



**CALAVERAS COUNTY PLANNING DEPARTMENT**  
891 Mountain Ranch Road,  
San Andreas, California 95249  
(209) 754-6394

**Planning Commission Staff Report**

<b>Hearing Date</b>	September 14, 2023
<b>Project Number/Name</b>	CUP 2023-019 Steven Vanderlick dba Mach One Towing
<b>Supervisory District Number</b>	District 1, Gary Tofanelli
<b>Assessor's Parcel Number(s)</b>	048-016-003
<b>Planner</b>	Katherine Stefani, Planner II

**DATE:** September 1, 2023

**APPLICANT:** Steven Vanderlick dba Mach One Towing, 1234 Brentwood Dr, Galt, CA 95632

**LANDOWNERS:** The Acros Family Revocable Trust, PO Box 1423, Oakdale, CA 95361

**PROJECT DESCRIPTION:** The applicant is requesting approval of a Conditional Use Permit (CUP) to operate a tow yard at 3293 Highway 12 in Burson.

**PROJECT LOCATION:** The subject property is a 3.02-acre parcel located at 3293 Highway 12 in Burson. APN 048-016-003 is a portion of Section 20, T04N, R10E, MDM.



**Figure 1 - Location Map.**

## GENERAL PLAN LAND USE DESIGNATION

The County General Plan designates the subject parcel as Commercial land use. The General Plan describes Commercial land uses as commercial or office uses in areas with adequate public infrastructure (water, sewer, roads). Typical uses include general commercial (e.g. retail, stores, and services), professional business offices, employment centers, service commercial (e.g. automotive- related, large equipment sales, building maintenance services, construction sales and services, and storage/warehousing), public and quasi-public, and other similar and compatible uses. The subject parcel is also located within the Burson Community Plan Area; however, Burson has no adopted community goals or policies.



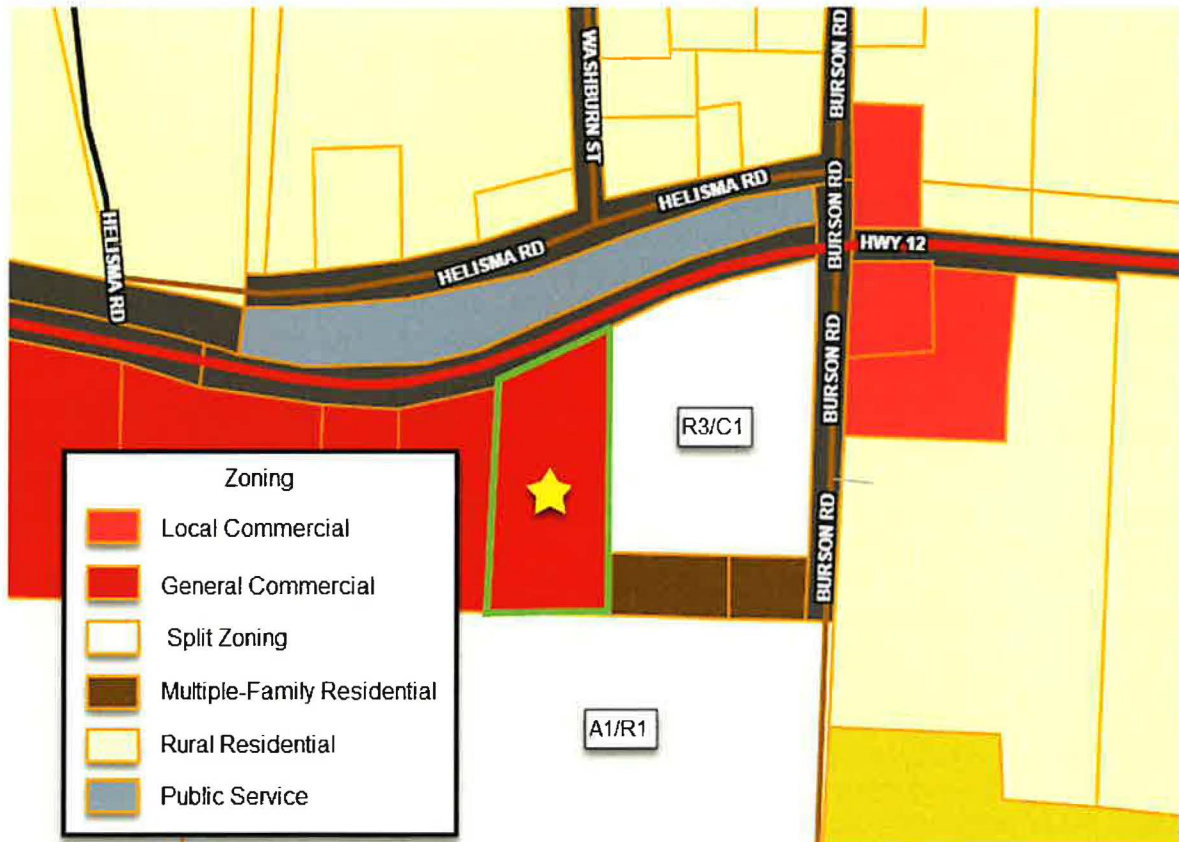
Figure 2 – Surrounding General Plan Land Use Designation

## ZONING

The subject parcel is zoned General Commercial (C2), a zone compatible with the Commercial land use designation. The intent of the C2 zone is to provide lands for intensive and general commercial use. The subject property is surrounded by a variety of zones. To the north, across Highway 12, is a Public Service (PS) parcel owned by the Foothill Fire Protection District. Beyond that are Rural Residential (RR) parcels with single-family residences. To the south is an approximately 40-acre split zone General



Agriculture/Single Family Residential (A1/R1) parcel with a single-family residence approximately 450 feet south of the shared property boundary. To the east is the Burson Church, located on a split zone Multi-Family Residential/Local Commercial (R3/C1) parcel, and two single-family residences in the R3 zone. To the west are General Commercial (C2) parcels with commercial and industrial uses including a mini-storage facility, a junkyard, and a garden supply center.



**Figure 3 – Surrounding Zoning**

## COMMENTS TO APPLICATION

The parcel is within the Calaveras Consolidated Fire District. The parcel is not within a service area for water or wastewater and has an on-site well and septic system. Direct access is from Highway 12, a state-maintained route. The application was circulated to various County departments, State, and local public agencies requesting comments relative to the request for a CUP. During the 30-day review period, response letters were received from the Calaveras County Environmental Management Agency (EMA), the Public Works Department, the Building Department, the Calaveras Consolidated Fire District, and the California Department of Transportation (Caltrans).

Public Works and EMA had no comment on the project. Building and the Calaveras Consolidated Fire District both required inspections. Caltrans stated their conditions are only applicable if the driveway to the site is modified; however, the applicant is not proposing to modify the driveway as part of this project. The comments are attached in Attachment 4.

The Notice of Public Hearing will be sent to all property owners within 300 feet pursuant to Government Code Section 65091.

## **ANALYSIS**

The applicant has requested a Conditional Use Permit (CUP) to operate a tow yard at 3293 Highway 12 in Burson. The applicant is proposing to use an approximately one-acre area in the front of the parcel, north of the existing office, for towing, storage, and roadside services. Structures on the parcel currently consists of an approximately 600 square-foot office building and two CONEX boxes. The site plan indicates that the back portion of the parcel is currently being used by GCU Trucking as a gravel lot for trucks.

