



County of Yuba

Community Development & Services Agency

915 8th Street, Suite 123, Marysville, CA 95901

Planning Department

Phone: (530) 749-5470

Fax: (530) 749-5434

Web: [http:// www.co.yuba.ca.us](http://www.co.yuba.ca.us)

DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

MEETING DATE: September 3rd, 2026

TO: DEVELOPMENT REVIEW COMMITTEE

FROM: Jacob Farmer, Planner II

RE: TENTATIVE PARCEL MAP TPM26-0006 (De La Torre)

REQUEST: The applicant requests to subdivide an existing 5-acre parcel into two (2) parcels. Parcel 1 will be 2.7 acres and Parcel 2 will be 2.3 acres. Parcel 1 has a two existing residences (2,200 sq ft) (960sq ft), a garage (620 sq ft) and two sheds (180 sq ft) (36 sq ft), and Parcel 2 has an existing commercial feed store (5,700 sq ft) along with a secondary structure for material storage (1,800 sq ft).

RECOMMENDATION: Staff recommends that the Development Review Committee (DRC) make a determination that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities) and approve Tentative Parcel Map TPM26-0006 subject to making the necessary findings and the conditions of approval contained herein.

BACKGROUND/DISCUSSION: The 2030 General Plan designates the subject site land use as Rural Community (RC) and the zoning as Rural Commercial (RC). The project site is located at 8162 Hallwood Blvd in the community of Hallwood, identified as Assessor's Parcel Number 006-130-067. The applicant is requesting to subdivide an existing 5-acre parcel into two (2) parcels. The property owner is seeking to separate the residentially developed portion of the property from the commercially developed portion through this lot split. Parcel 1 will be 2.7 acres and Parcel 2 will be 2.3 acres. Parcel 1 has two existing residences (2,200 sq ft) (960sq ft), a garage (620 sq ft) and two sheds (180 sq ft) (36 sq ft), and Parcel 2 has an existing commercial feed store (Los Arcos Livestock Feed Store) (5,700 sq ft) along with a secondary structure for material storage for the feed store (1,800 sq ft). Parcels 1 and 2 meet the minimum density requirements for the zoning district they are located within. Access to the proposed parcels would be from Hallwood Blvd.

All proposed wells and septic systems must comply with Yuba County Environmental Health Department standards, with each parcel required to be self-sufficient for water supply and sewage disposal since public utilities are not available. Septic systems must meet all applicable

agency requirements, avoid sensitive features such as waterways (including required setbacks and exclusion zones), and include verified soil testing, repair areas, and mapping prior to approval, while any abandoned systems must be properly destroyed.

SURROUNDING USES

	GENERAL PLAN LAND USE DESIGNATION	ZONING	EXISTING LAND USE
North	Valley Neighborhood	RR-5	Single Family Residential
East	Valley Neighborhood	RR-5	Single Family Residential
South	Valley Neighborhood	RR-5	Single Family Residential
West	Valley Neighborhood	RR-5	Orchard

Surrounding properties are all 5 acres in size give or take .5 acres. All of the surrounding properties to the north, east, west, and south are zoned Rural Residential with a 5-acre minimum (RR-5). The majority of the immediate adjacent properties are currently developed with single family residences besides the property to the part of the east which is currently being used solely as an orchard. The General Plan Land Use Diagram has a General Plan designation of Rural Community for the subject property as well as all of the surrounding properties.

