity focused solely on active repair work. All operations are conducted within defined service areas and during standard business hours, reducing the potential for noise or disturbance. The site's layout accommodates safe circulation and access, including fire and emergency response, and its use aligns with the area's long-term planning vision of supporting employment-generating and industrial uses on industrial zoned properties in Olivehurst.

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 physically suitable for the proposed truck and trailer repair facility in terms of its size, location, and infrastructure capacity. The 1.76-acre parcel provides ample space for vehicle circulation, service operations, and customer and employee parking, consistent with the type and intensity of the proposed use. The site is flat and developed, with no known physical constraints such as flood hazards, steep slopes, or protected environmental features. It is served by existing roadways and utility connections, including water, sewer, and power, allowing for seamless integration of the proposed operations. Additionally, access from Arboga Road provides convenient ingress and egress for large vehicles, making the site well-suited to accommodate commercial truck and trailer service activities without requiring significant off-site improvements.

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 15302 (Replacement or Reconstruction).

Report Prepared By:

Jacob Farmer

Jacob Farmer
Planner I

Report Reviewed By:

Rachel Downs

Rachel Downs
Deputy CDSA Director

ATTACHMENTS:

1. Draft Conditions of Approval
2. Site Plan
3. Project Description

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

Applicant/Owner: Gurmail Singh
APN: 013-471-015

Case Number: CUP-24-0010
Public Hearing Date: July 3rd, 2025

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 15302 (Replacement or Reconstruction).
- II. Approve Minor Use Permit CUP-24-0010 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 July 13th, 2025. Minor Use Permit CUP-24-0010 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 July 13th, 2027. 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 July 13th, 2027.
- 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) The Public Works Director may reasonably modify any of the Public Works conditions contained herein.
- 8) The gates and fences on Arboga Road must be of sufficient size for two trucks and trailers to enter and exit simultaneously (or two separate gates), at a location that allows for the vehicles to stop within the property before entering, rather than on the public road right-of-way. The layout of the

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- entrance shall also provide sufficient area for a truck and trailer to turn around within the property limits in the event that the vehicle is unable to enter the proposed gated parking area.
- 9) All existing or proposed driveway encroachments onto Arboga Road shall conform to the current Yuba County Standards for a Standard Rural Roadway Connection (Drawing No. 125) under permit by the Department of Public Works.
 - 10) All existing or proposed driveway terminations shall conform to the current Yuba County Standard for a Rural Driveway (Drawing No. 127) under permit issued by the Department of Public Works.
 - 11) Proponents of all applicable development and redevelopment projects will be required to submit a stormwater quality plan, including all temporary erosion and sediment control measures, site-design measures, source control measures, treatment measures, and baseline hydromodification management measures for the project, designed by a registered civil engineer, in accordance with Sections 7.50 and 11.23 of the Yuba County Ordinance Code and Section 11 of the Yuba County Improvement Standards to the Department of Public Works for review and approval prior to construction and/or grading permit. Owner shall construct such management measures as per the approved plan prior to construction.
 - 12) Improvement plans signed and sealed by the Consulting Engineer, prepared in compliance with Sections 3 and 7 of the Yuba County Standards, shall be submitted to and approved by the Public Works Department prior to any construction.
 - 13) Prior to the approval of any grading permit or improvement plans, owner must submit documentation demonstrating that all necessary permits and approvals have been obtained, which may include: an Industrial NPDES permit or No Exposure Certification, 404 permit from Army Corps of Engineers; including Section 7 consultation with the U.S. Fish and Wildlife Service, 401 certification from the Regional Water Quality Control Board, 2081/1602 permit, as necessary, from the California Department of Fish and Wildlife, and pre-construction surveys for special status species.
 - 14) If deemed necessary by the Public Works Director, 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 access roads and lots to acceptable natural drainage courses.
 - 15) All road and drainage construction required by these conditions of approval shall be inspected in compliance with Section 4 of the Yuba County Standards and approved by the Yuba County Department of Public Works. Applicant's contractor shall meet on-site with the Public Works Department representative prior to the commencement of work to discuss the various aspects of the project. Applicant shall pay all fees for inspection to the Public Works Department prior to any construction.
 - 16) Whenever construction or grading activities will disrupt an area of 1 acre or more of soil or is less than 1 acre but is associated with a larger common plan of development, the applicant is required to obtain a Yuba County grading permit issued by the Public Works Department and a National

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Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities, NPDES No. CAS000004, Order No. 2013-0001-DWQ. Coverage under the General Permit must be obtained prior to any construction. More information may be found at <http://www.swrcb.ca.gov/stormwtr/construction.html>. Owner must obtain an approved and signed Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB), a Waste Discharge Identification (WDID) number and a Storm Water Pollution Prevention Plan (SWPPP), as described by either the RWQCB or the State Water Regional Control Board (SWRCB). The SWPPP shall describe and identify the use of Storm Water Best Management Practices (BMP's) and must be reviewed by the Yuba County Public Works Department prior to the Department's approval of Improvement Plans or issuance of a Grading Permit for the project. See Yuba County's Stormwater Regulations for Construction Activities Procedures for details. According to state law it is the responsibility of the property owner that the SWPPP is kept up to date to reflect changes in site conditions and is available on the project site at all times for review by local and state inspectors. Erosion and sediment control measures, non-stormwater and material management measures, and post-construction stormwater management measures for this project shall be in substantial compliance with the SWPPP.

- 17) Erosion control shall conform to section 11 of the Yuba County Improvement Standards
- 18) 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.
- 19) 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.