The applicant has stated that the tow yard will only be used to store California Highway Patrol (CHP) impounded vehicles, with whom they have a contract. The expected maximum number of vehicles that will be stored on-site is 30, each for 35 days or less. Two tow trucks will also be stored at the yard, but there may be five trucks accessing the yard at one time.

According to the applicant, the on-site office will be used for the proposed business, and the only construction proposed is the installation of a 6-foot-tall chain link fence with slats to screen the area where vehicles will be stored. There is no grading proposed, and the business will operate 24 hours a day, seven days a week, all year round. The trucks will make a typical amount of noise as they access the site to drop off or remove vehicles, but the proposed use does not include wrecking, dismantling, or any other activities that would produce a significant amount of noise. Noise produced by the operation is projected to be inconsistent and low.

### **Tow Yard**

"Tow yard" is not currently defined in the Calaveras County Code nor is it an enumerated use in any zone; however, Chapter 17.36 – General Commercial allows the Planning Director to determine that commercial uses similar to both permitted and conditional uses enumerated in the chapter are consistent with the chapter. Conditional uses in the C2 zone include contactor equipment yards, truck terminals, and airports. The Planning Director has determined that a tow yard is similar to the conditional uses of Chapter 17.36 and is therefore permitted in the C2 zone with the approval of a CUP. The CUP is a discretionary permit and shall be reviewed consistent with Title 17. The purpose of a CUP is to provide the general public with an opportunity to review a proposed land use that is generally consistent with the purpose of the base zoning district but has the



potential to cause conflicts with neighboring land use and zoning. The permitting process allows for the operation of the tow yard while giving the opportunity to mitigate impacts to surrounding properties through permit conditions.

### **Parking and Landscaping**

No site improvements such as parking or landscaping will be required. The applicant has shown 4 parking spaces in front of the office building as part of the application. However, Chapter 17.70 – Parking requires land uses to meet the parking requirements of code at the time of new construction, rezoning, or conversion of a single-family residence to multiple-family, commercial, or industrial use. There is no new construction except the installation of a 6-foot-tall, slatted chain link fence which does not require a building permit, and therefore no additional parking is required. Chapter 17.36.060 requires an area equal to five percent of the area devoted to structures and parking be planted with new landscaping.

There is no construction other than the installation of the fence and no parking is required; therefore, no landscaping will be required. Code requires C2 parcels developed after R1 parcels to fence the adjoining property boundary, but a screened fence has already been installed on the shared boundary of the subject parcel and the adjoining A1/R1 parcel. Structures and trees associate with the proposed project should not block solar energy collection devices on adjoining parcels. Only a 6-foot fence is proposed, no new trees will be planted, and none of the adjoining parcels have records of solar panels.

### **Noise**

The proposed use will not produce consistent noise that will disturb sensitive receptors in the area. The application states that the project will only produce light noise, not much louder than the idle of a truck. All operations will be subject to the standards of the County General Plan and Chapter 9.02 – Noise Control of the Calaveras County Code of Ordinances. The proposed tow yard is an outdoor storage area for vehicles, and the applicant has fenced in the one-acre area where the vehicles will be stored with a 6-foot-tall, slatted fence (see Attachment 5). No exterior lighting or solid waste and recycling areas have been proposed as part of the application.

As proposed, the project conforms to the General Plan, and is consistent with the following General Plan policies: LU 5.4 – Encourage attraction of new compatible business and industry to the county; and LU 5.9 – Encourage and facilitate the renovation and reuse of underutilized and vacant parcels, industrial sites, buildings, and retail centers. There are no General Plan Implementation Measures that apply to the review of discretionary applications that are specifically relevant to this project.



**Figure 4 – Aerial Photo. Property lines shown in green are approximate.**

## **ENVIRONMENTAL REVIEW**

Pursuant to § 15061(b)(3) this project is exempt from the California Environmental Quality Act (CEQA) and a Notice of Exemption has been prepared. The proposed use is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed use is along a highway corridor with several other commercial uses. The proposed use described in the application is also equally or less intensive than several uses permitted by right in the C2 zone, such as a gas station or agricultural equipment yard. There is no proposed construction except for the installation of the 6-foot-tall fence around the one-acre project location, which does not require a building permit.

## **CONCLUSION**

In conclusion, the project as proposed conforms to applicable goals and policies of the County General Plan. The permitting process allows for the addition while giving the opportunity to mitigate impacts to neighbors through permit conditions. The project is found to be compatible with the surrounding land uses and zoning in the general vicinity. The subject property is adequate in land area to accommodate the proposed use and was found to have safe and adequate access with no site improvements required. The permit has been conditioned as necessary for the protection of the public health, safety, and welfare.

## **RECOMMENDATION**

Staff recommends the Planning Commission take the following action:

1. Approve the Notice of Exemption finding that the project is exempt from CEQA pursuant to § 15061(b)(3).
2. Approve Planning Commission Resolution 2023-012 approving 2023-019 CUP pursuant to code section to operate a tow yard on APN 048-016-003, a portion of Section 20, T04N, R10E, MDM in Burson, CA; and

#### **ATTACHMENTS**

1. Draft Planning Commission Resolution 2023-012
2. Notice of Exemption
3. Application and Receipt
4. Comments to Initial Routing
5. Site Plan and Fence Exhibit



## **Attachment 1**

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Draft Resolution 2023-012

**COUNTY OF CALAVERAS, STATE OF CALIFORNIA  
PLANNING COMMISSION**

**RESOLUTION NO. 2023-012**

**>> A RESOLUTION APPROVING CONDITIONAL USE PERMIT 2023-019 TO  
OPERATE A TOW YARD AT 3293 HIGHWAY 12 IN BURSON AND APPROVING  
THE NOTICE OF EXEMPTION**

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WHEREAS, the Planning Department of the County of Calaveras received an application from Steven Vanderlick dba Mach One Towing requesting approval of a Conditional Use Permit (CUP) to establish a tow yard on a property zoned General Commercial (C2); and

WHEREAS, the proposed project is located on real property in the unincorporated portions of the County of Calaveras, more particularly described as APN 048-016-003 and located at 3293 Highway 12, a portion of Section 20, T04N, R10E, MDM; and

WHEREAS, a Notice of Exemption was prepared pursuant to the California Environmental Quality Act (CEQA) guidelines; and

WHEREAS, during a noticed public hearing on September 14, 2023, the Planning Commission considered all of the information presented to it, including a staff report, information presented by the project proponent, and information presented at the meeting; and

BE IT THEREFORE RESOLVED, that the Planning Commission approves CUP 2023-019 and the Notice of Exemption, based on the following findings:

1. Based on the whole record, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. This project is exempt from the California Environmental Quality Act (CEQA). The Notice of Exemption reflects the independent judgment and analysis of the County.

**Evidence:** Pursuant to § 15061(b)(3) this project is exempt from the California Environmental Quality Act (CEQA) and a Notice of Exemption has been prepared. The proposed use is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed use is along a highway corridor with several other commercial uses. The proposed use described in the application is also equally or less intensive than several uses permitted by right in the C2 zone, such as a gas station or agricultural equipment yard. There is no proposed construction

except for the installation of the 6-foot-tall fence around the one-acre project location, which does not require a building permit.

