

The County of Yuba

Community Development and Services Agency



DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

MEETING DATE: March 6, 2025

TO: Development Review Committee

FROM: Alex Becerra, Planner I

RE: Minor Conditional Use Permit "CUP-24-0012" Parren Towing

REQUEST: The applicant is requesting approval of a Conditional Use Permit to construct a 1,500 square-foot metal building for a new towing facility. The property is located at 2757 Highway 20 in the community of Hallwood (APN: 006-090-062).

RECOMMENDATION: Staff recommends that the Development Review Committee (DRC) exempt the project under CEQA Section 15303(c) (New Construction or Conversion of Small Structures) and approve Conditional Use Permit CUP-24-0012, subject to the necessary findings and conditions of approval contained herein (Attachment 1).

BACKGROUND/DISCUSSION: The applicants, David Swartz and Kylie Clark, are requesting approval of a Minor Conditional Use Permit to construct a 1,500-square-foot metal building for a new tow truck storage facility at 2757 Highway 20, Marysville, CA (APN: 006-090-062) in the community of Hallwood. The 0.31-acre property has a zoning designation of Rural Commercial (RC) and a General Plan designation of Rural Community (RC). The project site is situated along State Highway 20 and is approximately 1.4 miles north of the Yuba River. The site's frontage along the highway ensures convenient access for towing operations while remaining compatible with the rural commercial nature of the corridor.

The proposed project will support vehicle and equipment storage for a privately operated towing business. No public parking or access is proposed, as the facility will be used exclusively for business operations. The site will operate seven days a week from 8:00 AM to 5:00 PM, staffed by the two business owners. The company operates two medium-duty tow trucks (a 2017 Hino 260 and a 2011 Ford F450), with capacity to store between two and eight towed vehicles on-site at any given time.

The project includes several site improvements to accommodate the facility's operational needs. These improvements include the installation of new landscaping and screening along HWY 20, 270 linear feet of 6-foot-high perimeter fencing, and a 10-foot-high access gate for site security. Additionally, 7,020 square feet of asphalt concrete and 9,450 square feet of gravel will be installed to provide designated parking for tow trucks and stored vehicles. The 1,500-square-foot metal building will be constructed on the same location as a previous structure.

The Yuba County Development Code classifies the proposed land use as Towing & Impound. According to Section 11.06.020, this land use can be authorized through approval of a Minor Conditional Use Permit in the Rural Commercial (RC) zoning district. The project has been conditioned to comply with all applicable zoning and operational requirements to ensure compatibility with the surrounding area.

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

SURROUNDING USES:

	GENERAL PLAN LAND USE DESIGNATION	ZONING	EXISTING LAND USE
Project Site	Rural Community	Rural Commercial	Vacant; Commercial Proposed
North	Rural Community	Rural Commercial	Residential
East	Rural Community	Rural Residential-5	Residential
South	Rural Community	Rural Residential-5	Residential
West	Rural Community	Rural Commercial	Vacant

Surrounding properties range in size from 0.30 acres to 5 acres and include a mix of rural residential and commercial uses. The proposed towing facility aligns with the site's Rural Commercial zoning and is designed to be compatible with the existing land use pattern in the area.

GENERAL PLAN/ZONING: The project site is located in the unincorporated area of Yuba County and is designated as Rural Community (RC) on the 2030 General Plan Land Use Diagram. The RC land use classification is intended to provide rural residential opportunities with supportive services while allowing for agricultural, forestry, and other natural resource-related uses.

Appropriate uses within this designation include, but are not limited to: residential, grazing, agricultural processing, and natural resource-oriented commercial and tourism uses. Additional compatible uses include local retail and commercial services, educational and medical facilities, parks and recreational areas, and public infrastructure. The proposed subdivision of the parcel into two 10-acre residential lots is consistent with the intent of the RC designation, as it maintains the rural residential character while preserving opportunities for agricultural or open-space uses.

The project complies with the following General Plan Policies:

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

The project is utilizing a vacant, commercially zoned property within an existing unincorporated community. The project site is currently undeveloped, and the establishment of a tow truck storage facility aligns with the County's goal of encouraging the redevelopment of underutilized properties while supporting economic activity in designated commercial areas.

2. *Policy CD9.4: The County will ensure an appropriate level of rural services and infrastructure, which could vary from urban service levels, considering appropriate densities, up front and long-term infrastructure costs, and environmental goals.*

The project is providing a needed towing service within the rural community of the County, ensuring access to vehicle recovery and storage infrastructure.