ENVIRONMENTAL HEALTH DEPARTMENT:

- 20) Operator 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:

- 21) 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.
- 22) 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:

- 23) All new/proposed buildings and structures shall obtain a building permit prior to construction.
- 24) 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.

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OLIVEHURST PUBLIC UTILITY DISTRICT:

- 25) The applicant shall maintain an openable man-gate on the north side of the property to allow direct access from the existing fire hydrant to the building. This access gate shall be of sufficient width to accommodate fire personnel and equipment and shall remain unobstructed at all times. If such access is not feasible, the applicant shall be required to install an additional fire hydrant to ensure no point of the building exceeds 500 feet of hose lay from a hydrant, in compliance with applicable fire code standards.

PLANNING DEPARTMENT:

- 26) Major modifications shall require an amendment to the Conditional Use Permit.
- 27) 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.
- 28) 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 or over any PG&E facilities or inside any PG&E easements that exist within the subject area.
- 29) Operator shall meet all requirements of the Feather River Air Quality Management District.
- 30) 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.
- 31) Adhere to all of the Development Regulations for Trucks & Heavy Equipment Sales Service & Rentals within Development Code Section 11.32.060.
- 32) 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 Guideline 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.
- 33) Vehicles awaiting service may be temporarily parked in designated parking areas, fully screened from public view through a combination of fencing and landscaping. No stored vehicle shall remain on the property for more than 45 days.
- 34) Truck storage shall be prohibited on the property at all times. No portion of the site shall be used for the parking, storage, or staging of commercial trucks not directly associated with an active and permitted use on the premises. If it is determined that the site is being used for truck parking that the Planning Department will return the CUP to the Planning Commission for a revocation hearing.
- 35) Prior to the issuance of any building final occupancy permits, landscaping shall be installed in compliance with Chapter 11.24 Landscape of the Yuba County Development Code.
- 36) Prior to the issuance of any building final occupancy permits, the applicant shall bring the site into full compliance with section 11.25 Parking and Loading of the Yuba County Development Code. The applicant shall pave the driving surface of the existing parcel to a minimum width sufficient to

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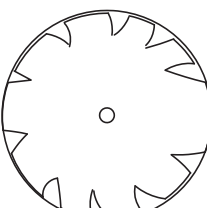

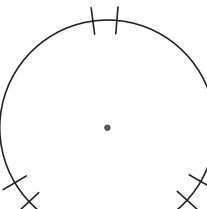



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- accommodate the simultaneous passage of two semi-trucks, ensuring safe and efficient on-site circulation.
- 37) Prior to the issuance of any building final occupancy permits, the applicant shall bring all fencing into compliance with Section 11.19.040 Fences and Walls of the Yuba County Development Code. Compliance shall include replacement of the existing chain link fencing along the Arboga Road frontage with metal fencing consistent with applicable standards. The fencing along the sides and back of the property will be allowed to remain chain link with a razor wire topping for security purposes.
- 38) Prior to the issuance of any building final occupancy permits all existing unpermitted signage on the site shall be removed.

Jacob Farmer

Jacob Farmer
Planner I
Yuba County CDSA

PLANT SCHEDULE

TREES	BOTANICAL	COMMON	CONT	SHRUBS	BOTANICAL	COMMON	CONT
	QUERCUS POLYMORPHA	MONTERREY OAK	24" BOX		PHOTINA FRASERI	PHOTINA	5 GAL.
	PYRUS KAWAKAMII	EVERGREEN PEAR	24" BOX		RHAPHIOLEPIS INDICA PINKIE	PINKIE INDIAN HAWTHORN	5 GAL.
					RHAPHIOLEPIS INDICA SPRINGTIME	SPRINGTIME INDIAN HAWTHORN	5 GAL.
					TULBAGHIA VIOLACIA	SOCIETY GARLIC	1 GAL.