2. The proposed use is consistent with the county's General Plan, any applicable community or special plan, and the provisions of Title 17.

**Evidence:** The C2 zone is consistent with the Commercial LUD. The County General Plan describes Commercial land uses as commercial or office uses in areas with adequate public infrastructure (water, sewer, roads). Typical uses include general commercial (e.g., retail, stores, and services), professional business offices, employment centers, service commercial (e.g., automotive-related, large equipment sales, building maintenance services, construction sales and services, and storage/warehousing), public and quasi-public, and other similar and compatible uses. The proposed use is to operate a tow yard on a C2 parcel along a largely commercial section of Highway 12.

Although a "tow yard" is not currently defined in the Calaveras County Code (CCC) nor is it an enumerated use in any zone, Chapter 17.36 – General Commercial allows the Planning Director to determine that commercial uses similar to both permitted and conditional uses enumerated in the chapter are consistent with the chapter. Conditional uses in the C2 zone include contractor equipment yards, truck terminals, and airports. The Planning Director has determined that a tow yard is similar to the conditional uses of CCC Chapter 17.36 and is therefore permitted in the C2 zone with the approval of a CUP. The permitting process allows for the operation of the tow yard while giving the opportunity to mitigate impacts to surrounding properties through permit conditions.

As proposed, the project conforms to the General Plan, and is consistent with the following General Plan policies: LU 5.4 – Encourage attraction of new compatible business and industry to the county; and LU 5.9 – Encourage and facilitate the renovation and reuse of underutilized and vacant parcels, industrial sites, buildings, and retail centers. There are no General Plan Implementation Measures that apply to the review of discretionary applications that are specifically relevant to this project.

3. The subject property is adequate in land area to accommodate the proposed project, its required parking area, access, landscaping, and site improvements.

**Evidence:** The subject parcel is 3.02 acres and existing structures consist of a 600 square-foot office space and two CONEX boxes. The tow yard will be an approximately one-acre area in the front, northern part of the parcel. The area dedicated for the proposed use has been fenced. There are no site improvements required as the project does not propose more than the installation of a 6-foot-tall fence which does not require a building permit.



No site improvements such as parking or landscaping will be required. The project complies with all the applicable performance standards of the C2 zone as described below:

- a. Parking – Pursuant to CCC Chapter 17.70, all land uses are required to meet the parking requirements of the chapter at the time of new construction, rezoning, or conversion of a single-family residence to multiple-family, commercial, or industrial use. The proposed use does not include construction other than the installation of a fence which is not subject to a building permit, does not require a zoning amendment, and is not converting a single-family residence. Therefore, the use is not subject to the requirements of Chapter 17.70 regarding parking.
- b. Landscaping – Pursuant to CCC Chapter 17.36.060.B, a minimum area equal to five percent of the land area devoted to structures and parking shall be planted with new landscaping. The project does not propose new structures or parking, and therefore does not require new landscaping.
- c. Residential Screening – Pursuant to CCC Chapter 17.36.060.C, when a C2 parcel adjoins an R1 parcel and the R1 zone is developed before the commercial parcel, the C2 parcel shall have a landscaped screen and fence combination on the property line between the commercial site and the residence. The subject parcel adjoins an A1/R1 zoned parcel, the northern part of which (abutting the subject parcel) is zoned R1. However, the property line between the subject parcel and the R1/A1 parcel already has a screened fence running the length of the shared boundary.
- d. Exterior Lighting – No exterior lighting is proposed. This performance standard is not applicable.
- e. Siting of Structures & Tress – No new structures other than the slatted fence or trees are proposed. Additionally, there are no records of permits for solar energy collection devices on any adjoining parcels. This performance standard is not applicable.
- f. Noise – The proposed use will not produce consistent noise that will disturb sensitive receptors in the area. The noise produced by the proposed use is expected to be intermittent and low as the use is for the storage of vehicles and does not include wrecking, dismantling, or any other activities that would produce a significant amount of noise. Any noise generated is subject to the standards of the County General Plan and CCC Chapter 9.02 – Noise Control of the Calaveras County Code of Ordinances.
- g. Screening of Outdoor Storage Area – The proposed tow yard is an outdoor storage area for vehicles, and the applicant has enclosed the one-acre area where the vehicles will be stored with a 6-foot tall, slatted fence (see Attachment B).
- h. Refuse Storage – No solid waste and recycling storage areas are proposed. This performance standard is not applicable.

4. The proposed land use is compatible with neighboring land use and zoning.

**Evidence:** The subject property is surrounded by a variety of zones and land use designations. Surrounding uses include single family residences, and commercial and industrial uses such as a church, a mini-storage facility, a junkyard, and a garden supply center. Because similar activities currently take place in the general vicinity, the proposed project is found compatible with neighboring land uses. Additionally, the proposed use is not expected to create any noise, odors, or lighting issues that would negatively impact more sensitive uses such as residences in the surrounding area. The permit has been conditioned as necessary to address public health, safety, and welfare.

5. The public and private roads providing access to the subject property meet necessary standards to provide safe and adequate access, or have been amended by conditions of project approval to satisfy the access requirements.

**Evidence:** The site is accessed by an existing encroachment off Highway 12, a state-maintained highway. The application was submitted to the County Public Works Department and the California Department of Transportation (Caltrans) for comment. Public Works had no comment on the application and although Caltrans sent a comment letter in response, the conditions are only applicable if the driveway is being modified. There is currently no proposal or requirement to modify the driveway. Therefore, the responses indicate that existing access is safe and adequate, and no conditions are applied to this permit for improvements to the existing roadways or encroachments.

6. Conditions of project approval are necessary for protection of the public health, safety, and welfare, and to reduce or eliminate potential environmental effects.

**Evidence:** This permit is conditioned to ensure that applicable permitting is in place for operation of a tow yard at the subject property, for the protection of the public health, safety, and welfare, and for the maintenance and reduction of any potential impacts to the environment.

BE IT FURTHER RESOLVED that the Planning Commission approves Conditional Use Permit 2023-019 based on the following conditions:

#### **I. GENERAL CONDITIONS**

- I-1. This approval is for a Conditional Use Permit (CUP) to operate a tow yard at 3293 Highway 12 in Burson. All conditions of approval set forth herein must be complied with for this permit to be considered valid.
- I-2. The Applicant(s) and Owner(s); and their Heirs, Successors, and Assigns shall abide by all terms of the Indemnification Agreement, dated March 28, 2023 and on file in the Planning Department's records for CUP 2023-019.

- I-3. This Conditional Use Permit will expire if not validated by obtaining a business license within 60 calendar days of approval.
- I-4. This Conditional Use Permit is subject to all applicable county regulations or plans whether or not such requirements are specified as a condition of project.