3. *Policy CD10.4: The County will manage land use and employment development strategically, through coordinated use of regulations, public investments in infrastructure, and incentives for infill and job-creating projects.*

The project is utilizing a vacant commercial site within an established corridor, promoting job creation without requiring significant new infrastructure investments. The project aligns with the County's economic development strategy by supporting a business use that provides essential transportation services while maintaining compatibility with surrounding commercial and residential land uses.

As mentioned previously, the current zoning of the site is Rural Commercial (RC) and falls outside of the County's designated Valley Growth Boundary (VGB). The intent of the RC zoning designation is to:

1. Provide for the location of commercial uses within a limited and appropriate area of a rural community.
2. Enhance rural community identity.
3. Create standards that increase rural residents' access to retail products and services and reduce the need for residents of remote communities to drive long distances to meet basic needs.

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

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

The applicant is proposing to develop a 1,500-square-foot tow truck storage facility on a previously disturbed site within an existing commercially zoned property. The project will include landscaping, fencing, parking, and access improvements, but the overall footprint and site usage will remain consistent with its zoning designation and intended commercial purpose.

Additionally, the project is located outside of environmentally sensitive areas, and no significant impacts to biological resources, water quality, or cultural resources have been identified. The facility will not create substantial noise, traffic, or visual impacts, as it is designed for private operational use with no public access. Therefore, the construction of the facility qualifies for a CEQA exemption under Section 15303(c), as it meets the criteria for small-scale commercial development without significant environmental effects.

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

- **County Staff** – The Public Works Department, Environmental Health Department, Broadband Department and Building Department have reviewed the project and provided comments and/or conditions of approval that are incorporated into the attached Conditions of Approval.
- **Caltrans** – Provided recommendations on driveway design, sight distance, and drainage. They suggested paving the driveway, consolidating access points, and ensuring sufficient space for tow trucks to prevent backups onto SR 20. They also requested drainage plans and right-of-way verification.
- **PG&E** – No comments.

Advertisement of the public hearing was posted in the local newspaper and sent via mail to adjacent parcels within a 1,000-foot radius of the project.

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

Conditional Use Permit:

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

The proposed project is permitted with a Minor Conditional Use Permit per Section 11.06.020 of the Yuba County Development Code, which allows Towing & Impound uses in the Rural Commercial (RC) zoning district. The project will be reviewed at the building permit stage to ensure compliance with all applicable provisions of the Development Code, California Building Code, and other relevant regulations.

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

The project site is designated as Rural Community (RC) in the 2030 General Plan and is zoned Rural Commercial (RC). The proposed tow truck storage facility is consistent with the General Plan’s goals for commercial development within rural areas and aligns with policies that support infill development, economic growth, and essential services.

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

The proposed tow truck storage facility will provide an essential service to the community by supporting vehicle recovery and roadside assistance operations. Its location along State Highway 20 ensures efficient response times for towing services, benefiting local residents, businesses, and motorists traveling through the area.

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

The facility will operate within a secured, fenced site, ensuring that stored vehicles and equipment remain contained and do not impact neighboring properties. The project has been designed to comply with all County development standards and will be reviewed at the building permit stage to ensure adherence to traffic safety, environmental, and operational requirements.

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

The proposed use complies with Yuba County Development Code Section 11.32.060, which establishes standards for automobile and vehicle service and repair facilities within the Rural Commercial (RC) zoning district. The project will incorporate required noise mitigation, vehicle storage regulations, and screening measures to minimize visual and operational impacts on surrounding properties. All work areas and vehicle storage will be contained within the secured facility, ensuring compliance with County standards. At the time of building permit submittal, the project will be reviewed to confirm adherence to all applicable zoning and development regulations.

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

The proposed tow truck storage facility has been designed to be compatible with the Rural Commercial (RC) zoning district and the surrounding mix of commercial and residential uses. The project's secured storage area, limited operating hours, and restricted public access ensure that its operating characteristics align with nearby land uses while maintaining compliance with County development standards.

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

The project site is 0.31 acres in size and is located within a commercially designated corridor along State Highway 20, making it well-suited for the proposed use. The site has existing access to a major roadway, and the project will include necessary infrastructure improvements, such as driveway paving and drainage accommodations. There are no physical constraints preventing development, and the site is appropriately sized to accommodate the tow truck storage facility and required parking areas.