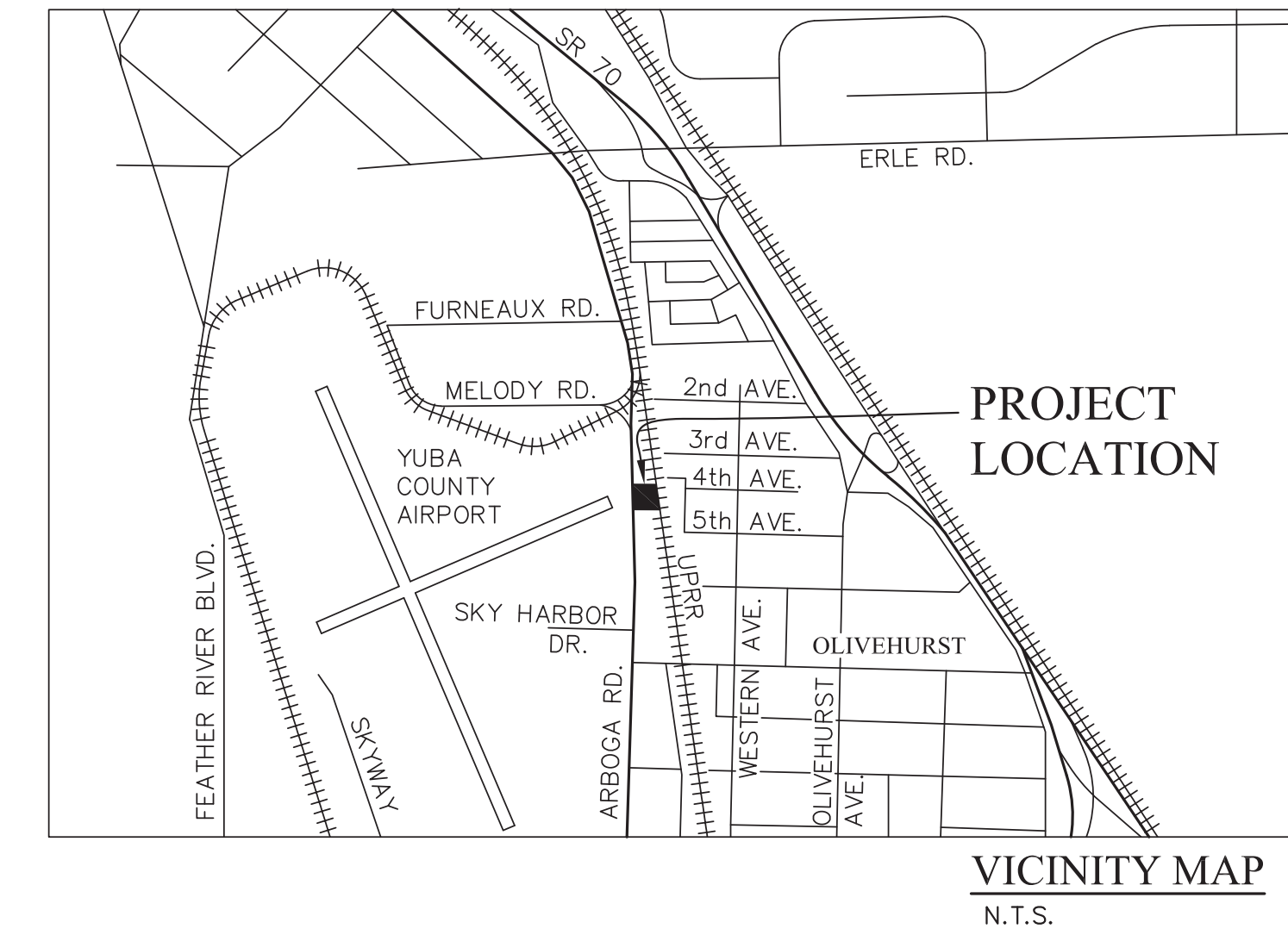
GROUND COVER

GROUND COVER AT LANDSCAPED AREAS TO BE BARK MULCH TYP.

PARKING SHADING ANALYSIS

PARKING AREA = 3,472 S.F.
 SHADING % REQD. = 50% (GBC 5.106.12)
 MIN. SHADED AREA REQUIRED = 1,736 S.F.
 SHADING PROVIDED = 1,958 S.F. (56%)

NOTE: DESIGN LEVEL LANDSCAPE & IRRIGATION PLANS ARE A SEPARATE SUBMITTAL BY OTHERS. THIS PLAN IS SUBMITTED TO ADDRESS PARKING SHADING AND PROVIDE A CONCEPTUAL DESIGN.