## **II. PLANNING**

- II-1. All towed vehicles shall be stored within the one-acre fenced area as shown on the site plan (Exhibit A) submitted to the Calaveras County Planning Department. The fence shall be kept in good repair at all times.
- II-2. Operations must conform with the description provided on the application for automotive towing, transport, storage, and roadside services. This permit does not grant permission to undertake other activities, including but not limited to dismantling or sales. If the applicant/operator wishes to expand the use, a modification to the existing Conditional Use Permit must be applied for and approved.
- II-3. Operations must comply with the noise requirements of the General Plan and Calaveras County Code of Ordinances.
- II-4. Signage is not included as part of this approval. The applicant shall submit sign plans to the Planning Department for approval within 30 calendar days. All signage must conform to Section 17.72 of the County Code.
- II-5. Upon validation of this Conditional Use Permit, it will be valid for a period of 5 years from the date of approval. By that date, a written request to extend the permit for another 5-year period must be submitted (at no cost to the applicant). The operation and file will be inspected to ensure that the operation is compliant with this use permit and that no complaints have been received.
- II-6. Within five (5) calendar days from the date of approval, the applicant shall file the Notice of Exemption and pay all applicable County Administrative fees (\$50.00).

## **III. BUILDING**

- III-1. An occupancy inspection is required as part of the business license process. Both the Building Department and Calaveras Consolidated Fire District (or its designee) must inspect the office and premises.

## **IV. CALAVERAS CONSOLIDATED FIRE DISTRICT**

- IV-1. A Knox Retention Box shall be mounted at the front of the property for emergency key access into the property and into the office structure. The applicant shall



contact the Calaveras Consolidated Fire District Fire Marshal (or its designee) for an inspection of the property prior to the validation of the CUP.

Approved by the Planning Commission of the County of Calaveras, at a regular meeting of the Planning Commission held on September 14, 2023, on a motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_.

AYES:

NOES:

ABSTAIN:

ABSENT:

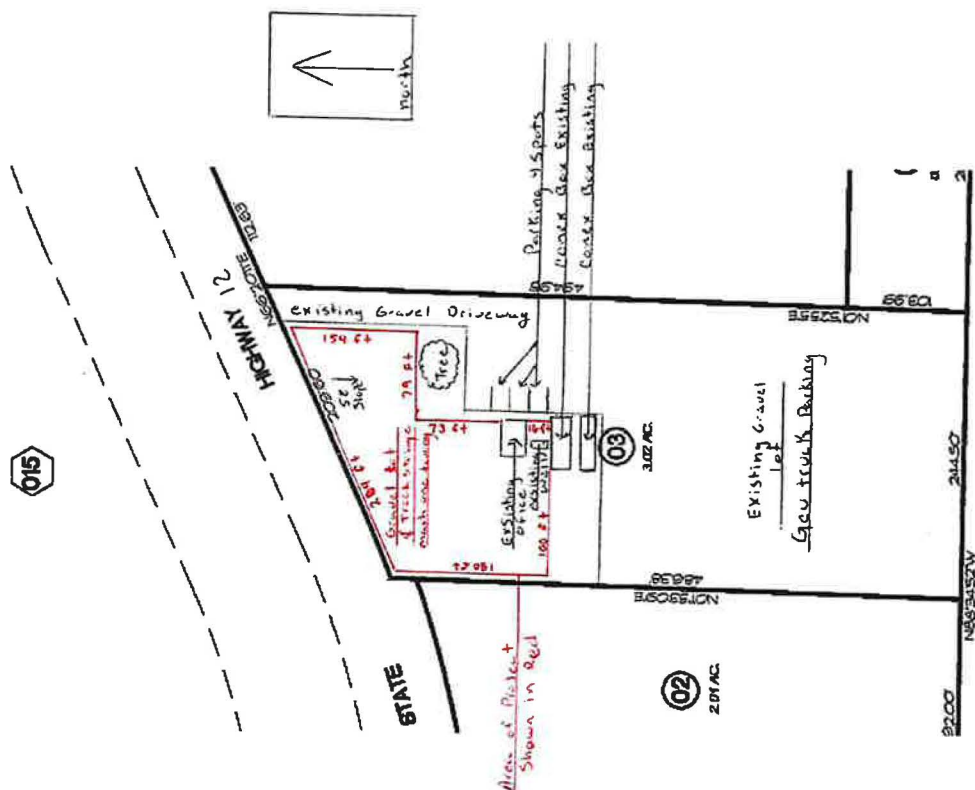
\_\_\_\_\_  
Chair, Planning Commission

ATTEST:

\_\_\_\_\_  
Katherine Stefani  
Planner II

The project files are available for public review in the Planning Department, County of Calaveras, Government Center, 891 Mountain Ranch Road, San Andreas, CA. 95249, between the hours of 8:00 a.m. and 4:00 p.m.

Scale  
100 ft



Property owner  
ARCOS family trust  
Po Box 1425 Oakdale CA 95361  
209-845-2117  
Applicant  
Shelba Vanderlides aka madsen toping  
234 Bearwood Dr. L11 CA 95832  
209-663-2438  
Preparing Person  
Philip Mitchell  
234 6th St. Salt CA 95632  
209-570-7438  
Assessor's Parcel number  
048-016-003  
Lot Number  
03  
Parcel Size  
3.02 AC

## **Attachment 2**

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Notice of Exemption



## Notice of Exemption

## Appendix E

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: Calaveras

891 Mountain Ranch Rd.

San Andreas CA 95249

From: (Public Agency): Calaveras County Planning  
891 Mountain Ranch Rd.

San Andreas CA, 95249

(Address)

Project Title: 2023-019 Conditional Use Permit

Project Applicant: Steven Vanderlick dba Mach One Towing

Project Location - Specific:

3293 Highway 12, Valley Springs in the community of Burson; APN 048-016-003

Project Location - City: Burson

Project Location - County: Calaveras

Description of Nature, Purpose and Beneficiaries of Project:

The applicant is requesting approval of a Conditional Use Permit (CUP) to operate an approximately one-acre tow yard on a 3.02-acre parcel at 3293 Highway 12 in Burson.

Name of Public Agency Approving Project: Calaveras County Planning Commission

Name of Person or Agency Carrying Out Project: Katherine Stefani, Calaveras County Planning Department

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15061(b)(3) Commonsense Exemption
- ☐ Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

Pursuant to § 15061(b)(3) this project is exempt from the California Environmental Quality Act (CEQA). The proposed use is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed use is along a highway corridor with several other commercial uses. The proposed use described in the application is also equally or less intensive than several uses permitted by right in the C2 zone, such as a gas station or agricultural equipment yard. There is no proposed construction except for the installation of the 6-foot-tall fence around the one-acre project location, which does not require a building permit.