GENERAL PLAN/ZONING: The project site is designated Rural Community as shown on the 2030 General Plan Land Use Map. The Rural Community land use designation is intended to accommodate low-density residential development and limited supporting uses that are compatible with the surrounding rural character. The purpose of this designation is to provide for rural residential living while allowing for small-scale services and uses that support the local community, consistent with maintaining open space, agricultural uses, and the overall rural environment within the County. Section 11.06.010(C)(1) & (2) of the Yuba County Development Code states that the purpose of RC zoning is to provide for the location of commercial uses within a limited and appropriate area of a rural community and enhance rural community identity. The proposed project is consistent with land use designations, as the map will create parcels that are utilized for rural residential purposes as well as commercial purposes

The project complies with the following General Plan Policies:

- 1. Action HS3.10: New developments proposing private well and septic systems shall demonstrate compliance with the County's standards for water wells and sewage disposal systems, which are designed to protect public and environmental health.*

Each proposed parcel will be served by individual well and septic systems, subject to approval by Yuba County Environmental Health. The project will be required to demonstrate compliance with all applicable design, and monitoring standards to ensure that water quality and public health are protected. The conditions of approval will include requirements for well and septic system permits to ensure proper implementation and long-term functionality.

2. *Policy CD9.1 Foothill and mountain development project shall be designed to preserve the existing rural character.*

The property is zoned Rural Commercial and designated Rural Community, a designation meant for low-density residential development with limited small-scale commercial uses that preserve the area's open, agricultural, rural character. Surrounding parcels are similarly sized and zoned Rural Residential (RR-5), mostly single-family homes with one orchard, reinforcing this low-intensity pattern. The proposed subdivision simply separates the site's existing residential portion (2.7 acres, two residences, garage, two sheds) from its existing commercial portion (2.3 acres, feed store and storage building). No new structures are proposed, and both parcels meet minimum lot size and density standards. Since the split doesn't intensify land use or add development beyond what already exists, it maintains the site's current rural character.

ENVIRONMENTAL REVIEW: Staff has determined that the project is categorically exempt from environmental review per the California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities).

Section 15301 (Existing Facilities) exempts projects involving the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features when the project results in negligible or no expansion of the existing or former use. This exemption applies to activities such as interior or exterior alterations, additions that are minor in nature, and the continued use of existing facilities in a manner consistent with their current operation, provided the project does not result in a substantial increase in capacity or intensity of use and remains within the existing physical footprint.

The proposed project meets the requirements of CEQA Guidelines Section 15301 (Existing Facilities), as it does not involve new development or an expansion of existing development, as each resulting parcel will contain an existing residence. The subdivision does not introduce additional structures or intensify land use beyond what is currently established on the site. Instead, it formalizes the division of land while maintaining the existing residential footprint and use on each parcel.

COMMENTS: Planning staff have received the following comment letters:

- County Staff – The Public Works Department, Environmental Health Department, Building Department, and Code Enforcement Department have reviewed the project and provided comments and/or conditions of approval that are incorporated into the attached Conditions of Approval.
- PG&E- Received PG&E Gas and Electrical Standard Conditions & No Impact Letter

FINDINGS: Projects are evaluated for consistency with the County's General Plan, conformance with the County's Zoning Ordinance, and potential for impacts to the health, safety and welfare of persons who reside or work in the area surrounding the project. In the case of addressing

project impacts to health, safety, and welfare, specific findings need to be met for each entitlement. Below are the findings for each project entitlement needed for project approval.

Tentative Parcel Map:

- 1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, this Code, and other applicable provisions of the County Code. A proposed subdivision shall be considered consistent with the General Plan or a specific plan only when the proposed subdivision or land use is compatible with the objectives, policies, general land uses, and programs specified in such a plan;*

The proposed subdivision, together with its design and improvements, is consistent with the Yuba County 2030 General Plan, as well as applicable provisions of the County Code. The project site is designated Rural Community and zoned Rural Commercial, and the proposed division of the 5-acre parcel into two parcels of 2.7 acres and 2.3 acres complies with the minimum lot size and density requirements of the zoning district. The subdivision maintains the existing rural character of the area, as Parcel 1 will retain its established residential and accessory structures and Parcel 2 will retain the existing rural community-serving commercial feed store, with both parcels continuing to rely on on-site water and wastewater systems consistent with County standards. The project is compatible with General Plan policies promoting orderly rural development, preservation of low-density residential and limited commercial uses, and utilization of existing access via Hallwood Blvd, and no conflicts with any applicable specific plan or County Code provisions have been identified.