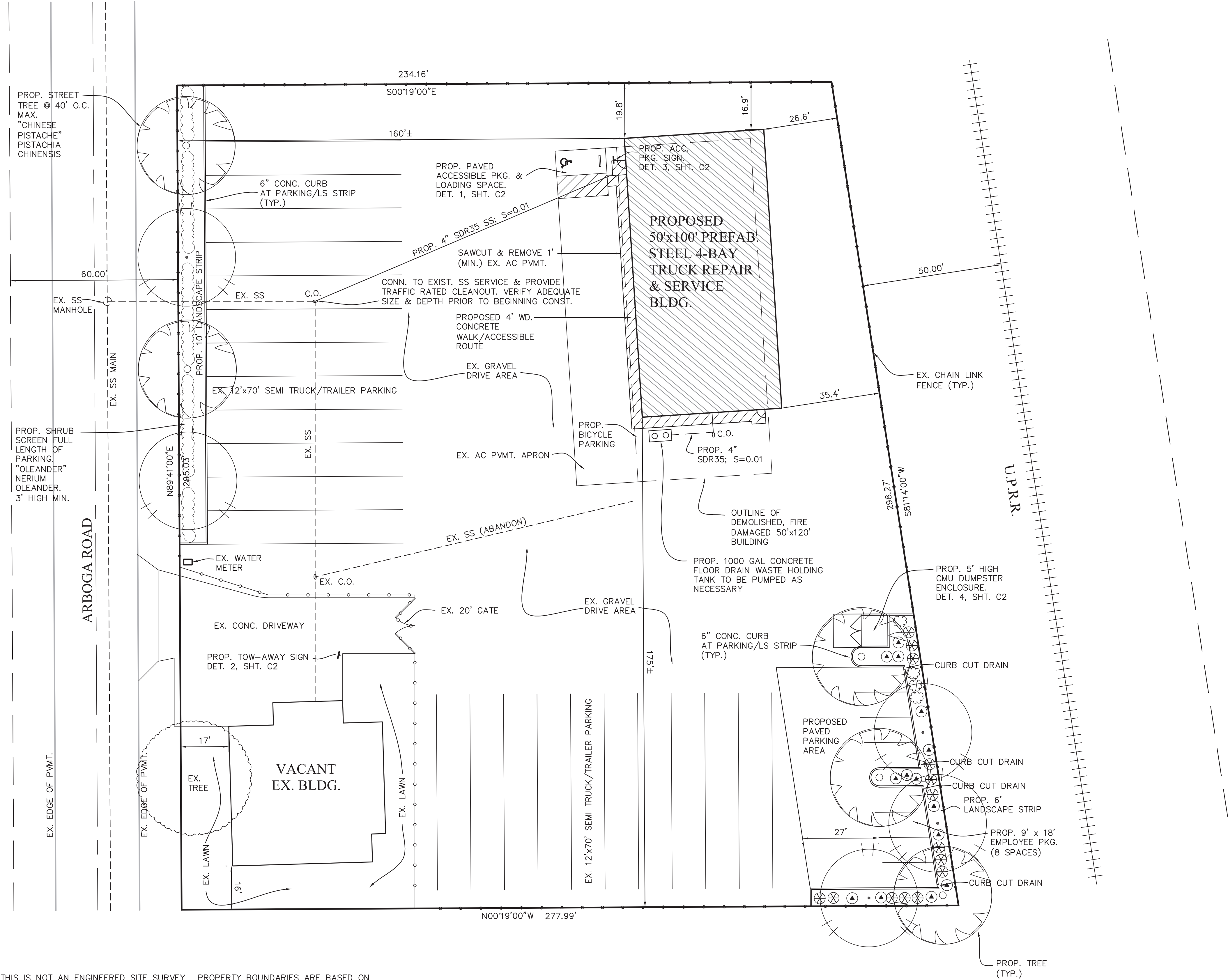


REVISIONS		
A	4/1/25	RLH
B		
C		
D		
E		

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
 0 1"
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE(S) ACCORDINGLY

PROPOSED BUILDING FOR:
GS BAINS TRUCK & TRAILER REPAIR
 5073 ARBOOGA ROAD, OLIVEHURST, CA 95961
 ATN: 013-471-4015

ZONING: IL - LIGHT INDUSTRIAL
 TOTAL SITE AREA: 75,550 S.F. - 1.73 ACRES
 BUILDING FOOTPRINT AREA: 2,900 S.F.
 EXISTING VACANT BUILDING: 5,000 S.F.
 PROPOSED TRUCK/TRAILER SERVICE BUILDING: 7,900 S.F. 10%
 TOTAL BUILDING FOOTPRINT AREA: 12,800 S.F.
 YARD SETBACKS: 0 FEET
 PARKING:
 NUMBER OF SPACES REQUIRED: 2 SPACES PER SERVICE BAY x 4 BAYS = 8 SPACES
 NUMBER OF SPACES PROVIDED: 8 SPACES (9'x18')
 LANDSCAPING:
 REQUIRED: 10' WIDE ABUTTING STREETS,
 5' WIDE AT PARKING AREA (6' WITH TREES)
 PROPOSED: 10' WIDE ABUTTING STREET,
 6' WIDE AT PARKING AREA
 PARKING LOT SHADING:
 REQUIRED/PROPOSED AREA: SEE ANALYSIS, THIS SHEET



THIS IS NOT AN ENGINEERED SITE SURVEY. PROPERTY BOUNDARIES ARE BASED ON PREVIOUS RECORD MAP. STRUCTURE LOCATIONS SHOWN ON THIS DRAWING HAVE NOT BEEN SURVEYED IN RELATION TO PROPERTY LINES.

LAUGHLIN and SPENCE
 CIVIL ENGINEERS & SURVEYORS
 1008 Live Oak Boulevard
 Yuba City, California 95991
 (530) 671 1008
 fax (530) 671 0822



THESE PLANS ARE CONSIDERED "PRELIMINARY" OR "FOR REVIEW" UNLESS WET SIGNED AND SEALED BY THE ENGINEER. THEY SHALL NOT BE USED FOR CONSTRUCTION UNLESS STAMPED APPROVED BY THE LOCAL AGENCY.

Date: 3/7/25
 Scale: 1"=20'
 Drawn: NMC/RLH
 Job: 243510/255467
 Sheet:

C1

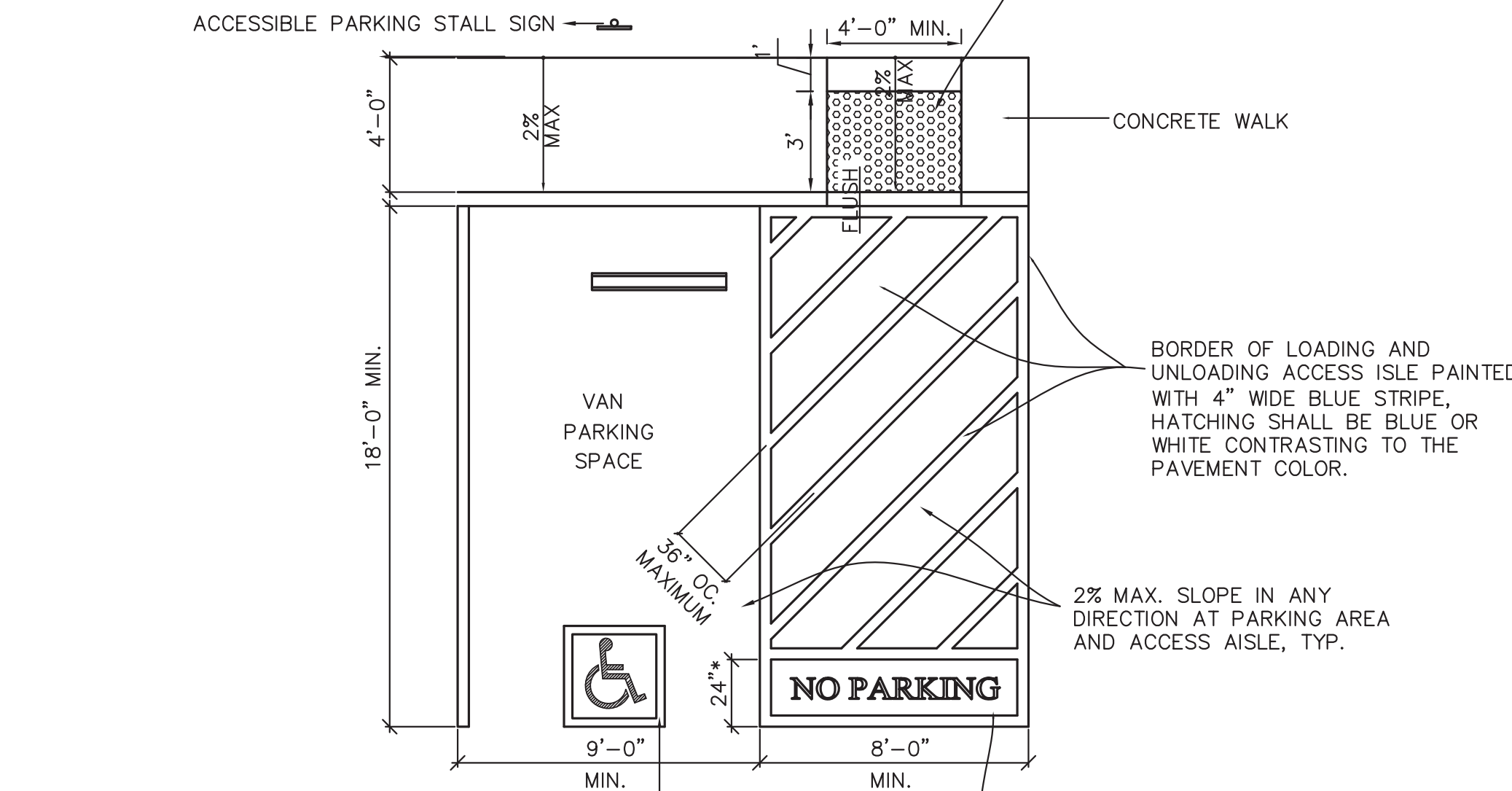
SITE PLAN



REVISIONS		
A	4/1/25	RLH
B		
C		
D		
E		

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
 0 1"
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE(S) ACCORDINGLY

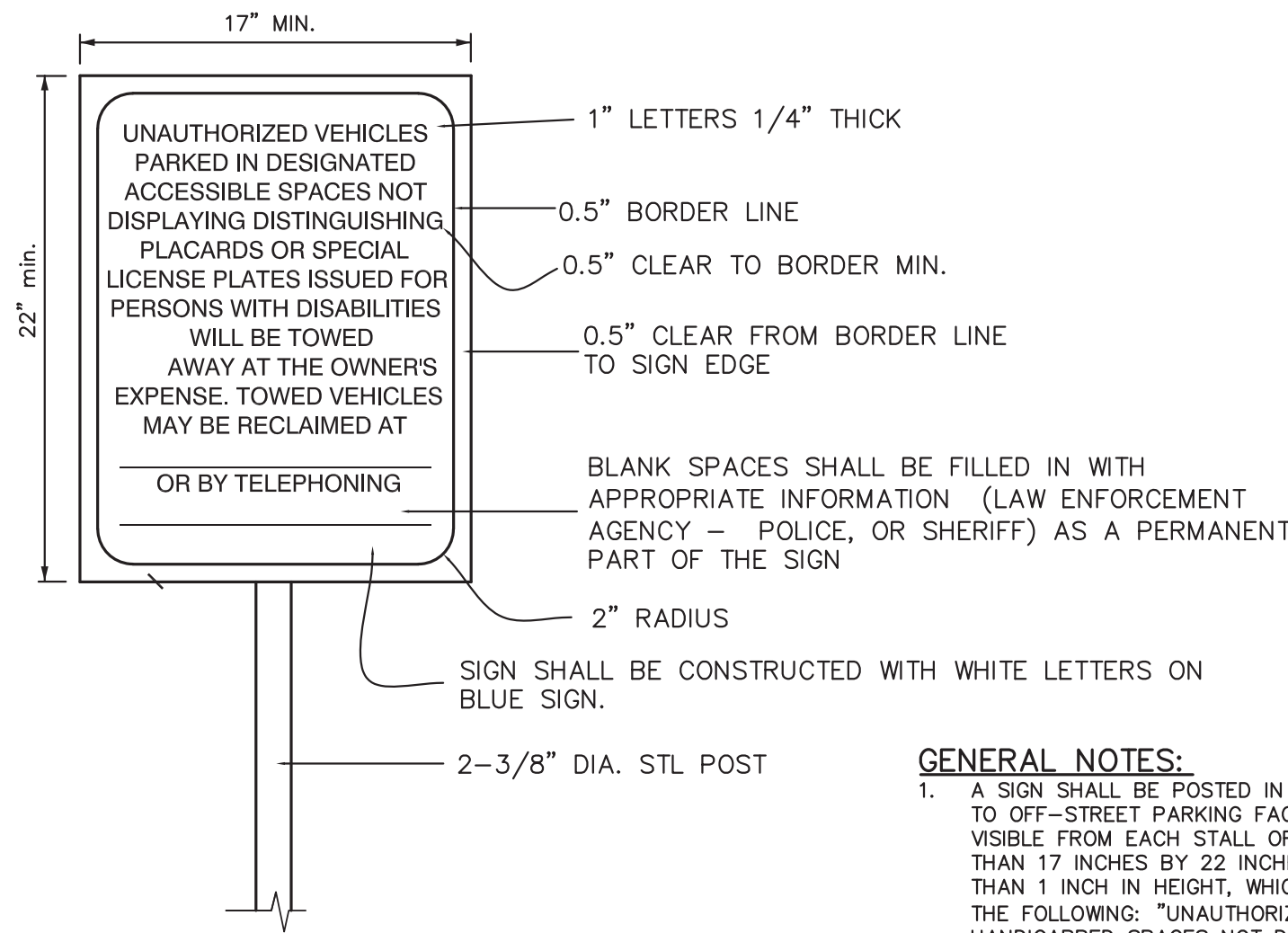
DETECTABLE WARNING EXTENDING THE FULL WIDTH OF THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN THE STREET AND THE SIDEWALK AND SHALL EXTEND 36" IN THE DIRECTION OF TRAVEL W/ TRUNCATED DOMES 0.9" DIA. MIN. TO 0.92" DIA. MAX. AT THE BASE AND 0.45" DIA. MIN. TO 0.47" MAX. AT THE TOP AND A HEIGHT OF 0.2". SPACE 2.30" MIN. TO 2.40" MAX. APART PER CBC 11B-705.1.1.1 & 11B-705.1.1.2



