

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

ADDENDUM No. 1

To: Zoning Administrator
From: Travis Kroger, Associate Planner
Re: MU-22-05– Amendments to the staff report, resolution, and conditions of approval

RECOMMENDATION:

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings and **APPROVE** Use Permit No. MU-22-05, subject to the recommended conditions of approval., based on the findings and recommended conditions of approval in the attached Resolution (Attachment A), as amended.

I. DISCUSSION:

The application was noticed and set for a Zoning Administrator hearing on July 6, 2023; however, two letters were received in opposition to the project (Attachment B) and the applicant requested a continuance to August 3, 2023, in order to address concerns raised such as potential pollution and traffic impacts. At the August 3, 2023 hearing the applicant again requested a continuance to September 7, 2023, in order in order to meet with the neighbors and work out a solution to address their concerns. Following several meetings between the neighbors and the applicants, both groups have informed county staff that the concerns have been resolved.

Since then, the applicant has provided additional details on best management practices to avoid site contamination and agreed to install an oil separator as an additional measure to avoid any contamination of the on-site detention pond. Correspondence and revised plans are attached (Attachment C). Modifications to the conditions of approval are recommended as described below and in the Revised Resolution and Conditions of Approval (Attachment A).

II. Revisions to the resolution:

The draft resolution and conditions of approval (Attachment A) have been revised to address the issues described below. Additions to the resolution and conditions are in **bold & italicized**, and deletions are shown as ~~strikethrough~~ in Attachment A.

- Add additional justification for an exemption from the California Environmental Quality Act (CEQA).
- State the date of the current version of the revised plans.
- Revise permit term condition to describe the renewal procedure more clearly.

- Add a condition to provide an annual facility inspection report addressing sources of potential environmental contamination present on the site and the condition of site facilities and improvements.
- Add additional details of the best management practices for handling and storage of internal combustion and electric vehicles.
- Add a requirement to install and maintain oil separators as an additional measure to avoid contamination of the detention pond.

ATTACHMENT:

- A. [Draft Revised Resolution and Conditions of Approval](#)
- B. [Comments from neighbors](#)
- C. [Emails from the applicant](#)
- D. [Revised development plans](#)
- E. [Oil separator information](#)

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. 23-XX**

WHEREAS, the Solano County Zoning Administrator has considered Minor Land Use Permit application MU-22-05 by 6734 Midway Partners LLC to construct a Junkyard/Wrecking Yard for storage and sales of total loss vehicles on a 39.11-acre parcel located at 6734 Midway Road, one (1) mile south of the City of Dixon in the General Manufacturing ½ acre minimum (M-G-1/2) zoning district, APN 0112-080-120.

WHEREAS, said Zoning Administrator has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on July 6, 2023 which was continued to August 3, 2023, in order to address the adjacent property owner(s) concerns;

WHEREAS, said Zoning Administrator on August 3, 2023 continued the item to September 7, 2023 at the request of the applicant;

WHEREAS, said Zoning Administrator has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on **September 7, 2023**, and

WHEREAS, after due consideration, the Zoning Administrator has made the following findings regarding said proposal:

- 1. That the establishment, maintenance, or operation of the use or building conforms with the General Plan for the County concerning traffic circulation, population densities and distribution, and other aspects of the General Plan considered by the Zoning Administrator to be pertinent.**

The project site is designated Agriculture by the General Plan Land Use diagram (Figure LU-1) of the Solano County General Plan. General Plan amendment G-11-01 and Resolution 2012-030 were approved by the Solano County Board of Supervisors to deem any property zoned General Manufacturing ½ acre minimum (M-G-1/2) as of 2008 consistent with the General Plan Land Use designation of Agriculture. The proposed use is a conditionally permitted use within the M-G-1/2 zoning district.

- 2. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

The site is accessed via an existing driveway connection to Midway Road; and will be developed with a well and private sewage disposal system as proposed and conditioned.

- 3. The subject use will not, under the circumstances of this particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in or passing through the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

With the proposed conditions, this project will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

4. The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to the following:

- a. CEQA Guidelines Section 15302, Class 2, Replacement or Reconstruction.
 - The project includes the construction of three (3) new commercial buildings, all of which are less than 10,000 square feet in size. The size and location of the proposed development is similar to the development for the rendering plant previously located on this site.
- b. CEQA Guidelines Section 15304 Class 4, Minor Alterations to Land.
 - The proposed grading and resurfacing of the site with crushed concrete, landscaping, fencing and construction of a detention pond all represent minor changes to the existing conditions.

5. The Project requires no additional environmental review under the California Environmental Quality Act:

The Project has been reviewed pursuant to procedures contained in Public Resources Code Section 21083 and CEQA Guidelines Section 15183. The Project is consistent with the General Plan and there are no “peculiar impacts” under the identified procedures. Any impacts can be substantially mitigated pursuant to previously adopted uniformly applied development policies or standards as required by the Project’s Use Permit conditions set forth below. Substantial evidence does not exist to show that the policies or standards will not substantially mitigate any impacts.

BE IT THEREFORE RESOLVED that the Zoning Administrator has approved Minor Permit application MU-22-05 subject to the following recommended conditions of approval:

ADMINISTRATIVE

1. **Land Use.** The proposed land uses shall be established and operated in accordance with the application materials and development plans submitted for Minor Use Permit MU-22-05, revised **August 18, 2023**, and as approved by the Solano County Zoning Administrator. This permit would authorize a project consisting of a Junk Yard/Wrecking Yard to store and sell total loss and theft recovery vehicles located at 6734 Midway Road.
2. **Revisions or Modifications of Land Use.** Pursuant to Section 28.106(l) of the County Code, no additional land uses or activities including new or expanded buildings shall be established beyond those identified on the approved development plan and detailed within the project description without prior approval of a revision, amendment, or new use permit and subsequent environmental review or a determination by the Director of Resource Management that the proposed modification is in substantial compliance with the existing approval.
3. **Indemnification.** By acceptance of this permit, the permittee and its successors in interest agree that the County of Solano, its officers, and employees shall not be responsible for injuries to property or person arising from the issuance or exercise of this permit. The

permittee shall defend, indemnify, and hold harmless the County of Solano, its officers and employees from all claims, liabilities, losses or legal actions arising from any such injuries. The permittee shall reimburse the County for all legal costs and attorney’s fees related to litigation based on the issuance and/or interpretation of this permit. This agreement is a covenant that runs with the land and shall be binding on all successors in interest of the permittee.

4. **Permits Required.** The Project shall comply with all applicable Solano County Zoning regulations and Building Code provisions and secure all required local, state, regional and federal permits required to operate.
5. **Failure to Comply.** Failure to comply with any of the conditions of approval or limitation set forth in this permit shall be cause for the revocation of the use permit and cessation of the permitted uses at the Permittee’s expense.
6. **Business License.** The permittee shall secure and abide by the terms and conditions of a Business License issued by Solano County. This approved Use Permit shall constitute as the “Zoning Clearance” necessary to file for the license.
7. **Exercise of Permit.** The permit shall be deemed exercised once all required action items below have been completed and verified by County staff. If the permit is not exercised within one year of the date of issuance, the permittee may request that a 1-time extension of one (1) year to exercise the permit be granted by the Zoning Administrator, otherwise the permit will be deemed null and void with no further action.
- ~~8. **Permit Term.** The Use Permit shall be in effect for a five (5) year period with the provision that a five (5) year renewal may be granted if said request is received prior to the expiration date of July 6, 2028 and the uses remain the same and in compliance with the Conditions of Approval.~~

Permit Term. The Use Permit shall be in effect for a five (5) year period with the provision that five (5) year renewals may be granted if said request is received prior to the expiration date of September 17, 2028, and every five (5) years thereafter, and the uses remain the same and in compliance with the Conditions of Approval.

Action Needed - Administrative				
COA #	Required to exercise Y/N	Action	When	Verified
6	Y	Submit Business License application	By 9/17/24	

OPERATIONAL CONTROLS

9. **Hazard or Nuisance.** The Permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust, or other impacts, which constitute a hazard or nuisance to residents, visitors, or property in the surrounding areas. ***The permittee shall provide an annual facility inspection report addressing sources of potential environmental contamination present on the site, such as tanks and drums, and the condition of site facilities and improvements, including paving, roofing, and fencing.***

10. **Junk & Debris.** The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk. All existing stockpiled concrete shall either be crushed and used on-site or removed within one (1) year of issuance of this permit.
11. **Fugitive Dust.** Any access from unpaved dirt roads and with unpaved on-site access roads and parking areas shall control fugitive dust with water trucks, sprinkler system or other practices acceptable to the applicable air quality management district, as needed to prevent airborne dust.
12. **Construction Noise & Outdoor Sound.** During construction and operation, no noise shall exceed 65 dBA when measured at the property lines. The project contractor(s) shall limit all noise-producing construction-related activities, including the operating of any tools or equipment used in construction, grading, or demolition work, to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No construction activity shall take place on Sunday, except by written permission of the Director of Resource Management. General hours of operation will be Monday-Friday 7:30 am-5:30 pm and Saturday 9:00 am-1:00 pm, with after-hours deliveries, as necessary.
13. **Odor.** The facility shall not cause objectionable odors on adjacent properties.
14. **Parking.** The Facility shall provide parking on-site to accommodate all employees and visitors. No parking shall be allowed within any road right-of-way for 1,000 feet in either direction of any access point or access located on the site.
15. **Lighting and Glare.** All light fixtures shall be installed that have light sources aimed downward and shielded to prevent glare or reflection or any nuisance, inconvenience, and hazardous interference of any kind on adjoining streets or property.
16. **Landscaping.** Prior to issuance of the building permit, submit to the Planning Services Division a landscape and irrigation plan. The plan shall include a minimum 25-foot-wide landscape buffer along the property street frontage consisting of a raised berm, trees spaced at minimum of 50 feet on center, shrubs, and ground cover. The landscape plan shall include a total of 93 inches of oak trees to compensate for the loss of oak trees as described in the Arborist Report. The landscape plan shall incorporate drought-tolerant plantings as well, and the permittee shall provide landscape irrigation and maintenance.
17. **Perimeter fencing.** An eight (8)-foot-tall chain-link fence with vinyl slats shall be installed around the perimeter of the property as shown on the approved plans. Front yard fencing shall be set back 25 feet from the property line, and gates provided for access to vehicle drop off and loading areas.
18. **Storage & Disposal of Vehicles.** All vehicles stored on-site shall be parked in an orderly manner as shown in the approved development plans, with no stacking of vehicles at any time. ~~Vehicles will not be dismantled or crushed on-site, but incomplete vehicles may be stored and sold.~~
 - a. ***Vehicles shall not be dismantled or crushed on-site, but incomplete vehicles may be stored and sold.***

- b. Leaks from damaged vehicles shall be addressed before delivery. Vehicles stored on site will be inspected for leaks upon delivery and continuously monitored by the Permittee for any additional leaks which will be addressed immediately if observed.**
- c. Storage of hybrid and electric vehicles shall be allowed in a designated area of the site. No limit is placed on the number of electric vehicles which may be stored, but such vehicles must be stored separately from internal combustion powered vehicles in a location on the site approved by the Dixon Fire Protection District.**
- d. Hybrid and electric vehicles shall be transported and stored in a manner consistent with the Society of Automotive Engineers (SAE) J2990 Hybrid and Electric Vehicle Safety Systems Information Report, National Highway Traffic Safety Administration (NHTSA) Interim Guidance for Electric and Hybrid-Electric Vehicles Equipped with High-Voltage Batteries, specific vehicle manufacturers information, and any other current and applicable industry standard regulations, guidelines and best practices.**

Action Needed - Operational Controls				
COA #	Required to exercise Y/N	Action	When	Verified
10	Y	Remove any excess concrete	By 9/17/24	
11	N	Control fugitive dust during operation	Per condition	
12	N	Request permission from Director prior to any construction on a Sunday	Per condition	
16	Y	Install landscaping per approved plans	By 9/17/24	
17	Y	Install fencing	By 9/17/24	

BUILDING AND SAFETY DIVISION

- 19. Building Permit Application:** Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per Section 105 of the 2022 California Building Code: “Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure shall first make application to the building official and obtain the required permit.”
- 20. Certificate of Occupancy:** No building shall be used or occupied and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy.
- 21. Site Accessibility Requirements:** The site and all facilities shall meet all the accessibility requirements found in Chapter 11B of the California Building Code. The Designer is required to design for the most restrictive requirements between ADA Federal Law and the California Building Code. The Solano County Building Division will be reviewing the plans for the most restrictive requirements of the two. There shall be a complete site plan, drawn to scale reflecting all site accessibility. The site shall be developed in a manner consistent with State and federal requirements for accessibility for disabled persons,

including all parking areas, aisles and paths of travel and structures. The Applicant shall submit accessibility analysis prepared by a Certified Access Specialist (CAS). The analysis must state that the inspected structures and other site features meet both State and federal accessibility requirements or specify what corrections are necessary in order to comply. The permittee shall make any necessary corrections that are necessary to comply. All accessible paths of travel and parking areas shall be hard-scaped surfaces as specified by the CAS specialist and shall meet all the worst-case requirements between Chapter 11 B of the California Building Code and ADA Federal law.