- 2. The design of the subdivision shall provide, to the extent feasible, for future passive and natural heating and cooling features in accordance with Section 66473.1 of the Subdivision Map Act; and*

The orientation and size of the proposed lots will allow opportunity to align the residence to have a southern exposure and shade/prevaling breezes.

- 3. Water will be available and sufficient to serve a proposed subdivision with more than 500 dwelling units in accordance with Section 66473.7 of the Subdivision Map Act.*

The proposed development will create one residential property and one commercial property and, therefore does not include more than 500 dwelling units.

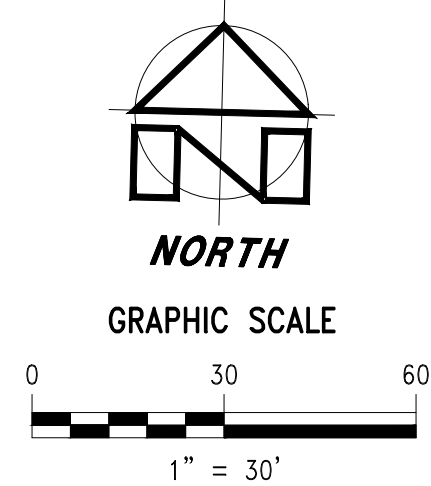
Report Prepared By:

Jacob Farmer

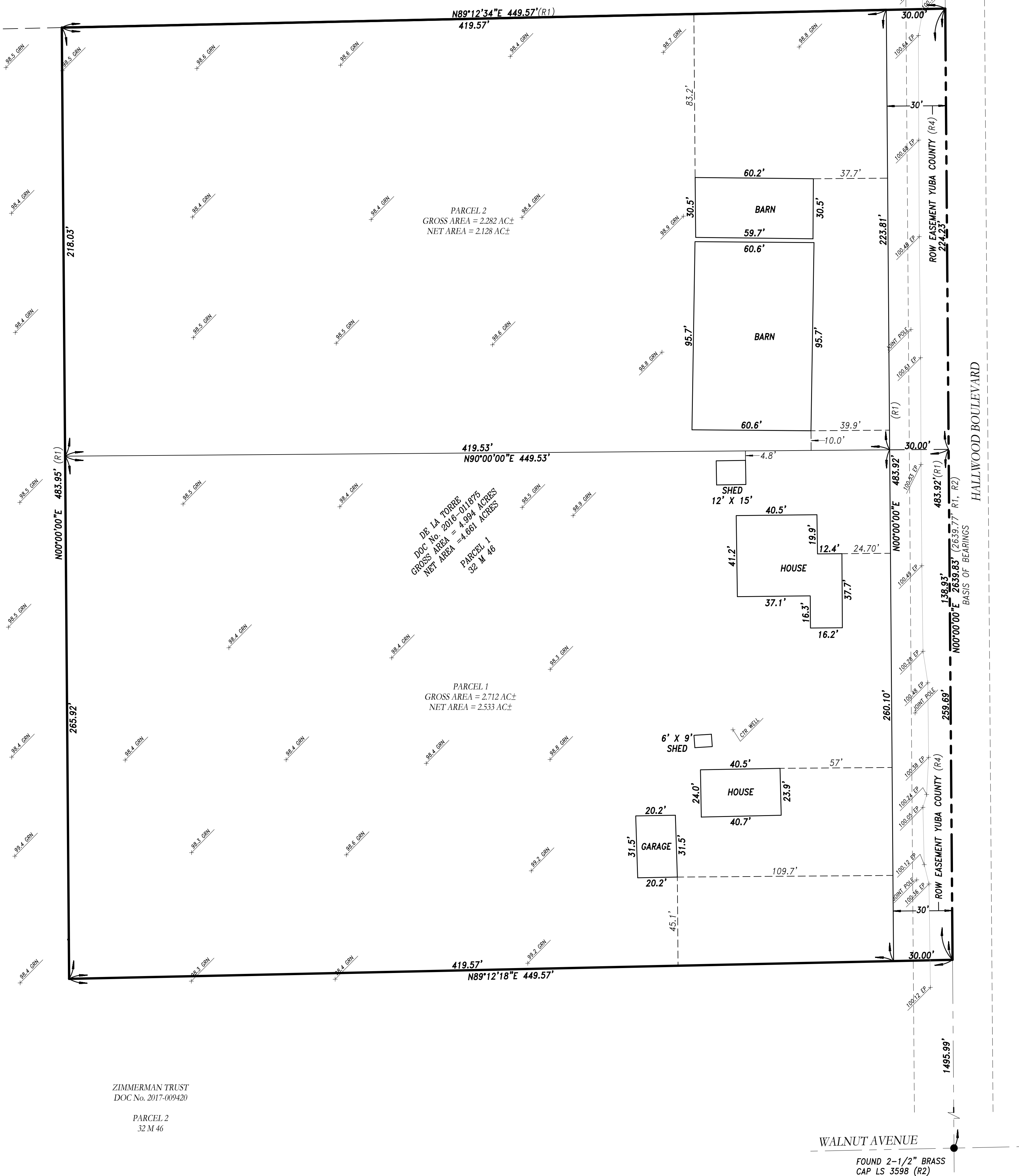
Jacob Farmer
Planner II

ATTACHMENTS

1. Tentative Parcel Map
2. Conditions of Approval
3. Comment Letters



SCHWALL
DOC No. 2021-013968

**OWNER(S)**

RAFAEL P DE LA TORRE
2684 HIGHWAY 20
MARYSVILLE, CA

LEGAL DESCRIPTION

APN 006-130-067

PARCEL 1, AS SHOWN ON PARCEL MAP No. 80-07, FILED JUNE 27, 1980
IN BOOK 32 OF MAPS, AT PAGE 46, RECORDS OF YUBA COUNTY.

SURFACE AREA

GROSS AREA = 4.994 AC±
NET AREA = 4.661 AC±

ELEVATION NOTE

ELEVATIONS ARE BASED ON AN ASSUMED VERTICAL DATUM.
BENCHMARK - FOUND RAILROAD SPIKE AT INTERSECTION OF HALLWOOD
BOULEVARD WITH HOOPER ROAD.

ELEVATION = 100.00 FEET

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED UPON THE
MONUMENTED LINE OF HALLWOOD BOULEVARD AS SHOWN ON THE PARCEL
MAP No. 80-07 FILED JUNE 27, 1980 IN BOOK 32 OF MAPS AT PAGE 46,
YUBA COUNTY RECORDS TAKEN AS NORTH 00°00'00" EAST.

GENERAL NOTES

- LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM
LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES
MAY EXIST. EXCAVATIONS WERE NOT MADE DURING THE PROGRESSION
OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. THE
LOCATIONS OF UNDERGROUND FEATURES SHOWN HEREON ARE
PLOTTED FROM AVAILABLE RECORD INFORMATION AND VISIBLE
SURFACE INDICATIONS. BEFORE ANY EXCAVATIONS ARE PERFORMED,
UTILITY SURVEYORS SHOULD BE CONTACTED FOR VERIFICATION OF
UTILITY TYPE AND FIELD LOCATIONS.
- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- ALL TIES SHOWN ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.