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

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

Report Prepared By:



Alex Becerra
Planner I

Report Reviewed By:



Rachel Olson
Deputy CDSA Director

ATTACHMENTS:

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

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

Applicant/Owner: Tiffany Parren
APN: 006-090-062

Case Number: CUP-24-0012
Public Hearing Date: March 6, 2025

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

- I. After review and consideration, staff has determined that the project is categorically exempt per CEQA Section 15303(c) (New Construction or Conversion of Small Structures)
- II. Approve Minor Use Permit CUP-24-0012 subject to the conditions below, or as may be modified at the public hearing, making the findings made in the Staff Report, pursuant to County of Yuba Title XI Section 11.57.060.

GENERAL CONDITIONS

- 1) As a condition for project approval, Owner or an agent of Owner acceptable to County shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding, against the County or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the County, Planning Commission, Development Review Committee, or other County advisory agency, appeal board, or legislative body concerning the conditional use permit. County shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding.
- 2) Owner(s), Owner's agent(s) or Applicant shall comply with all applicable federal, state, and local laws, ordinances, and regulations, including the requirements provided by Chapter 11 of the Yuba County Development Code.
- 3) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County. Failure to comply with this provision may be used as grounds for revocation of this permit.
- 4) The Conditional Use Permit may be effectuated at the end of the ten (10) day appeal period which is March 17, 2025. Minor Use Permit CUP-24-0012 shall be designed and operated in substantial conformance with the approved conditional use permit as outlined in the approved site plan filed with the Community Development & Services Agency and as conditioned or modified below. No other expansion of uses are authorized or permitted by this use permit.
- 5) This conditional use permit approval shall be effectuated within a period of twenty-four (24) months from this approval date and if not effectuated shall expire on March 6, 2027. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than ninety (90) days from March 6, 2027.
- 6) Minor modifications to final configuration of the conditional use permit may be approved by the Community Development and Services Agency Director.

PUBLIC WORKS DEPARTMENT:

- 7) The Public Works Director may reasonably modify any of the Public Works conditions contained herein.
- 8) The access gates and fences on Highway 20 must be of sufficient size for two trucks and trailers to enter and exit simultaneously (or two separate gates), and at a location that allows for a flatbed tow vehicle with a vehicle on the bed and another behind the bed to stop within the property before entering, rather than on Highway 20. The layout of the entrance shall also provide sufficient area

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for a truck and trailer to turn around within the property limits in the event that the vehicle is unable to enter the proposed gated parking area. The access driveways and gates shall at minimum be placed according to Cal Trans requirements.

- 9) Driveway(s) shall be paved from the existing roadway to the access gate. The driveway(s) shall conform to the current Yuba County Standards for a Rural Driveway (Detail 127&128), or in conformance with Cal Trans Standards, whichever is more stringent.
- 10) Owner shall obtain a grading permit prior to starting any work. Owner shall submit a grading and drainage plan to provide for on-site and off-site storm water drainage for the project, designed by a registered civil engineer, to the Public Works Department for review and approval, prior to any construction. The drainage design for the project shall result in a zero percent increase in the storm water discharge from the project compared to the pre-development state using a 100-year storm event peak discharge. Owner shall construct such approved drainage facilities in order to provide drainage from access roads and lots to acceptable natural drainage courses.
- 11) 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.
- 12) 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. CAS000004, Order No. 2013-0001-DWQ. Coverage under the General Permit must be obtained prior to any construction. More information may be found at <http://www.swrcb.ca.gov/stormwtr/construction.html>. Owner must obtain an approved and signed Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB), a Waste Discharge Identification (WDID) number and a Storm Water Pollution Prevention Plan (SWPPP), as described by either the RWQCB or the State Water Regional Control Board (SWRCB). The SWPPP shall describe and identify the use of Storm Water Best Management Practices (BMP's) and must be reviewed by the Yuba County Public Works Department prior to the Department's approval of Improvement Plans or issuance of a Grading Permit for the project. See Yuba County's Stormwater Regulations for Construction Activities Procedures for details. According to state law it is the responsibility of the property owner that the SWPPP is kept up to date to reflect changes in site conditions and is available on the project site at all times for review by local and state inspectors. Erosion and sediment control measures, non-stormwater and material management measures, and post-construction stormwater management measures for this project shall be in substantial compliance with the SWPPP.