22. **Building Permit Plans:** The Building Permit plans shall include a code analysis as listed below and the design shall be under the current California Codes and all current rules, regulations, laws, and ordinances of local, State, and federal requirements. Upon Building Permit submittal, the licensed architect shall provide the following Code Analysis:

- a. Occupancy Classification
- b. Type of Construction
- c. Seismic Zone
- d. Location on Property
- e. Height of all buildings and structures
- f. Number of stories
- g. Occupant Load
- h. Allowable Floor Area

23. **Plans and Specifications** shall meet the requirements as per section 105 of the current California Building Code. "Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional." Electronic media documents are permitted when approved by the Building Official. Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of work proposed, and show in detail that it will conform to the provisions of this code and relevant laws, ordinance, rules, and regulations, as determined by the building official."

24. **Fire Safety.** An automatic commercial fire sprinkler shall be installed throughout any enclosed building. The fire district will reassess the site for fire, protection of life and property, and safety requirements at the time of Building Permit review.

Action Needed - Building Division				
COA #	Required to exercise Y/N	Action	When	Verified
19	Y	Submit Building Permit applications	By 9/17/24	

ENVIRONMENTAL HEALTH DIVISION

25. **Hazardous Materials Requirements:** The facility shall comply with all hazardous materials management, storage, handling, and reporting requirements. If the facility handles any hazardous material in quantities equal to or greater than 55 gallons of liquids, 200-cubic feet for gases and/or 500 pounds solids, then the applicant shall create a

Hazardous Materials Business Plan (HMBP) and upload the HMBP to the online California Environmental Reporting System (CERS) within 30 days of exceeding the hazardous materials threshold quantities. The HMBP includes requirements for reporting the facility information, hazardous materials inventory, site diagram, emergency response plan, and an employee training plan.

26. **Solid Waste:** The facility shall maintain adequate commercial garbage service onsite to prevent disease, vector attraction, odors, and other nuisance factors. A minimum of weekly collection service is required.
27. **Water Well Construction Permit Requirement:** The applicant shall obtain a water well construction permit from Environmental Health prior to commencing any drilling activities onsite. All water wells onsite shall meet the requirements of Solano County Code Ch. 13.10, including the minimum 100 ft. setback distance to all septic systems.
28. **Public Water System (PWS).** The permittee shall secure and maintain a current Public Water System permit from the California State Division of Drinking Water once the number of customers, employees and visitors accessing the property reaches 25 people for 60 days out of the year. Copies of all California Water Board Division of Drinking Water permitting shall be provided to the Department prior to operation.
29. **Well Construction & Testing.** Analysis of the site conditions at the former Florin Tallow Plant, file #29-80012, by Ground Zero Analysis Inc., dated July 25, 2005, recommends that future water supply wells on site have a minimum 150 ft. deep sanitary seal.
 - a. The facility shall meet or exceed the well seal depth recommended by the "Ground Zero Analysis Inc." letter, dated July 25, 2005, that recommends a minimum 150 ft. deep sanitary seal for any new water wells drilled on the site.
 - b. Per the revised "Comfort Letter" from the CV-RWQCB dated 3/8/2023, the facility shall test the well water onsite for volatile organic compounds (VOCs), chlorinated solvents, and PFAS prior to use.
 - c. If the water well sample results exceed the primary drinking standards Maximum Contaminant Levels (MCLs) for any pollutants, a continuously operating treatment device shall be installed on the well that will reduce the pollutant load to under the primary drinking water MCLs. If a continuously operating treatment device is installed on the water system, the applicant shall test the water system at least annually for the constituents of concern and provide those testing records to Environmental Health upon request.
30. **Sewage Disposal Requirements:** The Applicant shall apply for a permit to install an onsite wastewater treatment system (OWTS) that is adequately sized to handle the anticipated maximum wastewater generation by the proposed structure and uses under Solano County Code Ch. 6.4.
 - a. The facility shall adhere to all requirements of Solano County Code Ch. 6.4 related to the design, siting, installation, operation, and maintenance of an onsite septic system.

- b. The facility shall remain in compliance with all operation, maintenance, and reporting requirements of Environmental Health regarding the OWTS system for the duration of the Use Permit.

Action Needed - Environmental Health Division				
COA #	Required to exercise Y/N	Action	When	Verified
26	Y	Start commercial garbage service	By 9/17/24	
27	Y	Obtain water well construction permit final sign-off	By 9/17/24	
28	N	Obtain PWS permit	Per condition	
29b	Y	Conduct well testing	By 9/17/24	
29c	N	Install treatment device as required	Per condition	
30	Y	Obtain septic permit	By 9/17/24	

DIXON FIRE DISTRICT

31. **Water Supply** for fire protection, either temporary or permanent, shall be made available as soon as combustible building materials arrive on site and shall meet flow requirements in Appendix B. CFC Section 3313 and Chapter 5.
32. **Fire Apparatus Access** shall comply with the 2022 CFC Section 503 and Appendix D as amended and adopted.

Action Needed - Dixon Fire District				
COA #	Required to exercise Y/N	Action	When	Verified
31	Y	Supply water for fire protection	By 9/17/24	

PUBLIC WORKS - ENGINEERING

33. **Grading Permit.** The permittee shall apply for, secure, and abide by the conditions of a grading permit for any grading on the property including, but not limited to, building site preparation, access improvements, parking areas, and walkways, as well as any onsite grading exceeding a total of 5,000 square feet. In addition, Grading Permits shall be secured for any future grading or drainage improvements on the property. Public Works Engineering will require the submittal of a drainage plan showing all offsite and onsite improvements necessary to manage stormwater issues related to this development. Agricultural soil cultivation does not require a grading Permit. Prior to construction, the applicant shall furnish a hydraulic and hydrologic report and grading plan signed and sealed by a registered California Civil Engineer.
34. **Encroachment Permit.** The permittee shall apply for, secure, and abide by the conditions of an encroachment permit for any private road connections to the public roadway. All

private roadway connections to public roads shall meet Solano County Road Improvement Standards and Land Development Requirements.

35. **Commercial Driveway Required.** The applicant shall build a Commercial-width driveway at the Gravel Driveway location shown on the site map provided in the application. The driveway shall conform to Figure 8 of the Solano County Road Standards. The driveway shall be paved to the right-of-way line for Midway Road. The paving shall be asphaltic concrete.
36. **Stormwater Management Plan.** Prior to construction, the applicant shall furnish a Stormwater Management Plan to address both the quantity and quality of stormwater and provide measures to mitigate any potential excess flow from the project site.
 - a. *The plan shall include the installation of oil water separators (Attachment E) as an additional measure to avoid contamination of the detention pond. Oil separators shall be maintained as needed per manufacturers' recommendations.*
37. **Stormwater Pollution Prevention Plan (SWPPP).** Prior to issuance of a grading permit, the applicant shall apply for and obtain a Stormwater Pollution Prevention Plan (SWPPP) in accordance with National Pollution Discharge Elimination System (NPDES) and Water Board requirements. The SWPPP shall include the following major components:
 - a. A comprehensive erosion and sediment control plan, depicting areas to remain undisturbed and providing specifications for revegetation of disturbed areas.
 - b. A list of potential pollutants from building materials, chemicals, and maintenance practices to be used during construction and the specific control measures to be implemented to minimize release and transport of these constituents in runoff.
 - c. Specifications and designs for the appropriate best management practices (BMPs) for controlling drainage and treating runoff in the construction phase.
 - d. A program for monitoring all control measures that include schedules for inspection and maintenance and identifies the party responsible for monitoring.
 - e. A site map that locates all water quality control measures and all restricted areas to be left undisturbed.

Action Needed - Public Works Division				
COA #	Required to exercise Y/N	Action	When	Verified
33	Y	Submit Grading Permit application	By 9/17/24	
34	Y	Submit Encroachment Permit application	By 9/17/24	
35	Y	Construct driveway per approved plans	By 9/17/24	
36	Y	Submit stormwater management plan	By 9/17/24	
37	Y	Obtain SWPPP	By 9/17/24	

* * * * *

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on **September 7, 2023**.

Allan M. Calder, Planning Manager
Resource Management

Kroger, Travis J.

From: Richard Leroy Bello <r.bello@sbcglobal.net>
Sent: Thursday, July 6, 2023 7:55 AM
To: Kroger, Travis J.
Subject: dismantling site

Solano County

Department of Resource Management

Planning Services Division

675 Texas Street, Suite 5500

Fairfield, CA 94533

Re: Application No. MU-22-05

Dear Sirs and Madams,

We are writing concerning application number MU-22-05 by 6734 Midway Partners, LLC. We own the property located across the street at 6677 Midway Road and are one of the closest neighbors to the project site.

The proposed project is an auto wrecking and storage yard. While no specific number was provided, it appears that the wrecking storage yard will have a capacity of 700-800 wrecked autos. The application does not specify a total number, but this estimate was calculated by counting the parking spaces on the drawing provided to the Solano County Planning Department. The application lacks total numbers or even estimates to determine any meaningful information on the total impact on the environment or traffic flows on Midway Road. No traffic estimate appears to have been calculated by County staff or by the project owners. This information would be necessary to determine changes in traffic flows in and out of the project.

County staff has determined, in its review of the project, that it is exempt from CEQA. The reason stated by County staff is that the new buildings on the project site will be of the same type as the current and previously existing buildings from a tallow works plant that burned down approximately 25 years ago. It is stated that the new buildings are basically replacements and, therefore, exempt from CEQA review. There is no argument that can be provided that the prior use of the property as a tallow works is in any way similar to the proposed auto wrecking project. The tallow works buildings that burned had a completely different business use and environmental concerns than those currently proposed in this project. The environmental concerns of this project need to be weighed and reviewed on their own merit since it is an entirely different use of the property.

The proposed project appears to include two new buildings to house their operations that are on less than 10% of the total acreage. The vast majority of the project is for parking of total loss automobiles. The applicant states that fluids such as gasoline, diesel, radiator fluid, oil, gear oil and air conditioning refrigerants will all be removed prior to parking the vehicles on the gravel that will comprise approximately 80% of the entire project area. The applicant does not state how many cars per day he can drain fluids from, nor how many new cars will arrive on the lot each day. That leads to the question of what happens if the applicant has more vehicles arrive on-site than can be serviced and then leak fluids on to the ground and into the water table.

Solano County has indicated that the business will be inspected less than every five years. If there is environmental damage, the water table could be endangered for years before it was discovered.

The applicant also has not indicated where the fluids that are drained from the autos will be stored, what quantities will be allowed to be kept on hand, nor how or how often they must be disposed of.

The questions of fire protection and fire suppression are not addressed in the project description. It would seem prudent and reasonable to require some sort of suppression system that would include storage of water in sufficient quantities to extinguish fires in both buildings, flammable stored liquid, tires and the autos themselves. We have all seen news clippings and film reports of auto wrecking yards burning due to the density of combustible products and tires. We have seen Teslas and electrical vehicles catch fire hours or even days after the crash. These fires are difficult to put out because of the materials used within the batteries. This concern has not been addressed and presents a serious environmental hazard.