REFERENCES

(R1) - PARCEL MAP No. 80-07 (32 M 16)
(R2) - PARCEL MAP No. 4-42 (18 M 15)
(R3) - GRANT DEED (DOC No. 2016-011875)
(R4) - DEED (729 OR 68)

LEGEND

●	FOUND MONUMENT AS NOTED
—	DISTINCTIVE BORDER LINE/BOUNDARY
—	PROPOSED LOT LINE
---	EXISTING RIGHT-OF-WAY
---	ADJOINER PARCEL LINES
---	TIE LINE

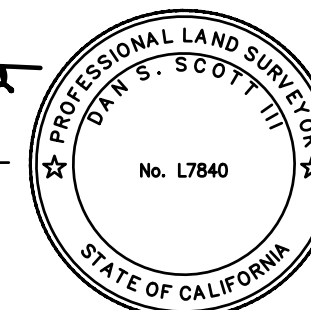
ABBREVIATIONS

AC	ACRES
EP	EDGE OF PAVEMENT
GRN	GROUND ELEVATION
ROW	RIGHT OF WAY
(R#)	REFERENCE DOCUMENT
SOFT	SQUARE FEET
(SNF)	SEARCHED NOTHING FOUND

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR
UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE
LAND SURVEYOR'S ACT AT THE REQUEST RAFAEL P. DE LA TORRE JANUARY
2026. I HEREBY STATE THAT ALL ELEVATION SHOWN ARE BASED UPON AN
ASSUMED VERTICAL. I HEREBY STATE THAT TO THE BEST OF MY
KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL
ORDINANCES HAVE BEEN FULLY SATISFIED. I HEREBY FURTHER STATE THAT
THE PARCEL DELINEATED BY MY SURVEY AND SHOWN ON THIS MAP IS THE
SAME AS THAT DESCRIBED IN THE GRANT DEED RECORDED SEPTEMBER 23,
2016 AS DOCUMENT NUMBER 2016-011875, OFFICIAL RECORDS OF YUBA
COUNTY, AND IDENTIFIED ON THE CURRENT EQUALIZATION COUNTY
ASSESSMENT ROLL OF YUBA COUNTY AS PARCEL 006-130-067.

DAN S. SCOTT III



3-JUN-2026
DATE

BOUNDARY/ TOPOGRAPHIC MAP

862 HALLWOOD BOULEVARD
MARYSVILLE, CA
APN 006-130-067

UNINCORPORATED
SCALE 1" = 30'

YUBA COUNTY

STATE OF CALIFORNIA
DATE: 17-MAR-2026

DAN S. SCOTT III
PROFESSIONAL LAND SURVEYOR
OAKLAND CA 94605

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

Applicant/Owner: Rafael De La Torre
APN: 006-130-067

Case Number: TPM26-0006
DRC Hearing Date: September 3rd, 2026

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

- I. After review and consideration, make a determination the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities)
- II. Approve Tentative Parcel Map TPM26-0006 subject to the conditions below, or as may be modified at the public hearing, making the findings made in the Staff Report, pursuant to County of Yuba Title XI Sections 11.40.040.

GENERAL CONDITIONS

- 1) As a condition for project approval, Owner or an agent of Owner acceptable to County shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding, against the County or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the County, Planning Commission, Development Review Committee, or other County advisory agency, appeal board, or legislative body concerning the conditional use permit. County shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding.
- 2) Owner(s), Owner's agent(s) or Applicant shall comply with all applicable federal, state, and local laws, ordinances, and regulations, including the requirements provided by Chapter 11 of the Yuba County Development Code.
- 3) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County prior to filing of the Final Map.
- 4) This tentative parcel map may be effectuated at the end of the ten (10) appeal period which is September 13th, 2026. Tentative Parcel Map TPM26-0006 shall be designed in substantial conformance with the approved tentative map (Attachment 1) filed with the Community Development & Services Agency and as conditioned or modified below. Minor modifications to final configuration of the Final Map may be approved by the Community Development & Services Agency Director; however, the number of parcels shall not exceed that shown on the approved tentative map.
- 5) This tentative parcel map shall expire 36 months from the date of approval September 3rd, 2026 unless extended pursuant to Chapter 11.40.050 of the Yuba County Development Code.
- 6) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County. Failure to comply with this provision may be used as grounds for revocation of this permit.