Lead Agency

Contact Person: Katherine Stefani

Area Code/Telephone/Extension: 209-754-6394

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Title: Planner II

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

## **Attachment 3**

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Application and Receipt

Project No. PLNG 2023-00019 cup



## Calaveras County Planning Department

Phone (209) 754-6394

Fax (209) 754-6540

[www.planning.calaverasgov.us](http://www.planning.calaverasgov.us)

### APPLICATION FOR LAND USE DEVELOPMENT

<input type="checkbox"/>	General Plan Amendment	(GPA)	<input type="checkbox"/>	Administrative Use Permit	(AUP)
<input type="checkbox"/>	Zoning Amendment	(ZA)	<input checked="" type="checkbox"/>	Conditional Use Permit	(CUP)
<input type="checkbox"/>	Tentative Subdivision Tract Map	(TSTM)	<input type="checkbox"/>	Planned Development	(PD)
<input type="checkbox"/>	Tentative Parcel Map	(TPM)	<input type="checkbox"/>	Other	

**NOTE: FAILURE TO FULLY COMPLETE APPLICABLE FIELDS AND PROVIDE REQUIRED ATTACHMENTS COULD DELAY THE PROCESSING OF YOUR APPLICATION.**

#### Applicant (s):

Name Steven Vanderlick dba Mach one towing

Project Address 3293 Highway 12 City Burson

Mailing Address 1234 Bentwood DR City/ZIP Galt 95632

Phone (Business) 209-663-2438 (Home) 209-663-2438

Email Machonetowing@yahoo.com

#### Landowner (s):

Name The Acros family revocable trust

Mailing Address Po Box 1423 City/ZIP Oakdale 95361

Phone (Business) 209-845-2117

(Home)

Email julieann.apm@gmail.com

Name and address of property owner's duly authorized Agent who is to be furnished with notice of hearing. (Section 65091 – Calif. Govt. Code):

#### Authorized Agent:

Name

Mailing Address

City/ZIP

Phone (Business)

(Home)

Email

Project No. PLNG 2023-00019 cup

Assessor's Parcel Number(s): 048-016-003 Parcel Size: 3.02

Site location, including physical address, with directions to the project site:

3293 Highway 12 Burson, CA 95225

Head northwest on Mountain Ranch Rd toward Govt Center Rd .05 miles

Turn right onto E St Charles St 1.7 miles

Continue onto CA-12 W/ 3293 Hwy 12 Destination will be on the left 12 miles

Detailed Project Description (or attach separate document):

Automotive towing, Transport, Storage and Roadside service

24 Hours A Day 7 Days A week

24 Hr Contact # 209-642-0546

**EXISTING LAND USE INFORMATION**

Describe the existing use of the property:

☐

Agricultural  
Timber

☒

Commercial  
Industrial

☐

Residential  
Multi-family Residential

☐

Public Service  
Recreational

Existing General Plan Designation(s): \_\_\_\_\_

Existing Zoning Designation(s): C2

Project No. PLNG 2023-00019 CUP

Describe the existing man-made features of the subject property, including buildings, roads, wells, septic systems, etc.:

Small office, Driveway, Septic And a Well

Office is ABOUT 700 sq feet

Describe any known archaeological, paleontological, or historical resources on the subject property. Provide Archaeological Sensitivity designation from the General Plan Map V-13. Check appropriate level. (High) ☐ (Medium/Moderate) ☐ (Low) ☒. If sensitivity is shown as high or medium/moderate an archaeological assessment study will be required prior to completing the environmental review. If an assessment has been completed on a prior project that included the project area, provide the information where the study can be found.

None

Describe the existing natural features of the subject property, including terrain or topography, vegetation, bodies of water, wetland habitat (marsh, riparian, vernal pools), etc.:

Slight slop from Hwy12 heading south turning into flat land,

There is also a large oak tree on the property

Describe the existing land uses within 500 feet of the subject property. (Example: Five single family residences to the north, a duplex and pine forest to the west, a state highway and a gas station to the east, and grazing land to the south.) Be specific:

North: Hwy 12, Empty lot

South: vacant land

East: Empty lot

West: land scaping Company



Project No. PLNG 2023-00019 Cup

Access:

Name of road on which property fronts: Highway 12

If property fronts on a private road, provide the name of nearest publicly maintained road:

If the subject property does not have frontage on a County road or State highway, describe the legal access to the property from the nearest public road: \_\_\_\_\_

Level of Service (Check with Calaveras County Public Works Department): \_\_\_\_\_

**PROJECT SPECIFIC QUESTIONS**

Will grading be required to implement the proposed use? ☐ Yes ☒ No

If yes, estimate the total cubic yards that will be moved and explain what will be done with the graded material:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Will there be any potentially hazardous materials or toxic substances, flammables or explosives used, stored, manufactured or disposed of at the site? ☐ Yes ☒ No

If yes, list and describe the method of disposal of these items:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Describe any odor, noise, smoke, or dust which will result from the proposal: Light noise from pto of trucks  
no louder than the idle of the truck

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Project No. PLNG 2023-00019 CUP

**ANSWER THE FOLLOWING QUESTIONS APPLICABLE TO YOUR APPLICATION**

**GPA** Proposed General Plan Designation: \_\_\_\_\_

**ZA** Proposed Zoning: \_\_\_\_\_

**TSTM** Proposed Land Division: \_\_\_\_\_

**& TPM** Total Acres: \_\_\_\_\_ Number of Lots: \_\_\_\_\_

Minimum Lot Size: \_\_\_\_\_ Average Lot Size: \_\_\_\_\_

**TSTM** Type of proposed land uses for land divisions:

**& TPM** Natural Resource: Ag/Timber/Mineral \_\_\_\_\_ lots \_\_\_\_\_ total acres

Single Family Residential \_\_\_\_\_ lots \_\_\_\_\_ total acres

Multi-Family Residential \_\_\_\_\_ lots \_\_\_\_\_ total acres

Commercial \_\_\_\_\_ lots \_\_\_\_\_ total acres

Industrial \_\_\_\_\_ lots \_\_\_\_\_ total acres

Public Service \_\_\_\_\_ lots \_\_\_\_\_ total acres

Recreation/Open Space \_\_\_\_\_ lots \_\_\_\_\_ total acres

**CUP/PD** Is the proposed use an expansion of an existing use? ☐ Yes ☒ No

If yes, when was it established? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CUP/PD** Is the proposed use part of an intended larger future project? ☐ Yes ☒ No

If yes, describe: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CUP/PD** Will all proposed uses be confined within a building? ☐ Yes ☒ No

If no, describe what activities will not be (including storage that will occur outdoors):

**Vehicle parking and storage**

\_\_\_\_\_

\_\_\_\_\_

**CUP/PD** Expected total number of people to be employed at the proposed uses:

Full Time 6 Part Time 0

**CUP/PD** For commercial uses, the number of parking spaces to be provided: 5

**CUP/PD** Estimated number of vehicles to use the facilities daily: 5

**CUP/PD** How many trees with a breast-height diameter of 12" or greater will be removed as a result of the site development? 0

**Project No.** \_\_\_\_\_

**Any additional information or explanations supporting the proposal is encouraged and may be submitted on a separate sheet of paper.**

Project No. 2023-00019 CUP

**ACKNOWLEDGMENT / AUTHORIZATION / VERIFICATION PAGE<sup>1</sup>**

**Calaveras County Agriculture Disclosure Statement**

*Real property within or adjacent to areas zoned for agricultural operations or areas in zones which permit agricultural operations may be subject to inconveniences or discomfort arising from such operations. Calaveras County has determined that the use of real property for agricultural operations, as defined by County Code, is a high priority and a proper and necessary use, and will not consider the inconveniences or discomforts arising from agricultural operations to be a nuisance if such operations are consistent with accepted agricultural practices and standards.*

By our signatures below, I (We), as applicant(s) and property owner(s), hereby acknowledge having read and understood this disclosure.