The Federal Environmental Protection Agency (EPA) has sued several California wrecking yards for the cleanup of toxic substances connected to the auto wrecking industry. The EPA and the California Department of Toxic Substances Control (DTSC) has identified some of these chemicals, including lead, mercury from switches, leaked used motor oil, antifreeze, oil filters that contain heavy metals such as cadmium and lead, PCBs from rubber products and battery acid. In addition, the EPA and the DTSC have identified sodium azide used in airbags as a toxic chemical. As we all know, totaled vehicles commonly have deployed all or part of their airbags in the course of their accident. It is because of these chemicals and their known association with auto wrecking yards that a complete environmental review before approving the land use must be done in order to satisfy CEQA requirements and legitimate concerns that any reasonable and open minded reviewer of this project would have. To say that CEQA does not apply would be an arbitrary, capricious and false argument to circumvent the mandatory review requirement for handling a project with any toxic material and their possible impact on the environment. The County staff argument that this project is a replacement of the tallow works building is misleading. We ask that County administrative review of this project require an in-depth study as to how the project applicant will meet the requirements to keep these chemicals out of the water table and our environment.

Our water table in this area is just 20 to 40 feet below the surface, depending on drought and rainfall. This leaves little doubt that any contaminant that drips from any of the cars will reach the our water table which could be permanently harmed. Again, this project is dramatically different both in its scope and environmental complications that may arise from any pollutants entering the ground than those from the tallow works. This project needs its own, separate, environmental review that states how the applicant will protect the soil, air and water from the known pollutants that will occur on its site.

The applicant has proposed the planting of 90 trees and the creation of a dirt berm along Midway Road with a cyclone fence and slates around the entire property. We believe this is a great proposal and would ask for additional trees and shrubs to be planted along the driveway side of the property to further block the view of the wrecking yard and its operations from the three residences along Midway Road.

We would be in support of this project if the environmental concerns could be addressed in a more thorough manner and a plan devised that would address and mitigate our concerns on water quality. Until these concerns are addressed we feel it is too early to approve this project today.

Richard Bello

[EXTERNAL Email Notice!] External communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Ken Odom
Dorothy Sansoe
6677 Midway Road
Dixon, CA 95620

July 5, 2023

Solano County
Department of Resource Management
Planning Services Division
675 Texas Street, Suite 5500
Fairfield, CA 94533

Re: Application No. MU-22-05

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The proposed project is an auto wrecking and storage yard. While no specific number was provided, it appears that the wrecking storage yard will have a capacity of 700-800 wrecked autos. The application does not specify a total number, but this estimate was calculated by counting the parking spaces on the drawing provided to the Solano County Planning Department. The application lacks total numbers or even estimates to determine any meaningful information on the total impact on the environment or traffic flows on Midway Road. No traffic estimate appears to have been calculated by County staff or by the project owners. This information would be necessary to determine changes in traffic flows in and out of the project.

County staff has determined, in its review of the project, that it is exempt from CEQA. The reason stated by County staff is that the new buildings on the project site will be of the same type as the current and previously existing buildings from a tallow works plant that burned down approximately 25 years ago. It is stated that the new buildings are basically replacements and, therefore, exempt from CEQA review. There is no argument that can be provided that the prior use of the property as a tallow works is in any way similar to the proposed auto wrecking project. The tallow works buildings that burned had a completely different business use and environmental concerns than those currently proposed in this project. The environmental concerns of this project need to be weighed and reviewed on their own merit since it is an entirely different use of the property.

The proposed project appears to include two new buildings to house their operations that are on less than 10% of the total acreage. The vast majority of the project is for parking of total loss automobiles. The applicant states that fluids such as gasoline, diesel, radiator fluid, oil, gear oil and air conditioning refrigerants will all be removed prior to parking the vehicles on the gravel that will comprise approximately 80% of the entire project area. The applicant does not state how many cars per day he can drain fluids from, nor how many new cars will arrive on the lot each day. That leads to the question of what happens if the applicant has more vehicles arrive on-site than can be serviced and then leak fluids on to the ground and into the water table.

Solano County has indicated that the business will be inspected less than every five years. If there is environmental damage, the water table could be endangered for years before it was discovered.

The applicant also has not indicated where the fluids that are drained from the autos will be stored, what quantities will be allowed to be kept on hand, nor how or how often they must be disposed of.

The questions of fire protection and fire suppression are not addressed in the project description. It would seem prudent and reasonable to require some sort of suppression system that would include storage of water in sufficient quantities to extinguish fires in both buildings, flammable stored liquid, tires and the autos themselves. We have all seen news clippings and film reports of auto wrecking yards burning due to the density of combustible products and tires. We have seen Teslas and electrical vehicles catch fire hours or even days after the crash. These fires are difficult to put out because of the materials used within the batteries. This concern has not been addressed and presents a serious environmental hazard.

The Federal Environmental Protection Agency (EPA) has sued several California wrecking yards for the cleanup of toxic substances connected to the auto wrecking industry. The EPA and the California Department of Toxic Substances Control (DTSC) has identified some of these chemicals, including lead, mercury from switches, leaked used motor oil, antifreeze, oil filters that contain heavy metals such as cadmium and lead, PCBs from rubber products and battery acid. In addition, the EPA and the DTSC have identified sodium azide used in airbags as a toxic chemical. As we all know, totaled vehicles commonly have deployed all or part of their airbags in the course of their accident. It is because of these chemicals and their known association with auto wrecking yards that a complete environmental review before approving the land use must be done in order to satisfy CEQA requirements and legitimate concerns that any reasonable and open minded reviewer of this project would have. To say that CEQA does not apply would be an arbitrary, capricious and false argument to circumvent the mandatory review requirement for handling a project with any toxic material and their possible impact on the environment. The County staff argument that this project is a replacement of the tallow works building is misleading. We ask that County administrative review of this project require an in-depth study as to how the project applicant will meet the requirements to keep these chemicals out of the water table and our environment.

Our water table in this area is just 20 to 40 feet below the surface, depending on drought and rainfall. This leaves little doubt that any contaminant that drips from any of the cars will reach the our water table which could be permanently harmed. Again, this project is dramatically different both in its scope and environmental complications that may arise from any pollutants entering the ground than those from the tallow works. This project needs its own, separate, environmental review that states how the applicant will protect the soil, air and water from the known pollutants that will occur on its site.

The applicant has proposed the planting of 90 trees and the creation of a dirt berm along Midway Road with a cyclone fence and slates around the entire property. We believe this is a great proposal and would ask for additional trees and shrubs to be planted along the driveway side of the property to further block the view of the wrecking yard and its operations from the three residences along Midway Road.

We would be in support of this project if the environmental concerns could be addressed in a more thorough manner and a plan devised that would address and mitigate our concerns on water quality. Until these concerns are addressed we feel it is too early to approve this project today.

Sincerely,

Ken Odom
916-202-7707

Dorothy Sansoe
925-787-8288

Kroger, Travis J.

From: Ryan Hooper <rhooper@thatchlaw.com>
Sent: Monday, July 31, 2023 4:45 PM
To: Kroger, Travis J.
Subject: 6734 Midway Partners

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Travis – Please see our proposed revisions to the permit renewal condition in red below.

(1) **Permit Term.** The provision in the MUP to be revised from:

“This use permit is subject to renewal every 5 years pursuant to Section 28.106(N) of the Solano County Code. Renewal may be granted if said application is received prior to July 6, 2028 **or the expiration date of the then-effective renewal period** and the use remains in compliance with these Conditions of Approval.”

Ryan M. Hooper
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Project Description

A Project Description is required for preliminary review, land use entitlements, and other applications. A thorough, detailed, and quantified project description will facilitate a more efficient project review and permitting process, reduce processing timelines, and help ensure a well-designed project.

Describe the type of proposed development, land use, business, and any phases, changes, or alterations to the property or building and intent or objective of your proposal.

I. INTRODUCTION TO APPLICANT

IAA Holdings, LLC (successor-in-interest to IAA, Inc.) and its affiliates (IAA) is a trusted global marketplace facilitating the marketing and sale by auction of low value, total loss, and theft-recovery vehicles for a full spectrum of sellers, including insurance companies, dealerships, rental car companies and fleet lease companies. IAA has been in business for over 40 years, currently employing 4,500 people and operating 200+ facilities across the United States, Canada and the United Kingdom. In 2023, IAA was acquired by Ritchie Bros. Auctioneers (NYSE: RBA), a publicly traded company having a market cap of \$11.4 billion.

II. OPERATIONS

(A) General Description – No Salvage Operations

IAA's auto auction business involves marketing and selling vehicles via online channels. At its US branches, IAA holds vehicles in their as is condition and does not conduct any salvage operations. All vehicles that are brought to a US facility are sold as a whole unit in the same condition as they arrived at the branch. Vehicles are not dismantled, no parts are removed from the vehicles, nor is any maintenance performed on the vehicles. No fluid drainage is performed on site.

Vehicles are delivered to an IAA facility in a variety of conditions. Lease and fleet vehicles are operable but their miles-driven exceed depreciable thresholds; dealership vehicles are roadworthy but consigned to meet cash-flow needs; donation vehicles are often operable but consigned to fund the charity's mission; insurance total-loss vehicles may be operable but are consigned when the insured value is less than the cost to repair damage from flood, hail, collision or other casualty.

For total-loss vehicles consigned due to collision, most fluids are released at the accident scene and at the repair shop or impound lot where they are evaluated before delivery days later to an IAA branch. Once delivered to an IAA branch, all consigned vehicles are thoroughly inspected at a paved drop-off area. Any observed drips or leaks are immediately cleaned up and materials properly disposed before the vehicle is transported by IAA personnel on a loader into the inventory yard. During the 60 to 90 days vehicles are typically at a branch awaiting online sale, they are regularly inspected for leaks and appropriate actions taken when observed. When a successful buyer comes to a branch to retrieve a purchased vehicle, IAA personnel move it on a loader from the inventory yard to a dedicated load out zone. Purchased vehicles depart each branch in the same condition in which they arrived.

Access to the inventory yard at any branch is limited to IAA personnel and other authorized individuals. The general public is not allowed.

(B) Layout of the Inventory Holding Area

Vehicles in the inventory yard are arranged in an orderly configuration, parked fender to bumper in rows of 2 - 6 cars, depending on available space within each Vehicle Inventory Pack area as depicted on the Improvement Plans. No stacking or piling of vehicles occurs at any time. All vehicles are moved within the inventory yard by IAA employees utilizing IAA's loaders to minimize impacts to the *as is* condition of the vehicles. This facility will have capacity for up to 6000 vehicles.

(C) Hours of Operations

General hours of operation are Monday through Friday, 7:30 a.m. to 5:30 p.m. If needed, a branch might occasionally have limited hours on Saturday (usually 9:00 a.m. to 1:00 p.m.). During periods of heavy activity, employees may be at the yard or in the office at other times, but the branch will not be open to non-employee visitors during such time. Drop-off of vehicles may occur outside of operating hours in a specifically segregated area of the branch only.

(D) Traffic to and from Site.

Generally, traffic consists of transports coming to and from the branch to deliver and remove inventory vehicles. Most transports carry multiple vehicles and often will deliver new inventory and pick up purchased inventory in the same trip. Other traffic includes employee arrival/departure and occasional customer visits to address customer service issues in person. IAA does not conduct on-site auctions and does not provide public access to its sites.

(E) Environmental Protection

One of the key guiding principles of IAA is to proactively conduct operations at its branches in an environmentally responsible manner. To that end, IAA has partnered with Tetra Tech, Inc. (NASDAQ: TTEK), a highly regarded, publicly traded environmental consulting and engineering firm to guide IAA's practices associated with minimizing potential impacts to the environment.

Tetra Tech has for the last 15 years provided consulting and engineering services to IAA in connection with environmental due diligence and compliance at all of its sites in the US and Canada, including development of best management practices (BMPs). BMPs are tailored to each branch based on site-specific considerations such as site conditions, improvements located on and equipment used at the branch, branch operations, and state and local environmental laws and requirements. All branch personnel are trained on the applicable BMPs both before starting work at the branch and thereafter at appropriate intervals. IAA conducts internal audits to ensure conformance with the BMPs.

IAA's robust BMPs for fluid management at the Project are attached, and include thorough inspection of vehicles for fluid leaks in the paved drop-off area before parking in storage areas. Additional daily visual inspections of stored vehicles are conducted and weekly Fluid and Staining Inspection logs are maintained. The BMPs provide for emergency training of personnel to address any leaks that might occur. The BMPs also confirm that IAA will comply with all applicable, federal, state and local requirements regarding any hazardous wastes, which include vehicle fluid leak recovery and removal of any contaminated soil to prevent migration.

The strength of IAA's environmental management program has facilitated underwriting of robust pollution liability insurance coverage for all US and Canadian sites by Chubb (NYSE:CB), the world's largest publicly traded property and casualty insurance company with financial strength ratings of AA by Standard & Poor's and A++ from A.M. Best.



