



County of Yuba

Community Development & Services Agency

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Planning Department

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AGENDA

YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC)

March 6, 2025

9:00a.m.

CALL TO ORDER: Roll Call and Determination of Quorum

Chair Jeremy Strang: Present
Member Clark Pickell: Absent
Member Craig Herbert: Present

PROCEDURE FOR PUBLIC HEARING: After the staff report, testimony may be given during the Public Hearing on each matter. **ANY PERSON WISHING TO TESTIFY SHOULD FIRST STATE THEIR NAME AND ADDRESS.** All comments or testimony should be addressed to the Chair and should be limited to no more than 5 minutes.

CONSENT ITEMS: All matters listed under the Consent Agenda are considered to be routine and can be enacted in one motion. Consent agenda items may be appealed in the same manner as Public Hearings and Action Items.

Approval of Minutes: None

Map Extension ME-25-0001 (TPM 2008-0002 Feather River Gateway): ME-25-0001 is a Map Extension which had an original expiration date of 3/18/2012 and will be extended to 9/18/2027. ME-25-0001 is a Map Extension for TPM2008-0002 Feather River Gateway.

Motion to approve by Craig Herbert and seconded by Jeremy Strang for approval of the Consent Agenda. Passed, 2-0.

Moved: Craig Herbert
Second: Jeremy Strang
Ayes: Jeremy Strang and Craig Herbert
Noes/Absent/Abstain: Clark Pickell (Absent)

PUBLIC HEARINGS AND ACTION ITEMS: If you challenge in court the action or decision of the Yuba County Development Review Committee regarding a zoning, planning, land use or environmental protection matter made at any public hearing described in this notice, you may be

In compliance with the Americans with Disabilities Act, the meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need disability-related modifications or accommodations to participate in this meeting, please contact the Community Development and Services Agency at (530) 749-5430 or (530) 749-5434 (fax) and ask for the DRC Hearing Secretary. Requests must be made two full business days before the start of the meeting.

limited to raising only those issues you or someone raised at such public hearing, or in written correspondence delivered to the Development Review Committee at, or prior to, such public hearing.

Tentative Parcel Map TPM-24-0012 (Khan): TPM-24-0012 is a Tentative Parcel Map to split a 0.65-acre lot, zoned RS, located at 1709 11th Ave in the community of Olivehurst, into four or fewer lots.

Jacob Farmer presented this item.

Staff Discussion:

- Jacob Farmer stated that after sending out the legal notice, the applicant did not provide all required documentation, including a revised parcel map. Jacob Farmer requested a motion to continue the item to the next hearing.

Motion: Motion by Craig Herbert to continue this item to the next hearing. Passed, 2-0.

Moved: Craig Herbert

Second: Jeremy Strang

Ayes: Jeremy Strang

Noes/Absent/Abstain: Clark Pickell (Absent)

Conditional Use Permit CUP-24-0012 (Parren Towing): Applicant requests approval of a Minor Conditional Use Permit to allow a new towing facility on a property located at 2757 Highway 20 in the community of Hallwood (APN: 006-090-062).

Alex Becerra presented this item.

Staff Discussion:

- Craig Herbert asked about the prior land use. Alex Becerra stated the parcel is currently a vacant lot. Kevin Perkins stated a garden supply and nursery was formerly located on the parcel but had burned down nearly a decade ago.
- Jeremy Strang asked why the encroachment area was not paved. Tiffany Parren (Applicant) stated that she needed direction from the Planning Department regarding paving and landscaping. Kylie Peacock (Civil Engineer) said an asphalt driveway will be installed in accordance with Caltrans requirements. Kylie Peacock stated that approved landscaping will be added that would not impede sight distance. Jeremy Strang asked about separation or screening between the commercial and nearby residential uses. Alex Becerra stated landscape screening is not required, but the Development Review Committee can require landscape screening as a condition of approval.
- Jeremy Strang asked if vehicular traffic would occur on top of/near the septic and well and if Environmental Health required setbacks. Kylie Peacock said vehicular traffic would not occur over the septic and well and that setbacks were not required.

- Jeremy Strang asked what a typical month of business operation entails. Tiffany Parren described typical business operations at the Sacramento facility. Tiffany Parren said this facility would primarily be used for emergency roadside assistance and short-term storage. Tiffany Parren stated Parren Towing is not on the CHP rotation and that customer vehicles will not be stored at the facility. Jeremy Strang asked about practices for dealing with an abandoned vehicle. Tiffany Parren said they would attempt to contact the owner and eventually complete a lien sale. Tiffany Parren confirmed they do not typically participate in private property towing and in the event of a private property tow, the vehicle would not be stored for more than 45 days. Jeremy Strang asked if the business sign for the former garden supply and nursery would be removed. Tiffany Parren confirmed that the sign will be removed.
- Kevin Perkins stated that screening requirements for the Valley Growth Boundary do not apply to this parcel but can be required by the Development Review Committee.
- Sam Bunton provided a summary of comments made by Caltrans.

Motion: Motion by Jeremy Strang to approve Conditional Use Permit CUP-24-0012 pursuant to staff's recommendation, subject to making the necessary findings and the conditions of approval, with the following conditions: remove the old business sign, the apron and approach must meet all Caltrans requirements as outlined in the Findings, Environmental Health must provide clarifying guidelines for septic and well setbacks, all vehicles stored on-site must be screened from view, vehicles shall not be stored for more than 45 days, add landscape screening, and remove landscaping and planter box between the fenced area and Hwy 20. Passed, 2-0.

Moved: Jeremy Strang

Second: Craig Herbert

Ayes: Jeremy Strang and Craig Herbert

Noes/Absent/Abstain: Clark Pickell (Absent)

Tentative Parcel Map TPM-24-0011 (Foust): The applicant requests approval of a Tentative Parcel Map to subdivide an existing 20-acre parcel into two (2) parcels for a property located on Camp Far West Road in the community of Camp Far West (APN: 015-590-004).

Alex Becerra presented this item.

Staff Discussion:

- Craig Herbert asked if the clean-up of the previous fire-destroyed home had been included in the mitigation measures. Alex Becerra confirmed that a demolition permit has been issued. Michael Serrato (Agent for Donald Foust) said all the burned debris had been cleared, but the concrete foundation remains and will be removed at a later time.
- Jeremy Strang said Title 14 of the California Code of Regulations shall be applied, due to the fire damage.

Motion: Motion by Craig Herbert to adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring Plan and approve Tentative Parcel Map TPM-24-0011 pursuant to staff's

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recommendation, subject to making the necessary findings and the conditions of approval, adding the condition that Title 14 requirements be applied. Passed, 2-0.

Moved: Craig Herbert
Second: Jeremy Strang
Ayes: Jeremy Strang and Craig Herbert
Noes/Absent/Abstain: Clark Pickell (Absent)

DEPARTMENT ITEMS:

- None

ADJOURNMENT: There being no further business, the meeting was adjourned. Next scheduled meeting is Thursday, April 3rd, 2025, at 9:00 a.m. in the County Board Chambers.



Jeremy Strang, Committee Chairman
Development Review Committee

PUBLIC PARTICIPATION INSTRUCTIONS:

If you choose not to attend the Development Review Committee meeting but wish to make a comment on a specific agenda item, please submit your comment via email by 5:00 p.m. on the Wednesday prior to the Development Review Committee meeting. Please submit your comment to the Development Review Committee Secretary at iscott@co.yuba.ca.us. Your comment will be placed into the record at the Development Review Committee meeting.

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