**Right of Entry**

By our signatures below, I (We), as applicant(s) and property owner(s), hereby acknowledge that by making this application, and under the authority of Government Code Section 65105, County agency personnel, in the performance of their functions, may enter upon the subject property and make examinations and surveys, provided that the entries, examinations and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

**Verification of Application / Declaration Under Penalty of Perjury**

**NOTE:** *If someone other than an individual applicant or landowner signs below (e.g. business entity representatives, agents) satisfactory documentation of signature authority must be provided [see application instructions]. Each record title property owner must sign the application.*

**APPLICANT(S):**

By my signature(s) below, I (we) provide the acknowledgment and consent described above and furthermore declare under penalty of perjury that I am (we are) the applicant(s) for the project described in this application, and I (we) have completed and verified the truthfulness and accuracy of this application and all other documents required for its submittal.

Printed Name(s) of Applicant(s): Steven vanderlick dba Mach one towing

Authorized Signature: [Signature]

Date: 3-28-23

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**LANDOWNER(S):**

By my signature(s) below, I (we) provide the acknowledgment and consent described above and furthermore declare under penalty of perjury that I am (we are) the record title owner(s) of the property on which the project described in this application will be located and I (we) consent to the applicant's(applicants') preparation and submission of this application.

Printed Name(s) of Property Owner(s): Arcos family revocable trust

Authorized Signature: [Signature]

Date: 3-28-23

Authorized Signature: [Signature]

Date: 3-28-23

**FOR OFFICIAL USE ONLY**

Receipt Number PLNG378

Application Number 2023-00019

Method of Payment ☐ Cash ☒ Check # 007465

Amount \$2,432.00

**RECEIVED** Date Stamp

**MAR 28 2023**

Calaveras County  
Planning Department  
(Revised August 11, 2022)

<sup>1</sup> May be signed in counterparts.





**Cash Register Receipt**  
Calaveras County, CA  
Department of Planning

**Receipt Number**  
**PLNG378**

PLNG2023-00019

Address: 3293 HWY 12

APN: 048016003

Fee Group	Description	QTY	PAID
	CONDITIONAL USE PERMIT DEPOSIT PW	1	\$760.00
<b>Total</b>			<b>\$760.00</b>
<b>CONDITIONAL USE PERMIT CEQA EXEMPT FEES</b>			
	CUP CEQA EXEMPT FEE 1 PLNG	1	\$1,194.16
	CUP CEQA EXEMPT FEE 2 FIRE	1	\$103.84
	CUP CEQA EXEMPT FEE 3 EMA	1	\$266.00
	CUP CEQA EXEMPT FEE 5 OSW	1	\$108.00
<b>CONDITIONAL USE PERMIT CEQA EXEMPT FEES Total</b>			<b>\$1,672.00</b>
<b>Total Fees Paid:</b>			<b>\$2,432.00</b>

Date Paid: Tuesday, March 28, 2023

Paid By: Mach One Towing

Cashier: Jaclyn Taylor

Pay Method: CHECK 007465



## **Attachment 4**

---

Comments to Initial Routing



***Calaveras County***  
***Environmental Management Agency***

---

**891 Mountain Ranch Road, San Andreas, CA 95249**

**Phone: 209-754-6399 Fax: 209-754-6722**

[www.calaverasgov.us](http://www.calaverasgov.us)

TO: Planning Department

FROM: Hany F. Benjamin, REHS  
Environmental Management Agency *HB*

DATE: May 4, 2023

RE: 2023-019 CUP for Steve Vanderlick dba Mach One Towing

The Environmental Health and Onsite Wastewater Departments have reviewed the above mentioned landuse and have no comment.

No Comment

**From:** [Matthew Poole](#)  
**To:** [Hany Benjamin](#); [Katherine Stefani](#)  
**Cc:** [Traci Miguel](#)  
**Subject:** RE: 2023-019 CUP for Steve Vanderlick dba Mach One Towing  
**Date:** Tuesday, May 9, 2023 3:23:30 PM

---

Hello Katherine,

We have a septic system that was approved and installed in 1981 for a portable sales office. At the time there was an existing septic tank that was used and one, 50' disposal trench was installed. The tank and disposal field were directly behind the sales office that appears to be where the existing office is today. The plot plan submitted for Mach One Towing shows a well directly behind the office. I do not believe this is correct. Our records indicate that the well is located in the southwest portion of the parcel. The well and septic have been in place for many years and the Conex boxes and/or parking area may be on top of the disposal field or a portion of the disposal field, we cannot be sure. Since this condition is existing and the proposed use will not significantly increase wastewater flow to the existing septic system, we are comfortable with the proposed use without any additional requirements. All septic systems have a limited life span, so they will most likely be looking at installing a new septic system at some point when the existing system fails.

Sincerely,

**Matt Poole**  
**Senior Environmental Health Specialist**  
County of Calaveras  
Environmental Management Agency  
891 Mountain Ranch Road  
San Andreas, CA 95249  
Phone (209)754-6400  
Fax (209)754-6722

**From:** Hany Benjamin <HBenjamin@co.calaveras.ca.us>  
**Sent:** Tuesday, May 9, 2023 2:54 PM  
**To:** Katherine Stefani <KStefani@co.calaveras.ca.us>  
**Cc:** Matthew Poole <mpoole@co.calaveras.ca.us>; Traci Miguel <TMiguel@co.calaveras.ca.us>  
**Subject:** RE: 2023-019 CUP for Steve Vanderlick dba Mach One Towing

Hi Katherine,

The Onsite Waste Water Department has very few records on the system. We do know that there's an old septic system there. I assume that there's a bathroom, but don't know for sure.

Sincerely,

*Hany F. Benjamin, MPH*  
Senior Registered Environmental Health Specialist

Calaveras County Environmental Health Department  
891 Mountain Ranch Road  
San Andreas, CA 95249  
209.754.6690 direct  
209.754.6399 main  
209.419.2897 cell  
209.754.6722 fax  
[hbenjamin@co.calaveras.ca.us](mailto:hbenjamin@co.calaveras.ca.us)



*"We are dedicated to protecting  
our environment and local community  
through collaboration, education, and regulation"*

**From:** Katherine Stefani <[KStefani@co.calaveras.ca.us](mailto:KStefani@co.calaveras.ca.us)>  
**Sent:** Tuesday, May 09, 2023 10:39 AM  
**To:** Hany Benjamin <[HBenjamin@co.calaveras.ca.us](mailto:HBenjamin@co.calaveras.ca.us)>  
**Subject:** RE: 2023-019 CUP for Steve Vanderlick dba Mach One Towing

Good morning Hany,

Do you have any record of a septic system onsite? I don't have building records for the office so I can't confirm there's a bathroom, and the site plan doesn't show a septic system (only a well). I'd like to confirm with EMA if there's a septic system because my understanding is that they shouldn't be driven over or parked on.

Thank you,  
Katherine

**From:** Hany Benjamin <[HBenjamin@co.calaveras.ca.us](mailto:HBenjamin@co.calaveras.ca.us)>  
**Sent:** Thursday, May 4, 2023 2:33 PM  
**To:** Katherine Stefani <[KStefani@co.calaveras.ca.us](mailto:KStefani@co.calaveras.ca.us)>  
**Cc:** Env Health Email Group <[EnvHealthDept@co.calaveras.ca.us](mailto:EnvHealthDept@co.calaveras.ca.us)>  
**Subject:** 2023-019 CUP for Steve Vanderlick dba Mach One Towing

Katherine,

Please see the attached document regarding 2023-019 CUP for Steve Vanderlick dba Mach One Towing, which was a "no comment."