**IAA OPERATIONAL STATEMENT REGARDING FLUID MANAGEMENT AT PROPOSED BRANCH
6734 MIDWAY ROAD, DIXON, CALIFORNIA**

I. General

It is the environmental policy of IAA to comply with all applicable laws, regulations, permits, and orders. IAA has Best Management Practices (“**BMPs**”) to proactively conduct operations at its branches in an environmentally responsible manner. BMPs are tailored to each branch based on site-specific considerations such as site conditions, improvements located on and equipment used at the branch, branch operations, and state and local environmental laws and requirements. All branch personnel are trained on the applicable BMPs both before starting work at the branch and thereafter at appropriate intervals. Training includes both virtual learning modules (including quizzes) and in-person sessions.

The following is a description of certain BMPs anticipated for the proposed inventory holding Branch on the real property known as 6734 Midway Road, Dixon, California (the “**Branch**”).

II. BMP – Inspecting for Vehicle Leaks

Employees at the Branch will be instructed as follows in connection with inspection of vehicles for leaks:

When vehicles are brought to the Branch, they are thoroughly inspected for leaks on a paved drop-off area. If any leaks are found, appropriate measures are taken before the vehicle is moved to the inventory holding area to stop the leak and prevent leaks while it is at the Branch. As the potential environmental damage of draining and fluid recovery processes is greater than the potential exposure from a release from a stationary vehicle, IAA does not dismantle vehicles, drain fluids, or sell vehicle parts.

Good housekeeping procedures shall be implemented at the Branch to reduce the possibility of accidental leaks. Key elements of IAA’s good housekeeping program include the following:

- Visual inspections of vehicles brought to the Branch to assess the integrity of vehicle fluid systems;
- Visual and regular inspections of drop zones, inventory holding areas, and travel aisles for evidence of leaks in order to identify and remedy causes and implement preventative measures;
- Maintenance of Branch free of debris to prevent damage to vehicles;
- Careful handling of vehicles to prevent damage;
- Orderly holding and inventory of vehicles;
- Regular maintenance of equipment; and



- Continued training of Branch personnel regarding good housekeeping practices.

Visual inspections of stored vehicles shall be conducted daily during normal Branch operations. Additionally, the Branch Weekly Vehicle Fluids and Staining Inspection Log attached hereto as Attachment 1 shall be completed weekly.

III. BMP – Proper Clean-up of Spills / Leaked Vehicle Fluid

Designated Emergency Personnel are trained in leak identification and proper response. The Branch's Emergency Personnel will include the Branch Manager and employees designated by the Branch Manager who are trained to recognize potential leak situations and to implement proper response procedures. Emergency Personnel are trained initially prior to work assignments and thereafter annually. Training records are updated and maintained on a regular basis.

Procedures to be followed by the Branch Emergency Personnel shall include the following:

Emergency response kits shall be located at the Branch adjacent to areas with spill potential. Emergency response kits include: large plastic container with lid that is labeled "Spill Kit" used to store the contents of the kit and can be used to contain waste after clean up; plastic shovel; rubber mats or absorbent boom socks; personal protective equipment such as rubber nitrile gloves or other non-permeable gloves and safety glasses; oil dry or absorbent pads used to absorb liquid waste.

Absorbent material shall be placed on the leak location and, if possible, below identified sources of the leak. Where leaks are absorbed on the ground surface, the affected solids on the ground surface and potentially-impacted ground surface shall be removed by hand or mechanical equipment as soon as practicable. Materials and equipment used in the cleanup of such affected solids may include absorbents, rags, shovels, backhoes, loaders, Department of Transportation (DOT)-approved storage drums, etc. Specific material handling procedures to reduce impacted material from entering groundwater, a storm water conveyance or drainage point include covering impacted solids with sheathing, use of absorbent material to absorb liquids, and deployment of an absorbent boom at drainage outfall locations. While it is not anticipated that leaks will impact any surface water body, where leaks are detected on surface water, free product and impacted surface water shall be recovered as soon as possible by hand or with mechanical equipment. Equipment used in the cleanup of leaks to surface water may include skimmers, pumps, adsorbents, bailers, etc., as deemed necessary.

Immediately following emergency response actions, the affected drainage path and associated possible collection points shall be closely monitored to allow recovery of as much of the leaked material as possible in the limited circumstances where all leaked material cannot be recovered. This includes identification and collection of leaked material that might be caught in stagnant zones and continues to present potential for migration after initial removal of accumulated material.



A licensed emergency response contractor may be engaged to assist in cleanup of leaks, depending on the size and location of the leak, weather and ground conditions, and the effectiveness of response actions implemented by Branch personnel. Appropriate regulatory agencies will be notified in the event of a reportable release. IAA maintains records at its corporate office of all significant material releases and response actions taken. These records are kept and periodically reviewed to reduce the chances of release reoccurrence, to assess potential improvements that could be made to response procedures, and to comply with applicable federal, state and local regulations.

Branch personnel are instructed to document leaks with photographs of site conditions before and after cleanup. Further, Branch employees are instructed to contact IAA's environmental consultant, Tetra Tech, as well as IAA corporate including VP, Security & Safety and Sr Real Estate Counsel, as soon as practicable.

More specific handbook instructions may include the following:

A minor spill is defined as one that poses no significant harm to human health or the environment. These spills involve generally less than five gallons and can usually be cleaned up by IAA personnel. Other characteristics that must be met in order for a spill to be characterized as a minor spill include the following:

- Spilled material is easily stopped or controlled at the time of the spill.
- Spill is localized.
- Spilled material is not likely to reach surface water or groundwater.
- There is little danger to human health from the spilled material.
- There is little danger of fire or explosion occurring from the spill.

In the event of a minor spill, the following procedure applies:

- Stop what you are doing.
- Identify the substance spilled and estimate the amount spilled.
- Control the spill.
- Minimize and safely contain the spill. Locate drainage systems and prevent the chemical released substance from reaching the drains or cover the drains.
- Notify supervisor.

A spill emergency is defined as one involving a spill that cannot be safely controlled or cleaned up. Other characteristics of a spill emergency include the following:

- Spill is large enough to spread beyond the immediate spill area.
- Spilled material enters surface water or groundwater (regardless of spill size).
- Spill requires special training and equipment to cleanup.
- Spilled material is dangerous to human health.
- There is a danger of fire or explosion occurring from the spill.



In the event of a spill emergency, the following procedure applies:

- All personnel shall immediately evacuate the spill site and move to a safe distance away from the spill.
- Branch Manager (or another senior Branch employee) shall call for medical assistance if any person is injured. No one shall engage in rescue operations unless they have been properly trained and equipped.
- Branch Manager (or another senior Branch employee) shall immediately contact 911 or the local fire company or the State Police and the DEP hotline.
- Branch Manager (or another senior Branch employee) shall immediately contact IAA Legal and Safety departments [specific contacts provided].
- IAA corporate Legal and/or Safety department personnel shall immediately coordinate cleanup and other necessary remediation by a licensed emergency response contractor such as Safety Kleen or Crystal Clean .

IV. BMP – Proper Containerizing and Storage of Fluid Leak Residues

Employees who the Branch Emergency Personnel shall be instructed to implement containment by using collection equipment at the location of the leak and to prevent migration of the release. Pumping of liquids recovered from a leak shall include transfer into a secure temporary holding tank or drum, which shall be stored until proper disposal pursuant to all applicable laws. Impacted soil shall be excavated and stored in appropriate containers or covered with polyethylene sheets. Impacted material collected during the response shall be removed promptly and disposed of in accordance with all applicable federal, state and local requirements.

Under Resource Conservation and Recovery Act (“RCRA”) and related regulations for the generation, transportation, and treatment, storage, recycling or disposal of hazardous wastes, IAA branches typically fall under one of two waste generation levels: Small Quantity Generator (SQG) or Very Small Quantity Generator (VSQG).

In California, generators are divided into 2 categories:

Small Quantity Generator (SQG) – Generators of less than 1,000 kg of hazardous waste per calendar month (excluding universal wastes), and/or 1kg or less of acutely or extremely hazardous waste per calendar month.

Large Quantity Generator (LQG) – Generators of 1,000 kg or more of hazardous waste per calendar month (excluding universal wastes), and/or more than 1 kg of acutely or extremely hazardous per calendar month.

The Branch is a SQG and will comply with all applicable requirements.



SQGs may not accumulate more than 1,000 kilograms (2,200 lbs.) of hazardous waste per month. All hazardous waste generated by a SQG that is not treated onsite must be shipped to an offsite state or federally regulated hazardous waste treatment, storage, or disposal facility ("TSD") permitted to handle hazardous waste or to an approved designated facility (e.g., recycling facility). IAA does not treat hazardous waste onsite.

Hazardous waste must be stored in sealed tanks or containers, which are not leaking, bulging, rusted, or incompatible with the waste stored in them. Storage areas should have a means of secondary containment, an alarm, a fire extinguisher, and a "No Smoking" sign. Hazardous waste tanks and containers must be labeled with the words "Hazardous Waste", the contents of the container, the accumulation start date, the waste codes of the contents, and the name, address, and EPA ID number of the generator and the proper DOT shipping name. No mixing of waste streams can take place within a container. The containers must be stored on spill containment that can contain 110% of the largest single container being stored. In situations where the waste material collected from a spill is not removed from the Branch and disposed of contemporaneously with clean up, the waste material is stored in the requisite container and secondary spill containment (usually indoors) until disposal off-site pursuant to all applicable laws.

In California, IAA annually submits facility data regarding hazardous material regulatory activities (such as, hazardous materials business plans, site maps, and chemical inventories), aboveground storage tanks, hazardous waste generation, and inspection, compliance and enforcement actions electronically through the California Environmental Reporting System (CERS).



Attachment 1



Branch Weekly Vehicle Fluids & Staining Inspection Log

Inspection Information		
Date:		
Inspected By:		
Areas	Comments	Action
Drop Zone		
General Inventory		
Garage Areas		
Sale Pad		
Specialty Inventory		
Spill Absorbent & Spill Kits	Stocked (Y / N / N/A)	Amount Needed To Be Orderd?
Spill Absorbent Supply (Minimum of one 10lb bag per every 500 units in inventory).		
Spill Kits (Inventory Contents Requirement listed in Chapter 14 - Environmental of The Salvage Book).		

This log is to be completed weekly and uploaded into Docuware for retention.

Kroger, Travis J.

From: Ryan Hooper <rhooper@thatchlaw.com>
Sent: Friday, August 18, 2023 2:23 PM
To: Kroger, Travis J.
Subject: Midway Road - Oil Separator
Attachments: HDS-Bro.pdf; Vortechs General Specification.docx; Vortechs Model 9000 Standard Detail_.pdf

Travis – Here is the information on the oil separator. Please see page 6 of the first attachment for specifics.

Ryan

Ryan M. Hooper
THATCH & HOOPER, LLP
1730 I Street, Suite 220
Sacramento, CA 95811
Phone: (916) 443-6956
Fax: (916) 443-4632
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Kroger, Travis J.

From: Ryan Hooper <rhooper@thatchlaw.com>
Sent: Monday, August 21, 2023 3:48 PM
To: Kroger, Travis J.
Cc: Jonathan Cordingley
Subject: Midway Road - Oil Separator
Attachments: 22126_Civil Plans_2023-08-18.pdf

Travis – Attached are the updated plans that show the location and detail for the oil separator. Please let us know if you need anything further from us. We would like to see your draft language regarding the conditions for the oil separator maintenance obligation, the periodic reporting requirements and the permit term renewal.

Thank you,

Ryan

Ryan M. Hooper
THATCH & HOOPER, LLP
1730 I Street, Suite 220
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Kroger, Travis J.

From: Ryan Hooper <rhooper@thatchlaw.com>
Sent: Tuesday, August 1, 2023 4:51 PM
To: Kroger, Travis J.
Subject: Midway Road Project
Attachments: Dixon - Midway Dixon Project Description (5) 7-21-23.docx; IAA Operational Statement re certain BMPs (Dixon, CA).pdf

Travis – Attached is the updated project description that provides more detail on operational processes. Also attached are the Best Management Practices that the user will abide by at the site

Thank you,

Ryan

Ryan M. Hooper
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1730 I Street, Suite 220
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Kroger, Travis J.