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- 13) Owner shall submit an erosion and sediment control plan for the project, designed by a registered civil engineer, to the Department of Public Works for review and approval prior to each phase of construction and/or grading permit. Erosion and sediment control measures shall conform to Section 11 of the Yuba County 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.
- 14) Any construction work within the State right-of-way shall be accomplished under an encroachment permit issued by Cal Trans.
- 15) Owner shall be responsible for giving 60 days notice to the appropriate public utilities, PG&E, AT&T, Comcast, etc., prior to any new construction or development of this project.

ENVIRONMENTAL HEALTH DEPARTMENT:

- 16) No automotive repairs are to be made onsite.
- 17) Septic system is to be pumped and inspected by a septic pumping contractor prior to building permit approval.
- 18) Evaluation of estimated wastewater flows compared to capacity of septic system to be completed by qualified engineer prior to building permit approval.

CODE ENFORCEMENT DEPARTMENT:

- 19) 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.
- 20) No person or entity shall cause, permit, maintain, conduct or otherwise allow a public nuisance to exist upon any property within the unincorporated area of the County as defined by the Yuba County Ordinance Code.

BUILDING DEPARTMENT:

- 21) All new 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, Lighting, Plumbing, Electrical, Mechanical, Accessibility and fire code requirements.
- 22) All new buildings and structures (i.e. building shop & restrooms & showers) must obtain a building permit prior to construction.

CALTRANS:

- 23) The access to and from the property is located on or in close proximity to a curve. Please design the driveways in accordance with Appendix J of the Caltrans Encroachment Permit Manual. This document can be accessed here: <https://dot.ca.gov/-/media/dot-media/programs/trafficoperations/documents/encroachment-permits/appendix-j-ada-ally.pdf>.

**DRAFT CONDITIONS OF APPROVAL
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- 24) The driveways should be paved from the existing roadway to the access gate to prevent gravel from spilling onto SR 20 and to reduce the risk of vehicle slip-outs.
- 25) The western driveway seems unnecessary due to the access gate being directly in front of the eastern driveway. Caltrans recommends consolidating the two driveways into a single entrance to reduce conflict points and enhance operations on the highway.
- 26) Please include corner sight distance triangles to ensure there is adequate visibility for trucks making turns in and out of the property. The proposed native trees appear to impact sight distance.
- 27) The distance between the access gate and SR 20 needs to be long enough to accommodate a large, flatbed tow vehicle with a vehicle on the bed and another behind the bed, to ensure the tow truck waiting to open the gate does not spill back onto SR 20. Please clarify if there is sufficient space between the access gate and SR 20 to avoid any conflicts.
- 28) The access to and from the property is located on or in close proximity to a curve. With sight distance concerns and existing median stripping, traffic safety is concerned about left turns into and out of this location. Please review Chapter 200 of the Highway Design Manual (HDM), Topic 205 Road Connections and Driveways, for guidance on requirements for sight distance. The applicant should measure the existing sight distance compared to the HDM requirements to ensure the sight distance requirement can be met. Chapter 200 of the HDM can be found here: <https://dot.ca.gov/-/media/dot-media/programs/design/documents/chp0200-092923-a11y.pdf>.
- 29) Please provide a copy of your drainage plans that show how the runoff will be handled on the project site. Caltrans would like to see how runoff from the newly constructed building will interact with the state drainage facilities.
- 30) The proposed project will abut the westerly boundary of SR 20. All future plans should clearly delineate Caltrans Right of Way (ROW), Centerline, and width of state route along with bearings and distances. Please also provide survey information on the plans of how Caltrans ROW was calculated.
- 31) The applicant or their representatives may also need to identify any possible vulnerable survey monuments in the development area that will need to be preserved and/or perpetuated, as required by PE Act 6731.2 and PLS Act 8771.
- 32) Planned improvements on a state route will require an Encroachment Permit. Caltrans ROW Records maps have been provided, if further mapping is needed, please contact District 3 ROW Map Counter at: d3rwmrequest@dot.ca.gov.
- 33) Any project along or within the State's ROW requires an encroachment permit issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five sets of plans clearly indicating State ROW must be submitted to: Hikmat Bsaibess, California Department of Transportation District 3, Office of Permits 703 B Street Marysville, CA 95901.