36" SQ. SIGN PAINTED ON GROUND SURFACE SHOWING A PROFILE VIEW DEPICTING A WHEELCHAIR WITH OCCUPANT IN WHITE ON A BLUE BACKGROUND INCLUDING A 3" WHITE BORDER, LOCATED AT THE REAR OF THE PARKING SPACE. THE BLUE SHALL BE EQUAL TO COLOR No. 15090 IN FEDERAL STANDARD 599b.

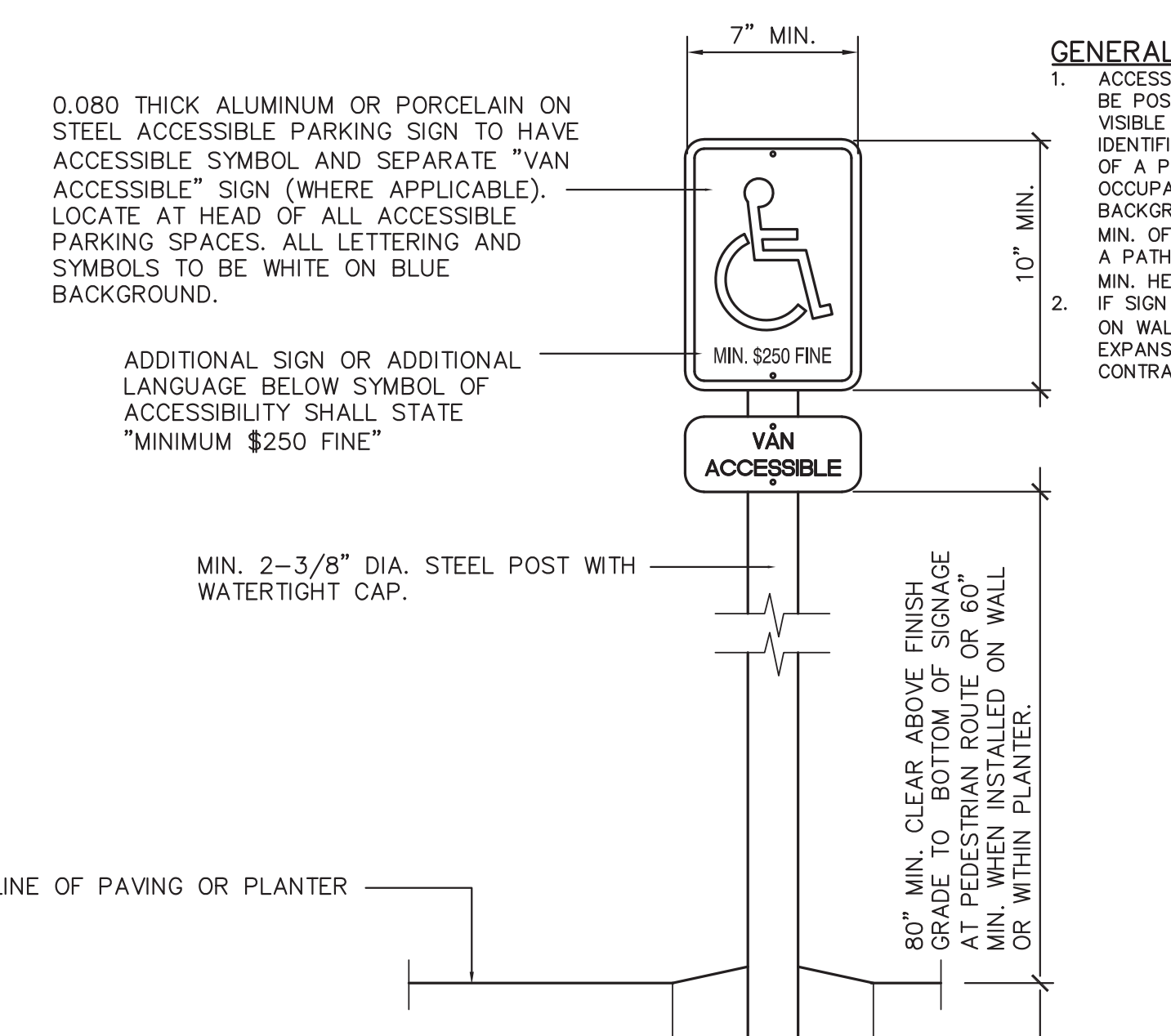
MIN. 12" HIGH LETTERS, PAINTED WHITE, VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS WITHIN EACH LOADING AND UNLOADING ACCESS AISLE.