From: Larry Larsen <llarsen@thatchlaw.com>
Sent: Thursday, July 27, 2023 10:47 AM
To: Laughlin, James W.; Kroger, Travis J.
Cc: Ryan Hooper
Subject: Zoning Administrator Staff Report - MU-22-05 - Minor Land Use Permit - Hearing date 8/3/2023
Attachments: ADDITIONAL CEQA INFORMATION.docx
Follow Up Flag: Flag for follow up
Flag Status: Flagged

Gentlemen,

We are following up on our Zoom conference last week (July 17) regarding the continued hearing in this matter and submit the attached proposed additions to the staff report regarding CEQA compliance. We propose to add language to two sections of the Staff Report – the ENVIRONMENTAL ANALYSIS (CEQA) section and the findings for the draft resolution. The proposed language for each section is attached.

The Environmental Analysis language is proposed as a paragraph that would follow the two CEQA exemptions discussed in subsections a. and b. The new finding would follow finding 4 that discusses those exemptions. Put together, the Analysis language describes compliance with the General Plan provisions regarding use of the streamlining procedures under CEQA Section 21083.3 and Guidelines Section 15183 for a consistent project that has no peculiar impacts. The findings language implements the use of this procedure as a means of complying with CEQA. This procedure provides a belt and suspenders approach to demonstrating CEQA compliance.

Please review and let us know if you have any questions or concerns with adding this language to the staff report. Perhaps it could even be done as a stand alone addendum to that report, with the finding added to the final Resolution before adoption.

Larry C. Larsen
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Pollution Prevention - It's Part of the Plan



Make sure your crews and subs do the job right!
 Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Benicia requirements.

Materials storage & spill cleanup

- Non-hazardous materials management**
- ✔ Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
 - ✔ Use (but don't overuse) reclaimed water for dust control as needed.
 - ✔ Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
 - ✔ Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with City of Benicia Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
 - ✔ Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
 - ✔ Cover all dumpsters with a tarp at the end of every work day or during wet weather.

- Hazardous materials management**
- ✔ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
 - ✔ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
 - ✔ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
 - ✔ Be sure to arrange for appropriate disposal of all hazardous wastes.

- Spill prevention and control**
- ✔ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
 - ✔ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
 - ✔ Dispose of all containment and cleanup materials properly.
 - ✔ Report any hazardous materials spills immediately! Dial 911 or City of Benicia Public Works at (707) 746-4240

- Construction Entrances and Perimeter**
- ✔ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
 - ✔ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

- ✔ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✔ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✔ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ✔ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Earthwork & contaminated soils

- ✔ Keep excavated soil on the site where it will not collect in the street.
- ✔ Transfer to dump trucks should take place on the site, not in the street.
- ✔ Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.
- ✔ Earth moving activities are only allowed during dry weather by permit and as approved by the County Inspector in the Field.
- ✔ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✔ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- ✔ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.



Dewatering operations

- ✔ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- ✔ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✔ Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✔ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

- ✔ Always completely cover and barricade storm drain inlets when saw cutting. Use plastic sheeting (Visqueen) to keep slurry out of the storm drain system.
- ✔ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✔ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✔ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✔ Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- ✔ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✔ Do not use water to wash down fresh asphalt concrete pavement.



Concrete, grout, and mortar storage & waste disposal

- ✔ Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- ✔ Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.
- ✔ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.



Painting

- ✔ Never rinse paint brushes or materials in a gutter or street!
- ✔ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- ✔ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✔ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



Landscape Materials

- ✔ Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- ✔ Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

Storm drain polluters may be liable for fines of \$10,000 or more per day!



PLAN PRELIMINARY
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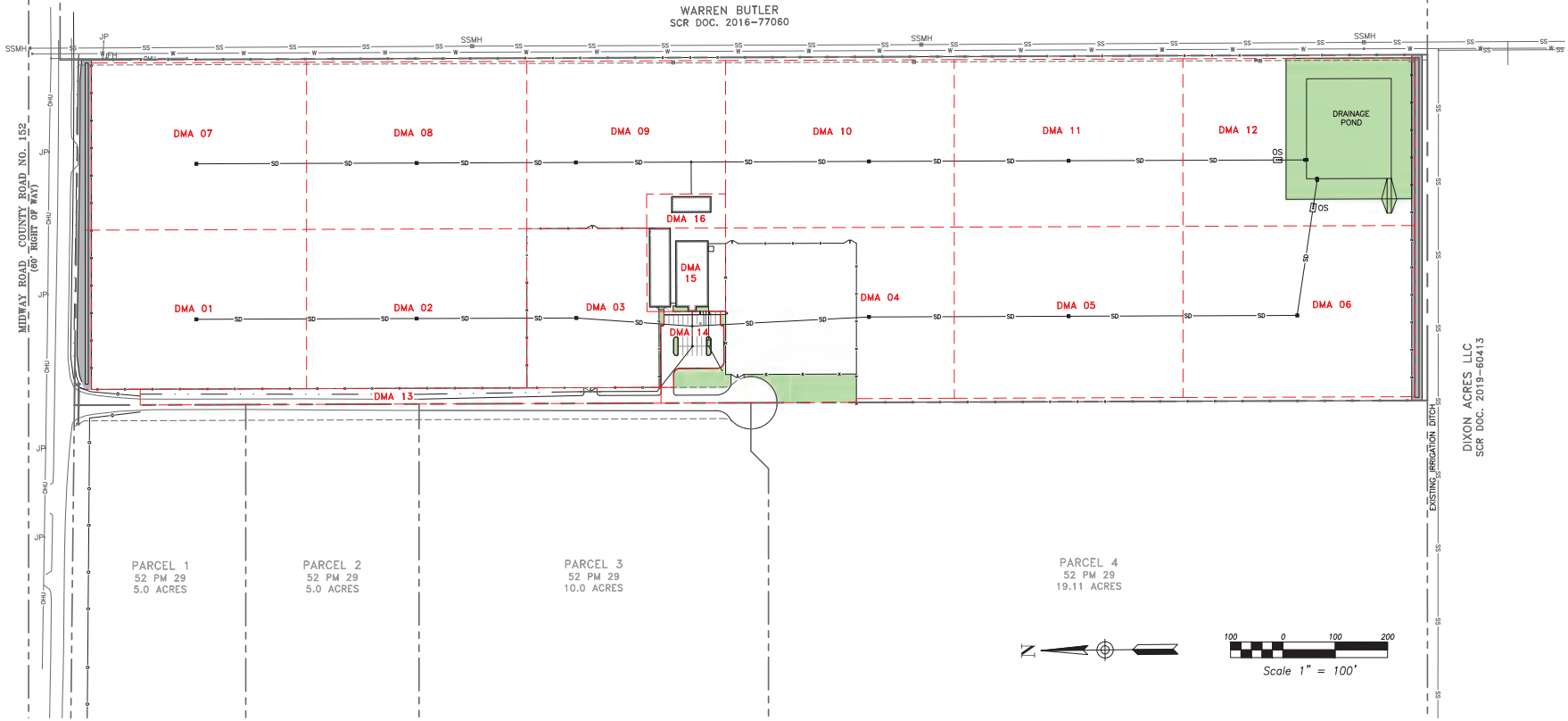
CSA
 1080 Main Street, Suite 200, Benicia, California 94610
 (707) 845-4410 Fax: (707) 845-4410
 Benicia, California 94610

Cullen-Sherry & Associates, Inc.
 Civil Engineering - Surveying
 1080 Main Street, Suite 200, Benicia, California 94610
 (707) 845-4410 Fax: (707) 845-4410
 Benicia, California 94610

POLLUTION PREVENTION PLAN
6734 MIDWAY ROAD
 DIXON, CALIFORNIA
 PREPARED FOR: ALTERRA PROPERTY GROUP

SCALE: _____
 DATE: 08/18/2023
 DESIGN BY: RAS
 DRAWN BY: NIW
 CHECKED BY: RAS
 FIELD BOOK: _____
 SHEET NUMBER: _____
C8
 OF 10 SHEETS
 PROJECT # 22126

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE OF DECLASSIFICATION IS INDEFINITE.



ALL DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTER OF ROAD ARE TO CENTER OF ROAD UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTER OF DITCH ARE TO CENTER OF DITCH UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTER OF UTILITY ARE TO CENTER OF UTILITY UNLESS NOTED OTHERWISE.
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 DIMENSIONS TO CENTER OF DRAINAGE AREA ARE TO CENTER OF DRAINAGE AREA UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTER OF DRAINAGE POND ARE TO CENTER OF DRAINAGE POND UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTER OF EARTH BERM ARE TO CENTER OF EARTH BERM UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTER OF ASPHALT PAVEMENT AREA ARE TO CENTER OF ASPHALT PAVEMENT AREA UNLESS NOTED OTHERWISE.

MIDWAY ROAD, COUNTY ROAD NO. 152
 (60' RIGHT OF WAY)

WARREN BUTLER
SCR DOC. 2016-77060

DIXON ACRES, LLC
 SCR DOC. 2019-60413

PARCEL 1
52 PM 29
5.0 ACRES
 PARCEL 2
52 PM 29
5.0 ACRES
 PARCEL 3
52 PM 29
10.0 ACRES
 PARCEL 4
52 PM 29
19.11 ACRES



- LEGEND**
- DI DRAIN INLET
 - FH FIRE HYDRANT
 - JP JOINT POLE
 - OHU OVERHEAD UTILITY LINES
 - OS OIL/WATER SEPARATOR
 - PM PARCEL MAP
 - SCR SOLANO COUNTY RECORDS
 - SD STORM DRAIN LINE
 - SS SANITARY SEWER LINE
 - SSMH SANITARY SEWER MAN HOLE
 - W WATER LINE
 - SUBJECT BOUNDARY LINE
 - ADJACENT BOUNDARY LINE
 - EASEMENT LINE, AS NOTED
 - - - DRAINAGE AREA LIMITS
 - - - CHAIN LINK FENCE
 - - - DITCH FLOW LINE
 - DRAINAGE POND/LANDSCAPING
 - EARTH BERM
 - ASPHALT PAVEMENT AREA

DRAINAGE AREA: RETENTION POND

DMA NAME	AREA ACRES	RUNOFF COEF.	100-YR RUNOFF VOL. (FT ³)
DMA 01	2.87	0.76	36,173
DMA 02	2.94	0.76	36,173
DMA 03	1.69	1.00	20,794
DMA 04	3.50	0.81	53,774
DMA 05	3.28	0.76	41,218
DMA 06	3.33	0.75	41,218
DMA 07	3.01	0.76	38,634
DMA 08	3.09	0.76	38,634
DMA 09	2.56	0.76	32,113
DMA 10	3.21	0.76	40,234
DMA 11	3.21	0.76	40,234
DMA 12	3.26	0.45	24,907
DMA 13	0.69	0.38	4,383
DMA 14	0.31	1.00	6,054
DMA 15	0.55	0.91	9,882
DMA 16	0.22	0.82	3,179
TOTAL:	37.72		552,504

DRAINAGE AREA SUMMARY FOR 6734 MIDWAY ROAD, DIXON, CA
 TOTAL DRAINAGE AREA: 37.72 AC
 ANALYSIS FOR 100 YEAR STORM EVENT (1% PROBABILITY)
 LASTING 24 HOURS
 DESIGN POND PERCOLATION RATE = 1.2 IN/HOUR

TOTAL TRIBUTARY AREA: 37.72 ACRE
 100 YEAR STORM RUNOFF VOLUME: 552,504 FT³
 POND PERCOLATION VOLUME: (DURING 24 HOURS OF STORM) 74,261 FT³
 STORAGE REQUIRED: 478,243 FT³
 STORAGE PROVIDED: 484,476 FT³
 FREEBOARD PROVIDED: (FROM WATER SURFACE TO TOP BANK) 2 FT
 POND DRAWDOWN TIME: (AFTER END OF 24 HOUR STORM) 80 HOURS

- STORMWATER NOTES:**
- EXISTING SITE IS NATIVE SOIL WITH AN AVERAGE GROUND SLOPE OF 0.5%.
 - PRE-CONSTRUCTION PEAK RUNOFF IS ESTIMATED AS 2.75 CFS.
 - PROPOSED IMPROVEMENTS WILL RESULT IN A PEAK RUNOFF OF APPROXIMATELY 20 CFS.
 - ALL DRAINAGE FROM PROPOSED DEVELOPED SITE WILL BE DIRECTED TO AN ON-SITE RETENTION POND. NO INDUSTRIAL SURFACE RUNOFF TO DRAIN OFFSITE.