If you have any questions, please let me know.

Sincerely,

*Hany F. Benjamin, MPH*

Senior Registered Environmental Health Specialist  
Calaveras County Environmental Health Department  
891 Mountain Ranch Road  
San Andreas, CA 95249  
209.754.6690 direct  
209.754.6399 main  
209.419.2897 cell  
209.754.6722 fax  
[hbenjamin@co.calaveras.ca.us](mailto:hbenjamin@co.calaveras.ca.us)



*"We are dedicated to protecting  
our environment and local community  
through collaboration, education, and regulation"*



# COUNTY OF CALAVERAS

## DEPARTMENT OF PUBLIC WORKS

Robert J. Pachinger, Director

### MEMORANDUM

Date: May 5, 2023  
To: Katherine Stefani, Planner II  
From: Monica Remus, Public Works Analyst *MR*  
Subject: 2023-019 - CUP for Steve Vanderlick

---

#### **Background:**

The applicant is requesting approval of a Conditional Use Permit (CUP) to use a portion of a parcel in Burson as a tow yard. The applicant is proposing to use one-acre in the front of the parcel, north of the existing office, for towing, storage, and roadside services. The subject property is located at 3293 Highway 12 in Burson. APN: 048-016-003 is located in a portion of Section 20, T4N, R10E, M.D.M. There is an existing 600 square foot office building and two CONEX boxes. No grading or construction is proposed other than a 6-foot-tall chain link fence. The business will operate 24 hours per day, seven days a week, year-round. Access is taken from Highway 12, an existing encroachment.

#### **Requirements:**

Public Works has no comment.

## View Notes



PLNG2023-00019

Type (Asc) ▼

GO

### REVIEWS

Doug Oliver

BUILDING

1. occupancy inspection required through the business license program. both Building department and Calaveras Consolidated Fire department must inspect office and premises.

5/9/2023 10:04:51 AM

Close

**From:** [Ryan Hamre](#)  
**To:** [Katherine Stefani](#)  
**Subject:** 2023-019 Conditional Use Permit for Steve Vanderlick dba Mach One Towing  
**Date:** Monday, May 15, 2023 7:51:28 AM

---

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Good Morning Katherine,

The Calaveras Consolidated Fire Protection District (Cal Co Fire) has received your correspondence for the 2023-019 Conditional Use Permit for Steve Vanderlick dba Mach One Towing.

Cal Co Fire has one requirement for this project. A Knox Retention Box shall be mounted at the front of the property for emergency key access into the property and into the office structure. When the Knox Box is installed, the applicant will need to contact Fire Marshal Hamre by email at: [Rhamre@calcofire.org](mailto:Rhamre@calcofire.org) or by phone at (209) 786-2227 for inspection of the property prior to the issuance of the conditional use permit.

Sincerely,

**Ryan L. Hamre, CFI**  
**Fire Marshal**  
**Calaveras Consolidated FPD**  
**6501 Jenny Lind Road**  
**Valley Springs, CA 95252**  
**Office Phone (209) 786-2227**  
<http://calcofire.org/>

## California Department of Transportation

OFFICE OF THE DISTRICT 10 Planning  
P.O. BOX 2048 | STOCKTON, CA 95201  
(209) 948-7325 | FAX (209) 948-7164 TTY 711  
[www.dof.ca.gov](http://www.dof.ca.gov)



May 22, 2023

Ms. Katherine Stefani  
Planner II  
891 Mountain Ranch Road  
San Andreas, CA 95249

**CAL-12-PM 6.161**  
**Mach One Towing Yard –**  
**CUP2023-019 - Vanderlick**

Ms. Stefani,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Mach One Towing Yard Conditional Use Permit (CUP) application to use a portion of a parcel in Burson as a tow yard. The project proposes to use an approximately one-acre area in the front of the parcel, north of the existing office, for towing, storage, and roadside services. Structures on the parcel currently consists of an approximately 600 square foot office building and two Container and Express (CONEX) boxes. The site plan indicates that the back portion of the parcel is currently being used by GCU Trucking as a gravel lot to store trucks. Upon commencement of the business, operator will enter a contract with the California Highway Patrol (CHP), and the yard will only be used to store CHP impounded vehicles. The proposed maximum number of cars that will be stored on-site is 30, for 35 days or less. Two (2) tow trucks will also be stored at the yard, but there may potentially be 5 trucks accessing the yard at one time. The office onsite will be used for the proposed business, and the only construction proposed is the installation of a 6-foot-tall chain link fence with slats to screen the area where vehicles will be stored. The application indicates that no grading will occur, and the business will operate 24 hours a day, seven days a week, all year round.

The project is located at 3293 State Route 12 in Burson on Assessor Parcel Number (APN) 048-016-003.

### **Caltrans has the following comments:**

Caltrans suggests that the County of Calaveras continue to coordinate with Caltrans in identifying and addressing potential pedestrian safety and cumulative transportation impacts from this project and other developments near this location. This will assist Caltrans in ensuring that pedestrian, traffic safety, and quality standards are maintained for the traveling public on existing and future state transportation facilities in Calaveras County.



### **Environmental**

If any construction related activities will encroach into Caltrans Right of Way (ROW), the project proponent must apply for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. All California Environmental Quality Act (CEQA) documentation, with supporting technical studies, must be submitted with the Encroachment Permit Application. These studies will include an analysis of potential impacts to any cultural sites, historic properties, biological resources, hazardous waste locations, scenic highways, and/or other environmental resources within Caltrans ROW, at the project site(s). If the project is considered Categorically Exempt under CEQA by the CEQA Lead Agency, the Encroachment Permit application must provide a copy of the stamped Notice of Exemption (NOE) that was filed with the County Clerk.

### **Traffic Operations**

The existing driveway be brought up to current Caltrans standards. Please provide Off-tracking of towing vehicles:

- Westbound (WB) Left (L) from SR 12 onto driveway
- Eastbound (EB) Right (R) from driveway to EB SR 12
- EB L from driveway to WB SR 12

### **Hydrology**

The proposed site development is adjacent to the state route. The developer needs to ensure that the existing State drainage facilities will not be significantly impacted by the project. If historical undeveloped topography shows drainage from this site flowed into the State ROW, it may continue to do so with the conditions that peak flows may not be increased from the pre-construction quantity and the site runoff be treated to meet present storm water quality standards. If historical undeveloped topography shows drainage from this site did not flow into the State ROW, then it will not be allowed to flow into the State ROW at this time. We request to review the pre- and post-construction runoff calculations and drainage plans to understand flow patterns. Additional review will be done once drainage plans and calculations are submitted.

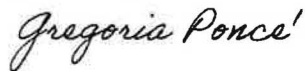
### **Encroachment Permits**

If any project activities encroach into Caltrans Right of Way (ROW), the project proponent must submit an application for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. Appropriate environmental studies must be submitted with this application. For more information, please visit the Caltrans Website at: <https://dot.ca.gov/programs/traffic-operations/ep/applications>

Ms. Katherine Stefani  
May 22, 2023  
Page 3

If you have any questions or concerns, please contact Shiferaw Jemberie (209) 986-9635 (email: [Shiferaw.jemberie@dot.ca.gov](mailto:Shiferaw.jemberie@dot.ca.gov)) or me at (209) 483-7234 (email: [Gregoria.Ponce@dot.ca.gov](mailto:Gregoria.Ponce@dot.ca.gov)).