① PARKING ACCESSIBILITY



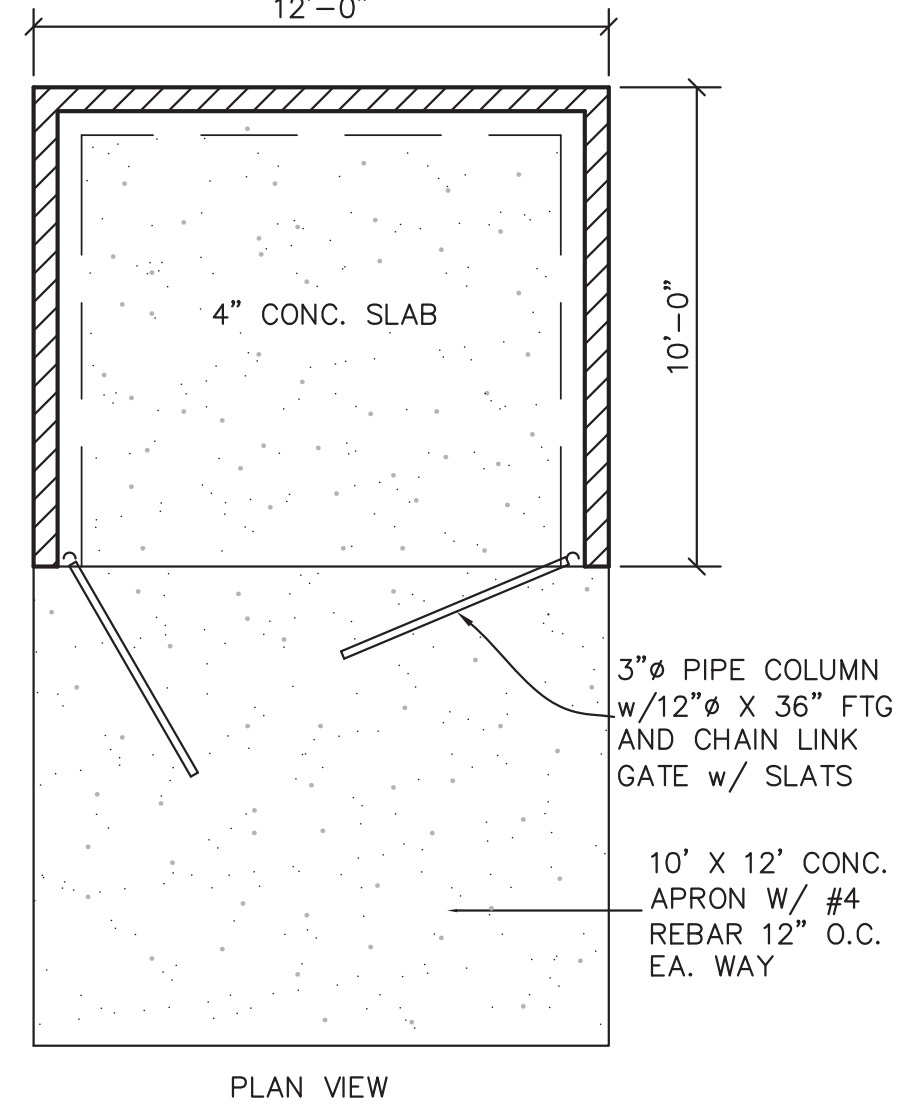
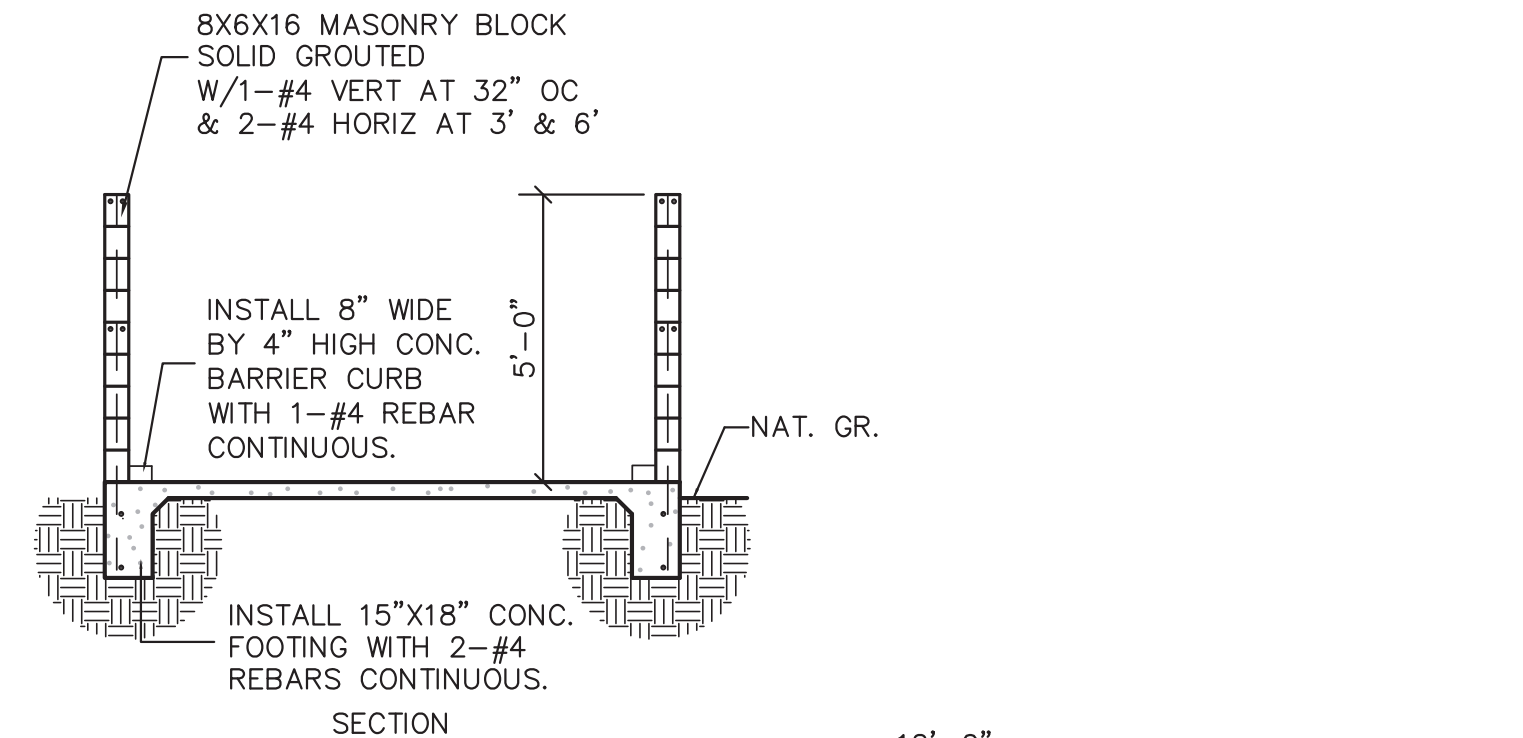
GENERAL NOTES:
 1. A SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL NOT BE LESS THAN 17 INCHES BY 22 INCHES IN SIZE WITH THE LETTERING NOT LESS THAN 1 INCH IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED HANDICAPPED SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY DISABLED PERSONS MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT (INSERT LOCAL NON-EMERGENCY POLICE #) OR BY TELEPHONING (INSERT OWNER'S SELECTED TOWING COMPANY)."