PLANNING DEPARTMENT:

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

Applicant/Owner: Tiffany Parren

Case Number: CUP-24-0012

APN: 006-090-062

Public Hearing Date: March 6, 2025

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- 34) Major modifications shall require an amendment to the Conditional Use Permit.
 - 37) Any and all physical improvements associated with this Conditional Use Permit shall be maintained to the standards specified in these Conditions of Approval set forth for this use permit. Failure to maintain said physical improvement(s) in said manner may be used as grounds for revocation of this use permit.
 - 38) Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developer's/applicant's expense or as agreed by PG&E. There shall be no building of structures or over any PG&E facilities or inside any PG&E easements that exist within the subject area.
 - 39) The subject property shall consistently remain void of excessive junk, trash & debris. Accumulation of excessive junk, trash & debris, or any other waste matters visible on site or from public roadways may result in revocation of use permit approval.
 - 40) Adhere to all of the Development Regulations for Automobile/Vehicle Sales and Services within Development Code Section 11.32.060.
 - 41) Should any prehistoric or historic artifacts, including human remains be exposed during construction and excavation operations, work shall cease and the Community Development & Services Agency shall be immediately notified and will ensure adherence to CEQA Guideline Section 15064.5(e). If apparent human remains are exposed, the County Coroner shall be consulted to determine whether any such materials require special treatment prior to resuming construction.

Alex Becerra

Alex Becerra
Planner I
Yuba County CDSA



CIVIL ENGINEERING
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www.cecusa.net

Main Office
1110 Civic Center Blvd., Ste
404
Yuba City, CA 95993
(530) 751-0952

2757 Highway 20 - Proposed Hallwood Tow Company- Project Description

Job Number: 24-221
Job Name: Hallwood Tow Company
Owner: Tiffany Parren

Project Description

This project involves the construction of a new 1,500 square-foot metal building, which will be located in the same location as previous structure and will serve as both a vehicle storage area and an equipment storage space necessary for the tow truck business operations.

In addition to the building, the project includes the installation of approximately 270 linear feet of 6-foot-high perimeter fencing, along with a 10-foot-high access gate for secure entry. Approximately 7,020 square feet of asphalt concrete and 9,450 square feet of gravel will be installed to provide designated parking areas for tow trucks and towed vehicles. No public parking will be available, as the facility is strictly for company operations and vehicle storage, with no public access.

The facility will operate 7 days a week, from 8:00 AM to 5:00 PM, staffed by the two owners. The company operates two medium-duty tow vehicles: a 2017 Hino 260 and a 2011 Ford F450. The site will accommodate the parking of these vehicles, with the capacity to store 2 to 8 towed vehicles at any given time, as well as a parking space for each employee.

California Department of Transportation

DISTRICT 3
703 B STREET | MARYSVILLE, CA 95901-5556
(530) 821-8401
www.dot.ca.gov



December 20, 2024

GTS# 03-YUB-2024-00303

Alex Becerra
Planner I
Yuba County
915 Eighth Street, Suite 123
Marysville, CA 95901

Swartz Towing

Dear Alex:

Thank you for including the California Department of Transportation (Caltrans) in the review process for the project referenced above. We reviewed this local development for impacts to the State Highway System (SHS) in keeping with our mission, vision, and goals, some of which includes addressing equity, climate change, and safety, as outlined in our statewide plans such as the California Transportation Plan, Caltrans Strategic Plan, and Climate Action Plan for Transportation Infrastructure.

The proposed project is located at 2757 State Route (SR) 20 in Marysville, CA, abutting the highway to the north in the community of Hallwood. The proposed project entails the development of a tow truck storage facility consisting of a 1,500 square foot building with 8 parking stalls for vehicle storage, 2 parking stalls for tow truck vehicles, and 2 employee parking stalls, on a 0.41-acre parcel. Based on the Minor Conditional Use Permit and Design Review provided, Caltrans has the following requests and recommendations:

Traffic Operations

The access to and from the property is located on or in close proximity to a curve. Please design the driveways in accordance with Appendix J of the Caltrans Encroachment Permit Manual. This document can be accessed here:
<https://dot.ca.gov/-/media/dot-media/programs/traffic-operations/documents/encroachment-permits/appendix-j-ada-a11y.pdf>

The driveways should be paved from the existing roadway to the access gate to prevent gravel from spilling onto SR 20 and to reduce the risk of vehicle slip-outs.