PLAN PRELIMINARY
NOT FOR CONSTRUCTION



CSA
 Cullen-Sherry & Associates, Inc.
 Civil Engineering - Surveying
 1080 Camino Real, Suite 100, Redwood City, CA 94061
 (770) 441-8810 Fax: (770) 441-8899
 Rod Sherry P.E. No. 61537
 Dana Cullen P.E. No. 61537

STORMWATER CONTROL PLAN
6734 MIDWAY ROAD
 DIXON, CALIFORNIA
 PREPARED FOR: ALPENA PROPERTY GROUP

SCALE: 1"=100'
 DATE: 08/16/2023
 DESIGN BY: RAS
 DRAWN BY: NLW
 CHECKED BY: RAS
 FIELD BOOK:
 SHEET NUMBER:
C9
 OF 10 SHEETS
 PROJECT # 22126



Hydrodynamic Separation



The experts you need to solve your stormwater challenges



Contech is the leader in stormwater solutions, helping engineers, contractors and owners with infrastructure and land development projects throughout North America.

With our responsive team of stormwater experts, local regulatory expertise and flexible solutions, Contech is the trusted partner you can count on for stormwater management solutions.

Your Contech Team



STORMWATER CONSULTANT

It's my job to recommend the best solution to meet permitting requirements.



STORMWATER DESIGN ENGINEER

I work with consultants to design the best approved solution to meet your project's needs.



REGULATORY MANAGER

I understand the local stormwater regulations and what solutions will be approved.



SALES ENGINEER

I make sure our solutions meet the needs of the contractor during construction.

Contech is your partner in stormwater management solutions



Removing Pollutants using Hydrodynamic Separation

HDS systems play a vital role in protecting our waterways by removing high levels of sediment, trash, debris, and hydrocarbons from stormwater runoff.

Frequently used as end-of-pipe solutions, they are also used to provide stormwater quality treatment in places where space is limited.

HDS systems capture and retain a variety of stormwater pollutants and are very easy to maintain. These two key benefits have resulted in new uses for HDS technologies, such as pretreating detention, Low Impact Development, and green infrastructure practices, as well as other land-based stormwater treatment systems.

Utilize high-performance hydrodynamic separation to effectively remove finer sediment, oil and grease, and floating and sinking debris.

CASCADE
separator®

GDS

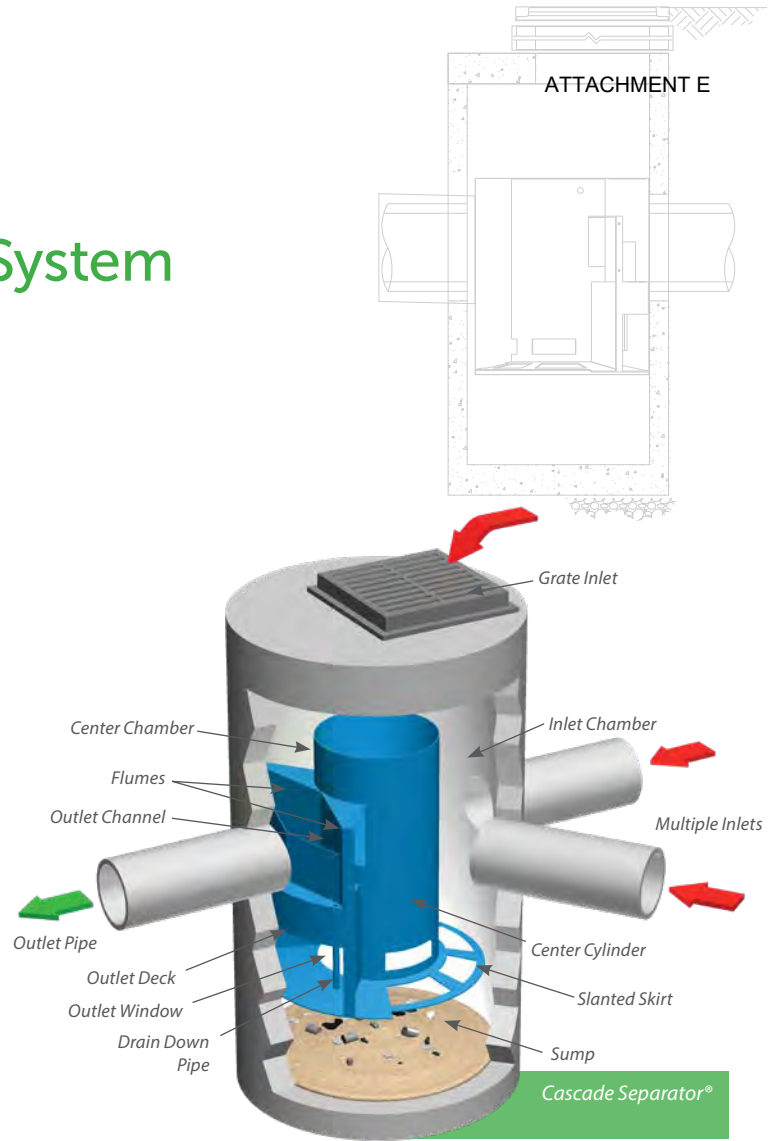
Vortechs®

The Cascade Separator® System

Advanced Sediment Capture Technology ...

The Cascade Separator® is the newest innovation in stormwater treatment from Contech. The Cascade Separator was developed by Contech's stormwater experts using advanced modeling tools and Contech's industry leading stormwater laboratory.

This innovative hydrodynamic separator excels at sediment capture and retention while also removing hydrocarbons, trash, and debris from stormwater runoff. What makes the Cascade Separator unique is the use of opposing vortices that enhance particle settling and a unique skirt design that allows for sediment transport into the sump while reducing turbulence and resuspension of previously captured material. These two factors allow the Cascade Separator to treat high flow rates in a small footprint, resulting in an efficient and economical solution for any site.



FEATURE	BENEFIT
Unique skirt design & opposing vortices	Superior TSS removal; reduced system size and costs
Inlet area accepts wide range of inlet pipe angles	Design and installation flexibility
Accepts multiple inlet pipes *	Eliminates the need for separate junction structure
Grate inlet option*	Eliminates the need for a separate grate inlet structure
Internal bypass	Eliminates the need for a separate bypass structure
Clear access to sump and stored pollutants	Fast, easy maintenance

* NJDEP testing based on Cascade Separator with one inlet pipe and no grate inlet

Learn More:
www.ContechES.com/cascade

SELECT CASCADE APPROVALS

- New Jersey Department of Environmental Protection Certification (NJDEP)

CASCADE MAINTENANCE

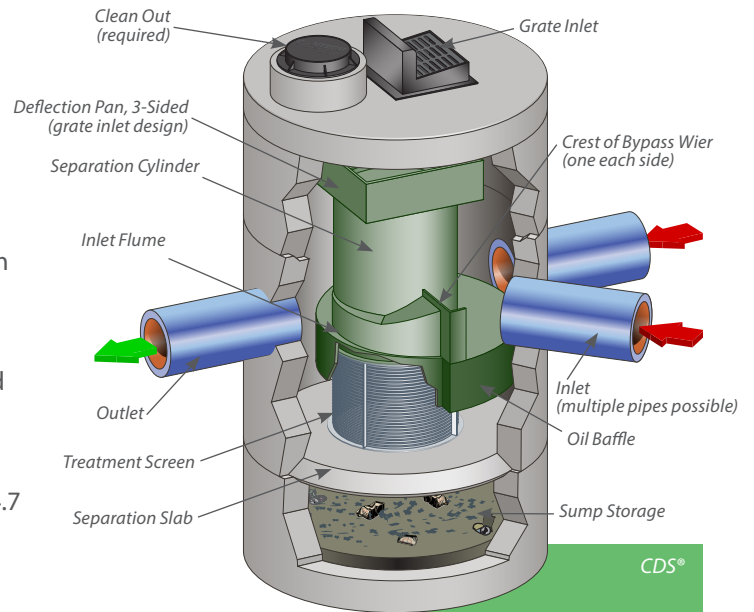
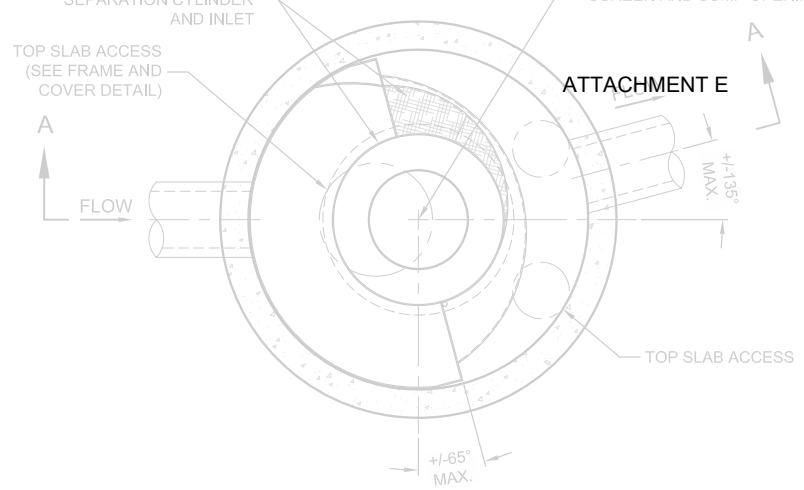
Cascade provides unobstructed access to stored pollutants, making it easy to maintain using a vacuum truck, with no requirement to enter the unit.

The CDS® System

Superior Trash Removal ...

The CDS is a hybrid technology that uses a combination of swirl concentration and indirect screening to separate and trap trash, debris, sediment, and hydrocarbons from stormwater runoff.

At the heart of the CDS system is a unique screening technology used to capture and retain trash and debris. The screen face is louvered so that it is smooth in the downstream direction. The effect created is called "Continuous Deflective Separation." The power of the incoming flow is harnessed to continually shear debris off the screen and to direct trash and sediment toward the center of the separation cylinder. This results in a screen that is self-cleaning and provides 100% removal of floatables and neutrally buoyant material debris 4.7 mm or larger, without blinding.



FEATURE	BENEFIT
Captures and retains 100% of floatables and neutrally buoyant debris 4.7 mm or larger	Superior trash removal
Self-cleaning screen	Ease of maintenance
Isolated storage sump eliminates scour potential	Excellent pollutant retention
Internal bypass	Eliminates the need for additional structures
Multiple pipe inlets and 90-180° angles	Design flexibility
Clear access to sump and stored pollutants	Fast, easy maintenance

Learn More:
www.ContechES.com/cds

SELECT CDS APPROVALS

- Washington Department of Ecology (GULD) – Pretreatment
- Canadian Environmental Technology Verification (ETV)
- California Statewide Trash Amendments Full Capture System Certified*

* The CDS System has been certified by the California State Water Resources Control Board as a Full Capture System provided that it is sized to treat the peak flow rate from the region specific 1-year, 1-hour design storm, or the peak flow capacity of the corresponding storm drain, whichever is less.

The Vortechs® System

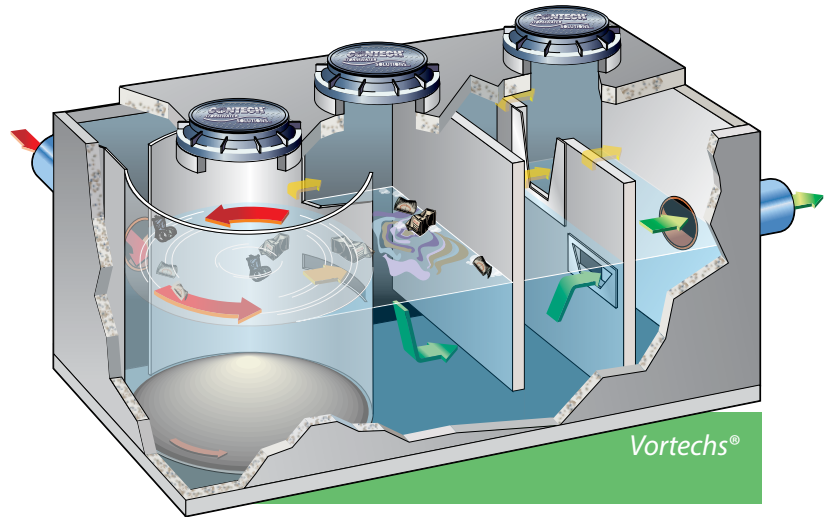
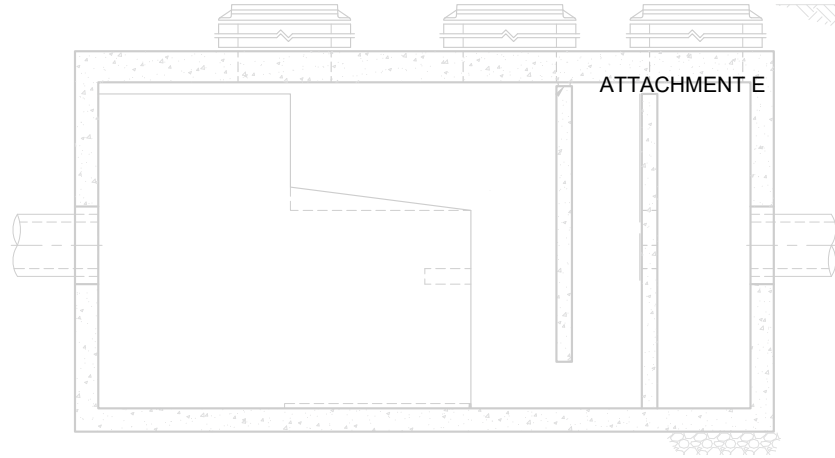
Stormwater Treatment in a Shallow Footprint ...