② ACCESSIBLE PARKING SIGN



GENERAL NOTES:
 1. ACCESSIBLE PARKING IDENTIFICATION SIGN SHALL BE POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH SPACE AND SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON A DARK BLUE BACKGROUND. THE SIGN SHALL BE MOUNTED A MIN. OF 60" ABOVE GRADE WHEN THE SIGN IS IN A PATH OF TRAVEL, IT SHALL BE POSTED AT A MIN. HEIGHT OF 80" TO THE BOTTOM OF THE SIGN. IF SIGN IS ATTACHED TO A BUILDING, MOUNT SIGN ON WALL A MIN. OF 60" ABOVE GRADE WITH 2 EXPANSION ANCHORS. COORDINATE WITH BUILDING CONTRACTOR.

③ ACCESSIBLE PARKING SIGN



④ DUMPSTER ENCLOSURE
 N.T.S.

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C2
 Page

Project Description for Minor Use Permit Application

Business Name: GS BAINS TRUCK & TRAILER REPAIR LLC

Business Owner: Gurmail Singh

Business Address: 5073 Arboga Road Olivehurst CA 95961

Project Type: Commercial Semi Truck and Trailer Repair Facility

1. Overview of Business Operations

The proposed business is a **full-service commercial truck and trailer repair facility** operating on private property in Yuba County. The business specializes in **comprehensive maintenance, inspections, diagnostics, and repair services** for heavy-duty trucks and trailers.

Our customer base includes a wide range of clients from independent owner-operators to large national fleets. We are **authorized service providers for Penske and Holman**, and are committed to meeting state and federal standards for commercial vehicle compliance and safety.

This facility will function strictly as a **repair and service location**. Only customer vehicles currently being serviced or awaiting immediate service will be on-site.

2. Description of Services Provided

The business offers a full suite of professional commercial truck and trailer services, including but not limited to:

- **Major and Minor Repairs:**
Complete mechanical repair services including engine work, drivetrain, brakes, transmission, electrical systems, and structural components.
- **Routine and Preventative Maintenance:**
Oil changes, fluid services, filter replacements, inspections, and regular upkeep to ensure safety and extend vehicle lifespan.
- **State-Required DOT Inspections:**
Certified Department of Transportation (DOT) inspections in compliance with federal and state regulatory requirements for commercial motor vehicles.

- **CARB Emissions Testing:**
California Air Resources Board (CARB) compliant emissions testing and diagnostics to ensure vehicles meet state-mandated environmental standards.
- **Computer Diagnostics:**
Advanced diagnostic services using modern tools and software to identify fault codes, engine performance issues, emissions problems, and electronic system malfunctions.
- **Suspension and Steering:**
Repair and replacement of suspension systems, including airbags, shocks, springs, bushings, and alignments.
- **Tire Services:**
Commercial tire repairs, replacements, rotations, and balancing.
- **Trailer Repairs:**
Full-service trailer work including brake systems, lighting, electrical, landing gear, and body repairs.

All services are performed by experienced and certified technicians in a safe and professional environment.

3. Business Operations and Site Use

- **Facility Use:**
The site will be used exclusively for active repair work. Customer vehicles are brought to the property for service and leave once work is complete.
 - **Hours of Operation:**
Monday through Saturday, 7:00 AM to 6:00 PM. Occasional after-hours work may occur depending on customer needs or emergency repairs, but will be limited and contained.
 - **Employees:**
The business is operated by the owner along with a small team of qualified mechanics and administrative support staff. At peak times, the facility may employ 3–6 individuals.
-

4. Site Layout and Infrastructure

- **Service Area:**

Repairs are conducted in a designated work area equipped with the necessary tools and infrastructure. All work areas meet safety and environmental standards.

- **Waste Management and Environmental Compliance:**

All hazardous materials, such as used oil, filters, and fluids, are collected and disposed of through licensed waste management providers. No materials will be released into the soil or stormwater systems. Spill containment and secondary storage measures are in place.

Conclusion

This proposed facility is an essential service operation that promotes road safety, air quality compliance, and transportation reliability for both independent and fleet operators. Through careful site management, professional services, and commitment to environmental and regulatory standards, this project will provide a valuable resource for the local commercial trucking community while maintaining compatibility with local land use goals.