Alex Becerra, Planner I
December 20, 2024
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The western driveway seems unnecessary due to the access gate being directly in front of the eastern driveway. Caltrans recommends consolidating the two driveways into a single entrance to reduce conflict points and enhance operations on the highway.

Please include corner sight distance triangles to ensure there is adequate visibility for trucks making turns in and out of the property. The proposed native trees appear to impact sight distance.

The distance between the access gate and SR 20 needs to be long enough to accommodate a large, flatbed tow vehicle with a vehicle on the bed and another behind the bed, to ensure the tow truck waiting to open the gate does not spill back onto SR 20. Please clarify if there is sufficient space between the access gate and SR 20 to avoid any conflicts.

Traffic Safety

The access to and from the property is located on or in close proximity to a curve. With sight distance concerns and existing median stripping, traffic safety is concerned about left turns into and out of this location. Please review Chapter 200 of the Highway Design Manual (HDM), Topic 205 Road Connections and Driveways, for guidance on requirements for sight distance. The applicant should measure the existing sight distance compared to the HDM requirements to ensure the sight distance requirement can be met. Chapter 200 of the HDM can be found here: <https://dot.ca.gov/-/media/dot-media/programs/design/documents/chp0200-092923-a11y.pdf>

Hydraulics

Please provide a copy of your drainage plans that show how the runoff will be handled on the project site. Caltrans would like to see how runoff from the newly constructed building will interact with the state drainage facilities.

Right of Way Engineering

The proposed project will abut the westerly boundary of SR 20. All future plans should clearly delineate Caltrans Right of Way (ROW), Centerline, and width of state route along with bearings and distances. Please also provide survey information on the plans of how Caltrans ROW was calculated.

The applicant or their representatives may also need to identify any possible vulnerable survey monuments in the development area that will need to be preserved and/or perpetuated, as required by PE Act 6731.2 and PLS Act 8771.

Alex Becerra, Planner I
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Planned improvements on a state route will require an Encroachment Permit. Caltrans ROW Records maps have been provided, if further mapping is needed, please contact District 3 ROW Map Counter at: d3rwmaprequest@dot.ca.gov.

Any project along or within the State's ROW requires an encroachment permit issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five sets of plans clearly indicating State ROW must be submitted to:

Hikmat Bsaibess
California Department of Transportation
District 3, Office of Permits
703 B Street
Marysville, CA 95901

Please provide our office with copies of any further actions regarding this proposal. We would appreciate the opportunity to review and comment on any changes related to this development.