Vortechs combines swirl concentration and flow controls into a single treatment unit that captures and retains trash, debris, sediment, and hydrocarbons from stormwater runoff.

The Vortechs system's large swirl chamber and flow controls work together to create a low energy environment, ideal for capturing and retaining particles down to 50 microns.

Vortechs is the ideal solution for sites with high groundwater, bedrock, utility conflicts, or sites with a large volume runoff.

The Vortechs System is approved by the Washington Department of Ecology (GULD) - Pretreatment.



Select Vortechs Approvals

- Washington Department of Ecology (GULD) – Pretreatment

Learn More:
www.ContechES.com/vortechs

FEATURE	BENEFIT
Large swirl chamber	Fine particle removal down to 50 microns
Shallow profile – Typical depth below pipe invert is only 3 feet.	Can be used on sites with high groundwater, bedrock, or utility conflicts
Unobstructed access to stored pollutants	Fast, easy maintenance

The ideal solution for sites with high groundwater

Hydrodynamic Separator Selection & Sizing Tool

Hydrodynamic Separation Product Calculator Jane Smith (external) ☰

Project Name : Birmingham Gas Station Site Designation : WQ

1 Project 2 Design 3 Treatment 4 Performance

System Sizing

Treatment System Options

CDS or Cascade Separator

User Selected Treatment System *

Cascade Separator

[Learn More About Cascade Separator](#)

Particle Size Distribution or D50 *

110

System Model

CS-4

Predicted Part Removal Efficiency (%)

80.85

The peak flow rate exceeds the maximum capacity of the unit. The unit must be placed offline.
[Contact Us](#)

Cascade Separator Features

Learn More:

www.ContechES.com/designcenter

Quickly prepare designs for estimates and project meetings ...

Engineers are always looking for new ways to quickly prepare designs for estimates and project meetings. Contech has developed an online tool to help with the hydrodynamic separation product selection process... the Hydrodynamic Separator Selection and Sizing Tool.

Part of the Contech Design Center, this free, online tool fully automates the layout process for identifying the proper hydrodynamic separator for your site. You can create multiple systems for each project while saving all project information for future use.

- Multiple sizing methods available.
- Site-specific questions ensure the selected unit will comply with site constraints.
- Multiple treatment options may be available based on regulations and site parameters.
- Follow up reports contain a site-specific design, sizing summary, standard detail, and specification.

CONTECH[®]
DESIGNCENTER
 DESIGN MADE EASY

A free, online tool to aid in the selection of a hydrodynamic separation solution.

A partner you can rely on



STORMWATER
SOLUTIONS



PIPE
SOLUTIONS



STRUCTURES
SOLUTIONS

Few companies offer the wide range of high-quality stormwater resources you can find with us — state-of-the-art products, decades of expertise, and all the maintenance support you need to operate your system cost-effectively.

THE CONTECH WAY

Contech® Engineered Solutions provides innovative, cost-effective site solutions to engineers, contractors, and developers on projects across North America. Our portfolio includes bridges, drainage, erosion control, retaining wall, sanitary sewer and stormwater management products.

TAKE THE NEXT STEP

For more information: www.ContechES.com

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ENGINEERED SOLUTIONS

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SECTION (____)
STORM WATER TREATMENT DEVICE

1.0 GENERAL

- 1.1 This item shall govern the furnishing and installation of the Vortechs® by Contech Engineered Solutions LLC, complete and operable as shown and as specified herein, in accordance with the requirements of the plans and contract documents.
- 1.2 The Contractor shall furnish all labor, equipment and materials necessary to install the storm water treatment device(s) (SWTD) and appurtenances specified in the Drawings and these specifications.
- 1.3 The manufacturer of the SWTD shall be one that is regularly engaged in the engineering design and production of systems deployed for the treatment of storm water runoff for at least five (5) years and which have a history of successful production, acceptable to the Engineer. In accordance with the Drawings, the SWTD(s) shall be a Vortechs® device manufactured by:

Contech Engineered Solutions LLC
9025 Centre Pointe Drive
West Chester, OH, 45069
Tel: 1 800 338 1122

1.4 Related Sections

- 1.4.1 Section 02240: Dewatering
 - 1.4.2 Section 02260: Excavation Support and Protection
 - 1.4.3 Section 02315: Excavation and Fill
 - 1.4.4 Section 02340: Soil Stabilization
- 1.5 All components shall be subject to inspection by the engineer at the place of manufacture and/or installation. All components are subject to being rejected or identified for repair if the quality of materials and manufacturing do not comply with the requirements of this specification. Components which have been identified as defective may be subject for repair where final acceptance of the component is contingent on the discretion of the Engineer.
 - 1.6 The manufacturer shall guarantee the SWTD components against all manufacturer originated defects in materials or workmanship for a period of twelve (12) months from the date the components are delivered to the owner for installation. The manufacturer shall upon its determination repair, correct or replace any manufacturer originated defects advised in writing to the manufacturer within the referenced warranty period. The use of SWTD components shall be limited to the application for which it was specifically designed.
 - 1.7 The SWTD manufacturer shall submit to the Engineer of Record a "Manufacturer's Performance Certification" certifying that each SWTD is capable of achieving the specified removal efficiencies listed in these specifications. The certification shall be supported by independent third-party research

- 1.8 No product substitutions shall be accepted unless submitted 10 days prior to project bid date, or as directed by the Engineer of Record. Submissions for substitutions require review and approval by the Engineer of Record, for hydraulic performance, impact to project designs, equivalent treatment performance, and any required project plan and report (hydrology/hydraulic, water quality, stormwater pollution) modifications that would be required by the approving jurisdictions/agencies. Contractor to coordinate with the Engineer of Record any applicable modifications to the project estimates of cost, bonding amount determinations, plan check fees for changes to approved documents, and/or any other regulatory requirements resulting from the product substitution.

2.0 MATERIALS

- 2.1 Each stormwater treatment system shall include a circular aluminum “swirl chamber” (or “grit chamber”) with a tangential inlet to induce a swirling flow pattern that will accumulate and store settleable solids in a manner and a location that will prevent re-suspension of previously captured particulates.
- 2.2 Housing unit of stormwater treatment device shall be constructed of pre-cast or cast-in-place concrete, no exceptions. Concrete for precast stormwater treatment systems shall conform to ASTM C 857 and C 858 and meet the following additional requirements
- 2.2.1 The wall thickness shall not be less than 6 inches (152 mm) or as shown on the dimensional drawings. In all cases the wall thickness shall be no less than the minimum thickness necessary to sustain HS20-44 (MS18) loading requirements as determined by a Licensed Professional Engineer.
 - 2.2.2 Sections shall have tongue and groove or ship-lap joints with a butyl mastic sealant conforming to ASTM C 990.
 - 2.2.3 Cement shall be Type II Portland cement conforming to ASTM C 150.
 - 2.2.4 All sections shall be cured by an approved method. Sections shall not be shipped until the concrete has attained a compressive strength of 4,000 psi (28 MPa) or until 5 days after fabrication and/or repair, whichever is the longer.
 - 2.2.5 Pipe openings shall be sized to accept pipes of the specified size(s) and material(s), and shall be sealed by the Contractor with a hydraulic cement conforming to ASTM C 595M
 - 2.2.6 Brick or masonry used to build the manhole frame to grade shall conform to ASTM C 32 or ASTM C 139 and shall be installed in conformance with all local requirements.
 - 2.2.7 Casting for manhole frames and covers shall be in accordance with ASTM A48, CL.35B and AASHTO M105.
- 2.3 Internal Components and appurtenances shall conform to the following:
- 2.3.1 Internal aluminum plate components shall be aluminum alloy 5052-H32 in accordance with ASTM B 209.
 - 2.3.2 Sealant to be utilized at the base of the swirl chamber shall be 60 durometer extruded nitrile butadiene rubber (Buna N) and shall be provided to the concrete precaster for installation.

3.0 PERFORMANCE

- 3.1 The SWTD shall be capable of achieving an 80 percent average annual reduction of TSS or an 80% reduction of TSS based on a treatment flow rate or calculation as specified by local regulatory requirements unless otherwise stated.
- 3.2 The SWTD shall have completed field tested following TARP Tier II protocol requirements
- 3.3 Annual TSS removal efficiency models shall be based on documented removal efficiency performance from full scale laboratory tests based on a particle size gradation defined in Table 1 unless otherwise stated. Annual TSS removal efficiency models shall only be considered valid if they are corroborated by independent third party field testing. Said field testing shall include influent and effluent composite samples from a minimum of ten storms at one location.
- 3.4 Individual stormwater treatment systems shall have usable sediment storage capacity of not less than the corresponding volume listed in Table 2. The systems shall be designed such that the pump-out volume is less than ½ of the total system volume. The systems shall be designed to not allow surcharge of the upstream piping network during dry weather conditions.
- 3.5 The stormwater treatment system manufacturer shall furnish documentation which supports all product performance claims and features, storage capacities and maintenance requirements.
- 3.6 Stormwater treatment systems shall be completely housed within one rectangular structure.
- 3.7 In order to not restrict the Owner's ability to maintain the stormwater treatment system, the minimum dimension providing access from the ground surface to the sump chamber shall be 16 inches in diameter

TABLE 1
Particle Size Gradation

Percent of Sample	Particle Size Range
27%	>250 micron
11%	150-250 micron
7%	100-150 micron
9%	75-100 micron
4%	63-75 micron
42%	<63 micron