PUBLIC WORKS DEPARTMENT:

- 7) The Public Works Director may reasonably modify any of the Public Works conditions contained herein. The required street widths as stated herein shall take precedence over those as shown on the tentative map.

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- 8) Owner shall dedicate to the County of Yuba sufficient right-of-way easement to provide a 30-foot strip of land adjoining the centerline of Halwood Boulevard, classed as a rural minor local road, lying within the bounds of this property.
 - 9) Owner shall provide and offer to dedicate to the County of Yuba a 10-foot easement for public services along Hallwood Boulevard measured from the County's right of way.
 - 10) All existing or proposed driveway encroachments onto Halwood Boulevard shall conform to the current Yuba County Standards for a Rural Driveway (Drawing No. 127 and 128) under permit issued by the Department of Public Works.
 - 11) All road and drainage construction required by these conditions of approval shall be inspected in compliance with Section 4 of the Yuba County Standards and approved by the Yuba County Department of Public Works. Owner's contractor shall meet on-site with the Public Works Department representative prior to the commencement of work to discuss the various aspects of the project.
 - 12) Any improvement work within the County right-of-ways for roadway connections and/or road widening or other improvements shall be accomplished under an encroachment permit issued by the Public Works Department. Improvement plans and associated checking and inspection fees shall be submitted to the Public Works Department for review and approval before any construction will be permitted within the County right-of-way.
 - 13) Prior to the approval of any grading permit or improvement plans, owner must submit documentation demonstrating that all necessary permits and approvals have been obtained, which may include: a 404 permit from Army Corps of Engineers; including Section 7 consultation with the U.S. Fish and Wildlife Service, 401 certification from the Regional Water Quality Control Board, 2081/1602 permit, as necessary, from the California Department of Fish and Wildlife, and pre-construction surveys for special status species.
 - 14) Whenever construction or grading activities will disrupt an area of 1 acre or more of soil or is less than 1 acre but is associated with a larger common plan of development, it is required to obtain a National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities, NPDES No. CAS000002, Order No. 2022-0057-DWQ. Coverage under the General Permit must be obtained prior to any construction. Owner must obtain an approved and signed Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB), a Waste Discharge Identification (WDID) number and a Storm Water Pollution Prevention Plan (SWPPP), as described by either the RWQCB or the State Water Regional Control Board (SWRCB). See Yuba County's Stormwater Regulations for Construction Activities Procedures for details. According to state law it is the responsibility of the property owner that the SWPPP is kept up to date to reflect changes in site conditions and is available on the project site at all times for review by local and state inspectors. Erosion and sediment control measures, non-stormwater and material management measures, and post-construction stormwater management measures for this project shall be in substantial compliance with the SWPPP.
 - 15) Erosion and sediment control measures shall conform to Section 11 of the Yuba County