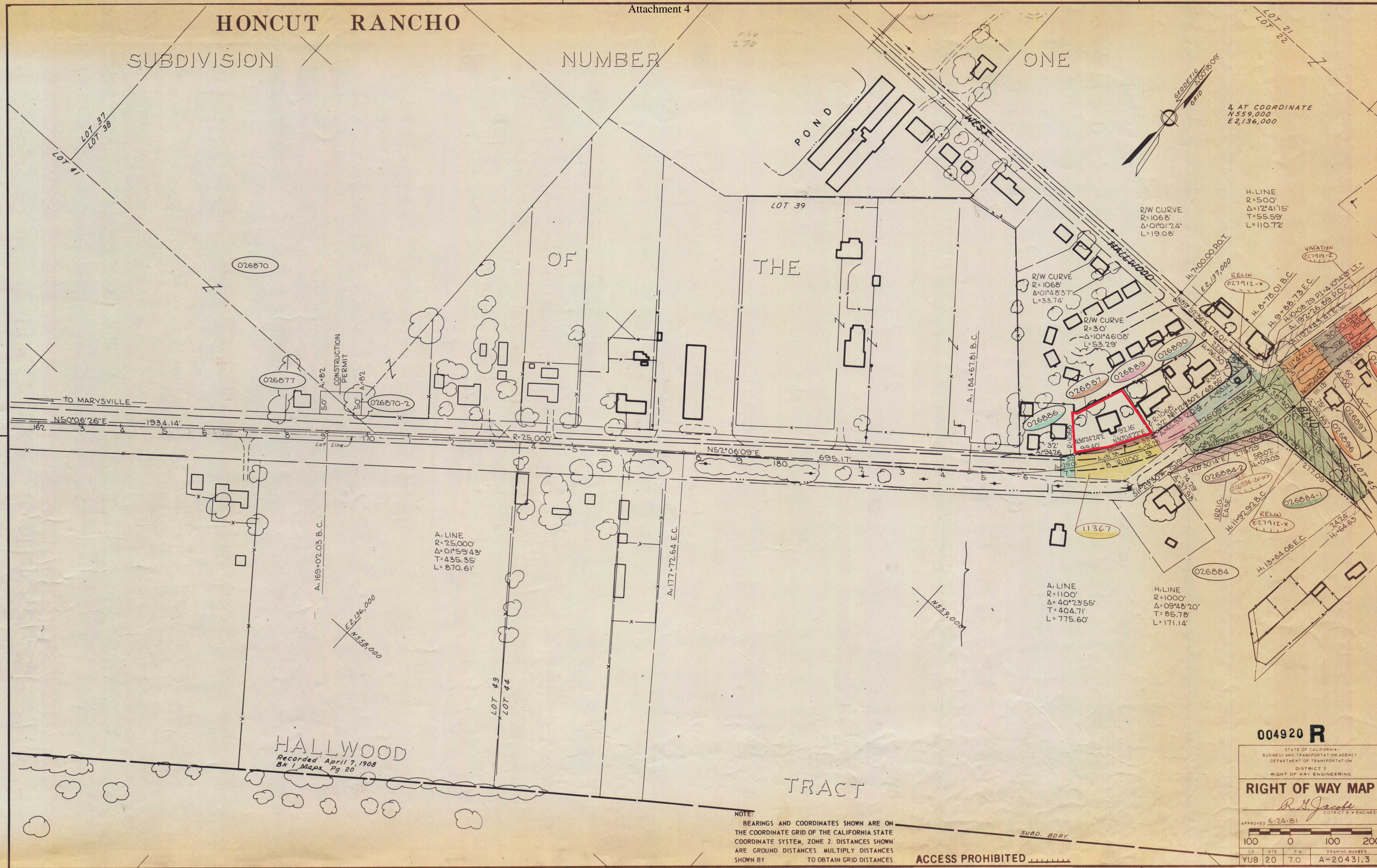
Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, or for future notifications and requests for review of new projects, please contact Robynn Spence, Local Development Review Coordinator by phone at (530) 812-6874 or via email at D3.local.development@dot.ca.gov.

Sincerely,



Gary S. Arnold, Branch Chief
Local Development Review and Complete Streets
Division of Planning, Local Assistance, and Sustainability
Caltrans District 3

HONCUT RANCHO SUBDIVISION NUMBER ONE



AT COORDINATE
N 559,000
E 2,136,000

H. LINE
R=500'
Δ=12°41'15"
T=55.59'
L=110.72'

R/W CURVE
R=1068'
Δ=01°01'24"
L=19.08'

R/W CURVE
R=1068'
Δ=01°48'37"
L=33.74'

R/W CURVE
R=30'
Δ=101°46'08"
L=53.29'

A. LINE
R=25,000'
Δ=01°59'43"
T=435.35'
L=870.61'

A. LINE
R=1100'
Δ=40°23'55"
T=404.71'
L=775.60'

H. LINE
R=1000'
Δ=09°48'20"
T=85.78'
L=171.14'

HALLWOOD
Recorded April 7, 1908
BK 1 Maps Pg 20

NOTE:
BEARINGS AND COORDINATES SHOWN ARE ON
THE COORDINATE GRID OF THE CALIFORNIA STATE
COORDINATE SYSTEM, ZONE 2. DISTANCES SHOWN
ARE GROUND DISTANCES. MULTIPLY DISTANCES
SHOWN BY TO OBTAIN GRID DISTANCES.

ACCESS PROHIBITED

004920 R

STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 3
RIGHT OF WAY ENGINEERING

RIGHT OF WAY MAP

R. H. J. J.
DISTRICT R. W. ENGINEER

APPROVED 6-24-81

100 0 100 200

CD	RTE	P.W.	DRAWING NUMBER
YUB 20	7.0	A-20431.3	



December 19, 2024

Alex Becerra
County of Yuba

Re: CUP-24-0012
Swartz Towing

Dear Alex Becerra,

Thank you for providing PG&E the opportunity to review the proposed plans for CUP-24-0012 dated 11/21/2024. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 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 our response, please contact the PG&E Plan Review Team at pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management