4.0 EXECUTION

- 4.1 Each Stormwater Treatment System shall be constructed according to the sizes shown on the Drawings and as specified herein. Install at elevations and locations shown on the Drawings or as otherwise directed by the Engineer.
- 4.2 Place the precast base unit on a granular subbase of minimum thickness of six inches (152 mm) after compaction or of greater thickness and compaction if specified elsewhere. The granular subbase shall be checked for level prior to setting and the precast base section of the trap shall be checked for level at all four corners after it is set. If the slope from any corner to any other corner exceeds 0.5% the base section shall be removed and the granular subbase material re-leveled.
- 4.3 Prior to setting subsequent sections place bitumen sealant in conformance with ASTM C 990-91 along the construction joint in the section that is already in place.
- 4.4 After setting the base and wall or riser sections, prepare to install the swirl chamber (if not installed prior to delivery). Place the butyl mastic sealant vertically on the outside of the swirl chamber starting one inch above the bottom of the swirl chamber and continuing to a height equal to the elevation of the bottom of the upper aperture of the swirl chamber. The butyl mastic sealant should abut the downstream side of the pre-drilled mounting holes that attach the swirl chamber to the long walls of the concrete vault. Next, install the extruded Buna N seal on the bottom edge of the 180 degree downstream section of the swirl chamber by first applying a bead of Sikaflex-1a polyurethane elastomeric sealant into the extruded slot then slide the seal onto the swirl chamber. The extruded seal should extend 3-inches (76 mm) upstream of the mounting holes, toward the inlet end of the vault. Set the swirl chamber into position and keep the seal approximately ½-inch (13 mm) above the floor of the concrete vault. Apply a continuous bead of Sikaflex-1a sealant under the cupped bottom of the seal. Set the circular swirl chamber on the floor of the vault and anchor it by bolting the swirl chamber to the side walls of the concrete vault at the three (3) tangent points and at the inlet tab using HILTI brand stainless steel drop-in wedge anchors or equivalent 3/8-inch (10 mm) diameter by 2-3/4 inch (70 mm) minimum length at heights of approximately three inches (3") (76 mm) off the floor and at fifteen inch (15") (381 mm) intervals to approximately the same height of the butyl mastic sealant (at locations of pre-drilled holes in aluminum components). Apply a continuous bead of Sikaflex-1a sealant to the intersection of the inside bottom edge of the extruded seal and the vault floor.
- 4.5 If the oil baffle wall (Baffle A) and flow control wall (Baffle B) are not integrally cast-in to riser/wall sections then the Baffle wall panels shall be placed in the formed keyways or between bolted-in-place angle flanges as provided by the manufacturer. Apply non-shrink grout or Sikaflex-1a sealant to each end of Baffle A and Baffle B at the upstream intersection with the side walls of the concrete vault.
- 4.6 Prior to setting the precast roof section, bitumen sealant equal to ASTM C 990 shall be placed along the top of the oil baffle wall (Baffle A), using more than one layer of mastic if necessary, to a thickness at least 1-inch (25 mm) greater than the nominal gap between the top of the baffle and the roof section. The nominal gap shall be determined either by field measurement or the shop drawings. Do not seal the top of Baffle B unless specified on the shop drawings to do so. After placement of the roof section has compressed the butyl mastic sealant in the gap over Baffle A, finish sealing the gap with an approved non-shrink grout on both sides of

the gap using the butyl mastic as a backing material to which to apply the grout. If roof section is “clamshell” or “bathtub” halves, then finish sealing the ends of the Baffle walls by applying non-shrink grout or Sikaflex-1a sealant to each end of Baffle A at the upstream intersection with the side walls of the concrete vault and to each end of Baffle B at the downstream intersection with the side walls of the concrete vault.

- 4.7 After setting the precast roof section of the stormwater treatment system, set precast concrete manhole riser sections, to the height required to bring the cast iron manhole covers to grade, so that the sections are vertical and in true alignment with a ¼-inch (6 mm) maximum tolerance allowed. Backfill in a careful manner, bringing the fill up in 6-inch (152 mm) lifts on all sides. If leaks appear, clean the inside joints and caulk with lead wool to the satisfaction of the Engineer. Precast sections shall be set in a manner that will result in a watertight joint. In all instances, installation of Stormwater Treatment Systems shall conform to ASTM specification C 891 “Standard Practice for Installation of Underground Precast Utility Structures”.
- 4.8 Holes made in the concrete sections for handling or other purposes shall be plugged with a nonshrink grout or by using grout in combination with concrete plugs.
- 4.9 Where holes must be cut in the precast sections to accommodate pipes, do all cutting before setting the sections in place to prevent any subsequent jarring which may loosen the mortar joints. The Contractor shall make all pipe connections.

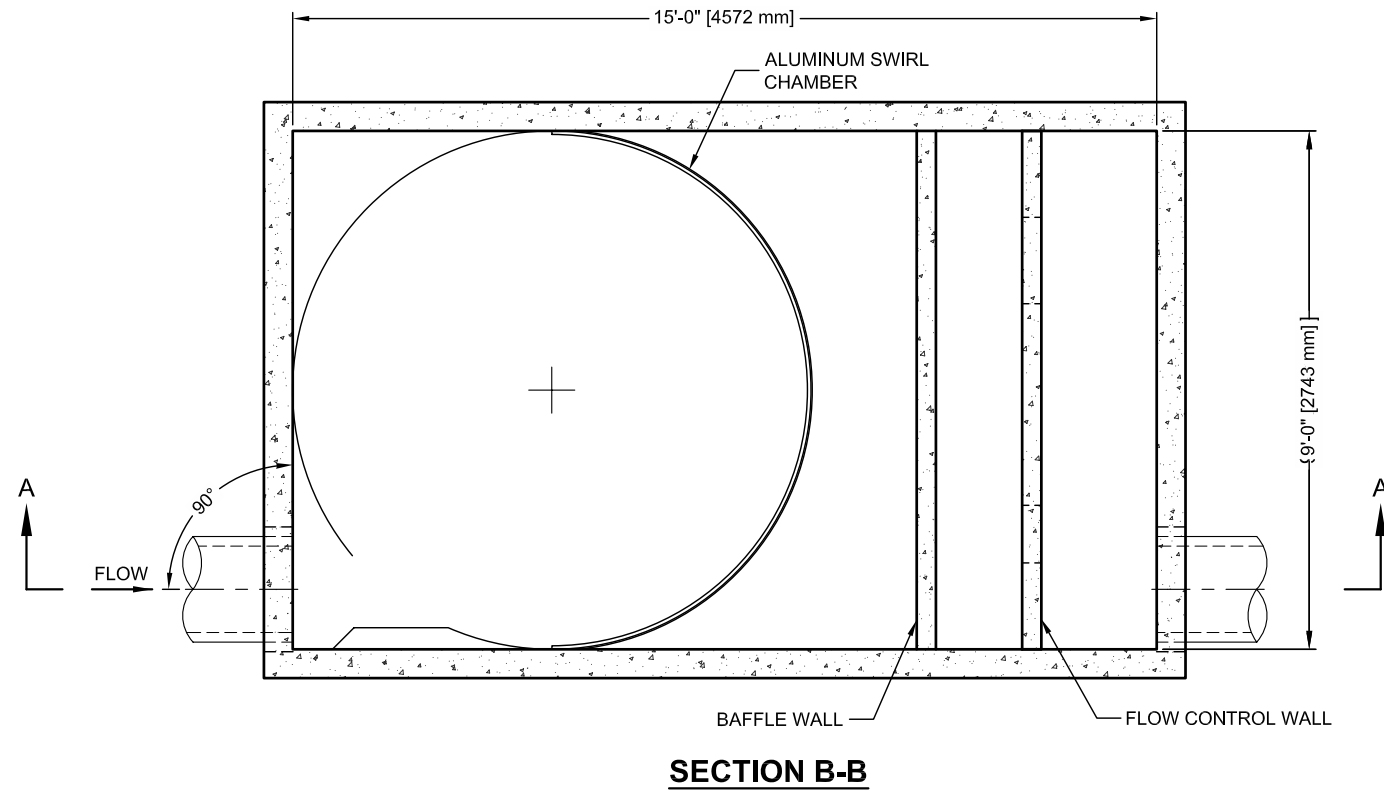
TABLE 2
Stormwater Treatment Device
Storage Capacities

Vortechs Model	Minimum Sump Storage Capacity (yd ³)/(m ³)
1000	0.7(0.54)
2000	1.2(0.91)
3000	1.8(1.38)
4000	2.4(1.84)
5000	3.2(2.45)
7000	4.0(3.06)
9000	4.8(3.67)
11000	5.6(4.28)
16000	7.1(5.43)

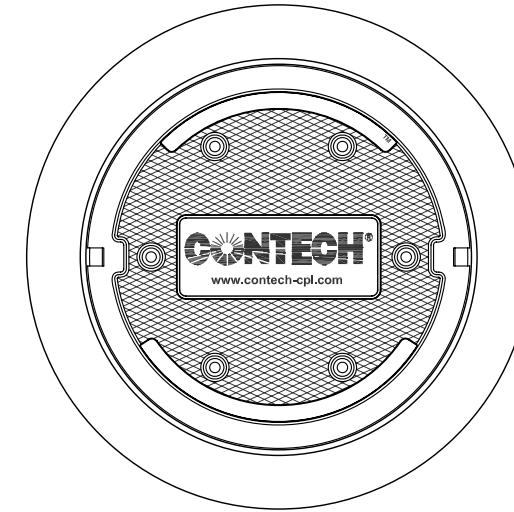
END OF SECTION

VORTECHS 9000 RATED TREATMENT CAPACITY IS 14 CFS, OR PER LOCAL REGULATIONS. IF THE SITE CONDITIONS EXCEED RATED TREATMENT CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD INLET/OUTLET CONFIGURATION IS SHOWN. FOR OTHER CONFIGURATION OPTIONS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.contechES.com

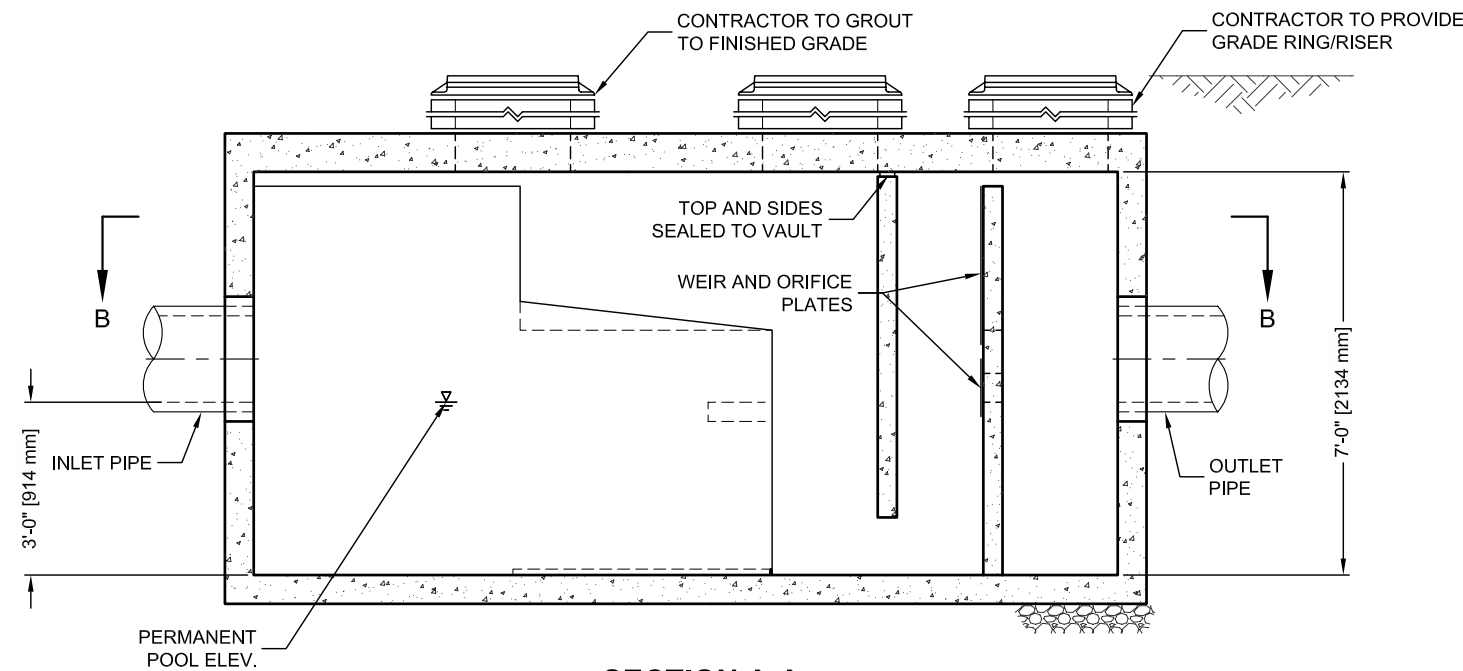


SECTION B-B



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID	*		
WATER QUALITY FLOW RATE (CFS)	*		
PEAK FLOW RATE (CFS)	*		
RETURN PERIOD OF PEAK FLOW (YRS)	*		
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			
*			
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT	
	*	*	
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			



SECTION A-A

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.contechES.com
- VORTECHS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
- INLET PIPE(S) MUST BE PERPENDICULAR TO THE VAULT AND AT THE CORNER TO INTRODUCE THE FLOW TANGENTIALLY TO THE SWIRL CHAMBER. DUAL INLETS NOT TO HAVE OPPOSING TANGENTIAL FLOW DIRECTIONS.
- OUTLET PIPE(S) MUST BE DOWN STREAM OF THE FLOW CONTROL BAFFLE AND MAY BE LOCATED ON THE SIDE OR END OF THE VAULT. THE FLOW CONTROL WALL MAY BE TURNED TO ACCOMMODATE OUTLET PIPE KNOCKOUTS ON THE SIDE OF THE VAULT.

INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE VORTECHS STRUCTURE (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

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VORTECHS 9000
STANDARD DETAIL