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- Improvement Standards and all Yuba County Ordinance Codes. Owner shall implement such erosion and sediment control measures as per the approved plan prior to construction or grading.
- 16) Owner shall pay an in-lieu fee for parkland dedication per Yuba County Development Code §11.45.060 prior to filing the Parcel Map.
 - 17) Owner shall be responsible for giving 60 days notice to the appropriate public utilities, PG&E, AT&T, Comcast, etc., prior to any new construction or development of this project.
 - 18) Owner, heirs or assigns of this property, or portions thereof, shall remove and/or relocate any fence(s) located within dedication(s) or offer(s) of dedication required by this division or within existing County easement(s) or right(s)-of-way which lies within or are adjoining this property. Any new fences installed shall be constructed outside the limits of dedications or offer(s) of dedication required by this division, existing County easements or right-of-ways. Such fence removal or relocation is deferred until such time as the then owner is directed by the Public Works Department of Yuba County to remove or relocate the fence(s).
 - 19) Owner shall provide public service easements as necessary for any existing overhead or underground utilities, sewer lines, waterlines, etc. which may provide service to any or all of the lots being created by this final map. Such easements shall have a minimum width of 10 feet or larger as may be required by the service provider and shall be clearly identified by metes and bounds on the Parcel Map. Any relocation or rearrangement of the public service provider's facilities to accommodate this project shall be at the Owner's expense.
 - 20) Owner shall be required to pay all taxes, past and current, including those amounts levied as of January 1, but not yet billed, on the property prior to filing the Parcel Map.
 - 21) Owner shall submit a current Preliminary Title Report or Subdivision Map Guarantee, in favor of Yuba County, two (2) check prints of the Parcel Map, calculations, supporting documentation and map checking fees to the County Surveyor, Department of Public Works for checking, approval and filing of the Parcel Map. An updated Subdivision Map Guarantee shall be provided 1 week prior to filing the Parcel map with the Yuba County Recorder.
 - 22) Owner shall have the property surveyed and have corner monuments placed at all lot corners in conformance with requirements of the County Surveyor, chapter 11.41 of the Yuba County Ordinance Code and the California Subdivision Map Act (Government Code section 66410 and following).
 - 23) Prior to commencing performance of any public improvement or facility to be dedicated to County, and subject to approval by the Public Works Department, Owner shall acquire and present proof of general and automobile liability and Workers Compensation and Employers Liability insurance. Such general and automobile liability insurance shall name the County and its agents as additional insured.
 - 24) All easements of record that affect this property are to be shown on the Parcel Map.

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- 25) Prior to submitting the Parcel Map to the Recorder's Office for filing, all outstanding County fees due to the Community Development and Services Agency departments shall be paid in full.
- 26) Owner shall submit a copy of the Parcel Map for review by the Planning Department for conformance with the Department's conditions of approval, mitigation measures or other requirements. Before the Parcel Map can be filed with the Yuba County Recorder, a statement from the Planning Director which states that the Parcel Map is found to be in conformity with the Department's conditions of approval, mitigation measures and requirements shall be received by the County Surveyor.
- 27) Owner shall submit a copy of the Parcel Map for review by the Environmental Health Department for conformance with the Department's conditions of approval and other requirements. Before the Parcel Map can be filed with the Yuba County Recorder, a statement from the Environmental Health Department Director which states that the Parcel Map has been found to be in conformity with the Environmental Health Department conditions and requirements and that it is in conformance with the requirements of Chapter 7.07 of the Yuba County Ordinance Code shall be received by the County Surveyor.
- 28) Owner shall submit a copy of the Parcel Map for review by Yuba County and the appropriate Fire Protection Authority to determine conformance with the conditions of approval, the Yuba County Fire Safe Ordinance and the latest California Fire Code. Before the Parcel Map can be filed with the Yuba County Recorder, a letter from the Fire Protection Authority shall be submitted to the County Surveyor which states that the Fire Safe requirements have been met and that there are no objections to filing the Parcel Map.
- 29) Owner shall submit a copy of the Parcel Map for review by the Central Valley Flood Protection Board to determine conformance with their requirements. Before the Parcel Map can be filed with the Yuba County Recorder, a letter (or email) from the Central Valley Flood Protection Board shall be submitted to the County Surveyor which states that their requirements have been met and that there are no objections to filing the Parcel Map.

ENVIRONMENTAL HEALTH DEPARTMENT:

- 30) Owner shall submit a file map to Environmental Health showing that parcel(s) 2, contain the minimum useable sewage disposal area, as established by the Yuba County Sewage Disposal Ordinance, 7.07. File map shall also show the precise location of all existing sewage disposal systems, and shall clearly identify the location of all soil mantles and percolation tests. This file map shall also show contour, slope, all bodies of water (seasonal and year-round), water wells, and all existing structures. Furthermore, a 100' septic exclusion area (as measured from the seasonal high water line) shall be delineated around all rivers, streams, and ponds.
- 31) Owner shall submit for Environmental Health review and approval the results of soils studies for parcel(s) 2, conducted in accordance with the Yuba County Sewage Disposal Ordinance, Chapter 7.07.

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- 32) All soil profiles must be witnessed by Environmental Health Department staff. Schedule soil profile appointments with Environmental Health Department staff in advance of the testing.
- 33) The total minimum useable sewage disposal area shall be delineated for parcel(s) 2, on a separate document (Yuba County Health Certificate), recorded and cross referenced to the recorded final map.
- 34) The design and location of wells and sewage disposal systems shall be in conformance with standards established by Yuba County Environmental Health. Each lot must be self-reliant for domestic water and sewage disposal unless public utilities are available
- 35) Septic systems crossing ditches, drainages, or creeks will need to meet all Environmental Health or other agency (i.e. DFG, Army Core, etc.) requirements prior to approval.
- 36) All existing trash and debris shall be removed from the subject site.
- 37) All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site
- 38) All abandoned or inactive wells on the subject site shall be destroyed or maintained in accordance with the "Water Well Standards: State of California, Bulletin 74-81" Environmental Health Division-Conditions of Approval.
- 39) All abandoned septic tanks on the subject site shall be destroyed in accordance with the requirements of Yuba County Environmental Health Department.
- 40) The following shall apply to all land divisions where domestic water is to be supplied by individual wells:

Prior to final map wells will be required on 10% of the parcels to be developed that meet or exceed the requirements for creation of new parcels as outlined in Ordinance 1400, as it amends chapter 7.03 of Title VII of the Yuba County Ordinance Code regarding water wells

All wells drilled to meet this requirement shall have a minimum yield of 2 gallons per minute if tested with the airlift method and 3 gallons per minute if a production test is run. If a well is drilled that does not meet these standards it can be destroyed or placed inactive until used and a replacement well drilled. Before approval of test wells, a well log, a drillers report on production and lab tests must be submitted for each test well.

The following statement shall also apply to this division:

"There is no assurance that underground water sources exist within the limits of the hereon shown parcel(s) which will be adequate in sufficient quantity or quality to meet future needs. Developer(s) of the parcel(s) herein created will be responsible for demonstrating that adequate on-site water is available for the proposed use of the parcel(s). Surface water (i.e. Springs, Creeks Irrigation ditch's etc.) is not an approved domestic potable water source."

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BUILDING DEPARTMENT:

- 41) All new/proposed buildings and structures shall obtain a building permit prior to construction.
- 42) All new/proposed development must meet applicable requirements of most current adopted version of the California Code of regulations, Title 24, and Yuba County Ordinance Code Title X, which includes, but is not limited to: Building, Plumbing, Electrical, Mechanical, Accessibility and Fire Code requirements.
- 43) All existing unpermitted buildings and structures must obtain as-built building permits prior to final approval of conditions. The Building Department has no record of the existing 12x15 shed. See Building Department for as-built application requirements.

CODE ENFORCEMENT:

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

PLANNING DEPARTMENT:

- 46) Minor modifications to the final site configuration may be approved by the Community Development & Services Agency Director.
- 47) Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developers/applicants expense or as agreed by PG&E. There shall be no building of structures under or over any PG&E facilities or inside any PG&E easements that exist within the subject area.
- 48) Operator shall meet all requirements of the Feather River Air Quality Management District.

Yuba County CDSA

Jacob Farmer

Jacob Farmer
Planner II



Pacific Gas and Electric Company
Darren Miles
Land Management
850 Stillwater Road
West Sacramento, CA 95605

July 13, 2026

County of Yuba
C/O: Jacob Farmer
915 8th St.
Marysville, CA 95901

RE: TPM26-0006 De La Torre

Dear County of Yuba:

Thank you for providing Pacific Gas & Electric Co (PG&E) the opportunity to review your proposed plans as indicated in the subject line. Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](https://yourprojects-pge.com).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at PGEPlanReview@pge.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Darren Miles', with a stylized flourish at the end.

Darren Miles
Land Management