Sincerely,

A handwritten signature in black ink that reads "Gregoria Ponce". The script is cursive and fluid.

Gregoria Ponce', Chief  
Office of Rural Planning

cc: Gabriel Elliott, Director of Planning Department, Calaveras County

**From:** [Jemberie, Shiferaw@DOT](mailto:Jemberie_Shiferaw@DOT)  
**To:** [Katherine Stefani](#)  
**Cc:** [Ponce, Gregoria@DOT](mailto:Ponce_Gregoria@DOT)  
**Subject:** Caltrans Clarification- Mach One Towing Yard LDR project  
**Date:** Monday, June 12, 2023 4:39:00 PM

---

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---

Hi Katherine,

The condition is if the driveway is modified. It must be brought up to Highway Design Manual Standards.

Thank you,

**SHIFERAW JEMBERIE**  
Transportation Planner  
Caltrans - District 10  
Office of Rural Planning  
Work Phone (209) 986-9635  
1976 E. Dr. Martin Luther King Jr Blvd  
Stockton, CA 95205

**From:** Katherine Stefani <[KStefani@co.calaveras.ca.us](mailto:KStefani@co.calaveras.ca.us)>  
**Sent:** Monday, June 12, 2023 3:28 PM  
**To:** Jemberie, Shiferaw@DOT <[Shiferaw.Jemberie@dot.ca.gov](mailto:Shiferaw.Jemberie@dot.ca.gov)>  
**Cc:** Ponce, Gregoria@DOT <[gregoria.ponce@dot.ca.gov](mailto:gregoria.ponce@dot.ca.gov)>; Gabriel Elliott <[GElliott@co.calaveras.ca.us](mailto:GElliott@co.calaveras.ca.us)>  
**Subject:** RE: Caltrans Clarification- Mach One Towing Yard LDR project

**EXTERNAL EMAIL.** Links/attachments may not be safe.

Good afternoon Shiferaw,

Based on the clarification and reviewing the initial comments, it doesn't appear that Caltrans has any requirements to be listed as conditions on the permit for this project. Therefore, my understanding is that the applicant does not have any Caltrans conditions to meet before the Calaveras County Planning Department validates their permit and issues a business license. Thank you for your assistance.

Best,  
Katherine

**From:** Jemberie, Shiferaw@DOT <[Shiferaw.Jemberie@dot.ca.gov](mailto:Shiferaw.Jemberie@dot.ca.gov)>

**Sent:** Friday, June 9, 2023 10:36 AM  
**To:** Katherine Stefani <[KStefani@co.calaveras.ca.us](mailto:KStefani@co.calaveras.ca.us)>  
**Cc:** Ponce, Gregoria@DOT <[gregoria.ponce@dot.ca.gov](mailto:gregoria.ponce@dot.ca.gov)>  
**Subject:** RE: Caltrans Clarification- Mach One Towing Yard LDR project

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Hello Katherine,

Thank you for the opportunity to send you a clarification. Below is Caltrans response **in blue text** for your inquiry.

Please let us know if you have any questions.

Kind regards,

SHIFERAW JEMBERIE  
Transportation Planner  
Caltrans - District 10  
Office of Rural Planning  
Work Phone (209) 986-9635  
1976 E. Dr. Martin Luther King Jr Blvd  
Stockton, CA 95205

**rom:** Katherine Stefani <[KStefani@co.calaveras.ca.us](mailto:KStefani@co.calaveras.ca.us)>  
**Sent:** Friday, June 2, 2023 8:54 AM  
**To:** Jemberie, Shiferaw@DOT <[Shiferaw.Jemberie@dot.ca.gov](mailto:Shiferaw.Jemberie@dot.ca.gov)>  
**Cc:** Gabriel Elliott <[GElliott@co.calaveras.ca.us](mailto:GElliott@co.calaveras.ca.us)>; Ponce, Gregoria@DOT <[gregoria.ponce@dot.ca.gov](mailto:gregoria.ponce@dot.ca.gov)>  
**Subject:** RE: Caltrans comment letter for the Mach One Towing Yard LDR project

**EXTERNAL EMAIL.** Links/attachments may not be safe.

Good morning,

I have a few questions about Caltrans' comment letter as I am unclear what exactly is being required of the applicant for this project.

- Under "Traffic Operations", the letter states, "The existing driveway be brought up to current Caltrans standards." Is this a recommendation to bring the existing driveway up to Caltrans standards, or a requirement?

**Caltrans clarification:** -This is a recommendation; if the developers plan to modify the driveway they must follow the Highway Design Manual (Caltrans



**Standards) regarding driveways.**

- The next sentence states "Provide Off-tracking of towing vehicles". I don't have experience with this and would like to confirm what exactly will be required of the applicant. For example, is this something that must be provided by a traffic engineer?
  - Additionally, the applicant has stated that there will be no vehicles such as car hauler trucks being used. They intend to use regular flatbed tow trucks (see attached image). Will this change the request to provide information for off-tracking?

**Caltrans clarification:** -Upon review of the location through google maps, we can forego the off-tracking request and just leave the recommendation of updating the driveway to Caltrans Standards (following the Highway Design Manual)

- The hydrology section requests to see the pre- and post-construction runoff calculations and drainage plans to see flow patterns. I don't expect there to be calculation plans for the project as the applicant is only installing a fence that will not require a building permit. I assume this section therefore doesn't apply, but please confirm this.

**Caltrans clarification:** - No pre- and post-runoff calculations will be needed if the project site gravel lot will remain as is. Caltrans thought they might pave the lot for parking but if only a fence is being added, there are no comments regarding hydrology. Please let us know if you have any additional questions.

Thank you,

Katherine Stefani  
Planner II  
Calaveras County Planning Department  
(209)754-6394

**From:** Jemberie, Shiferaw@DOT <[Shiferaw.Jemberie@dot.ca.gov](mailto:Shiferaw.Jemberie@dot.ca.gov)>

**Sent:** Monday, May 22, 2023 1:00 PM

**To:** Katherine Stefani <[KStefani@co.calaveras.ca.us](mailto:KStefani@co.calaveras.ca.us)>

**Cc:** Gabriel Elliott <[GElliott@co.calaveras.ca.us](mailto:GElliott@co.calaveras.ca.us)>; Ponce, Gregoria@DOT <[gregoria.ponce@dot.ca.gov](mailto:gregoria.ponce@dot.ca.gov)>

**Subject:** Caltrans comment letter for the Mach One Towing Yard LDR project

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---

Hello Katherine,



Please find the attached Caltrans comment letter for the Mach One Towing Yard LDR project.

Please let me know if you have any questions.

Kind regards,

SHIFERAW JEMBERIE  
Transportation Planner  
Caltrans - District 10  
Office of Rural Planning  
Work Phone (209) 986-9635  
1976 E. Dr. Martin Luther King Jr Blvd  
Stockton, CA 95205

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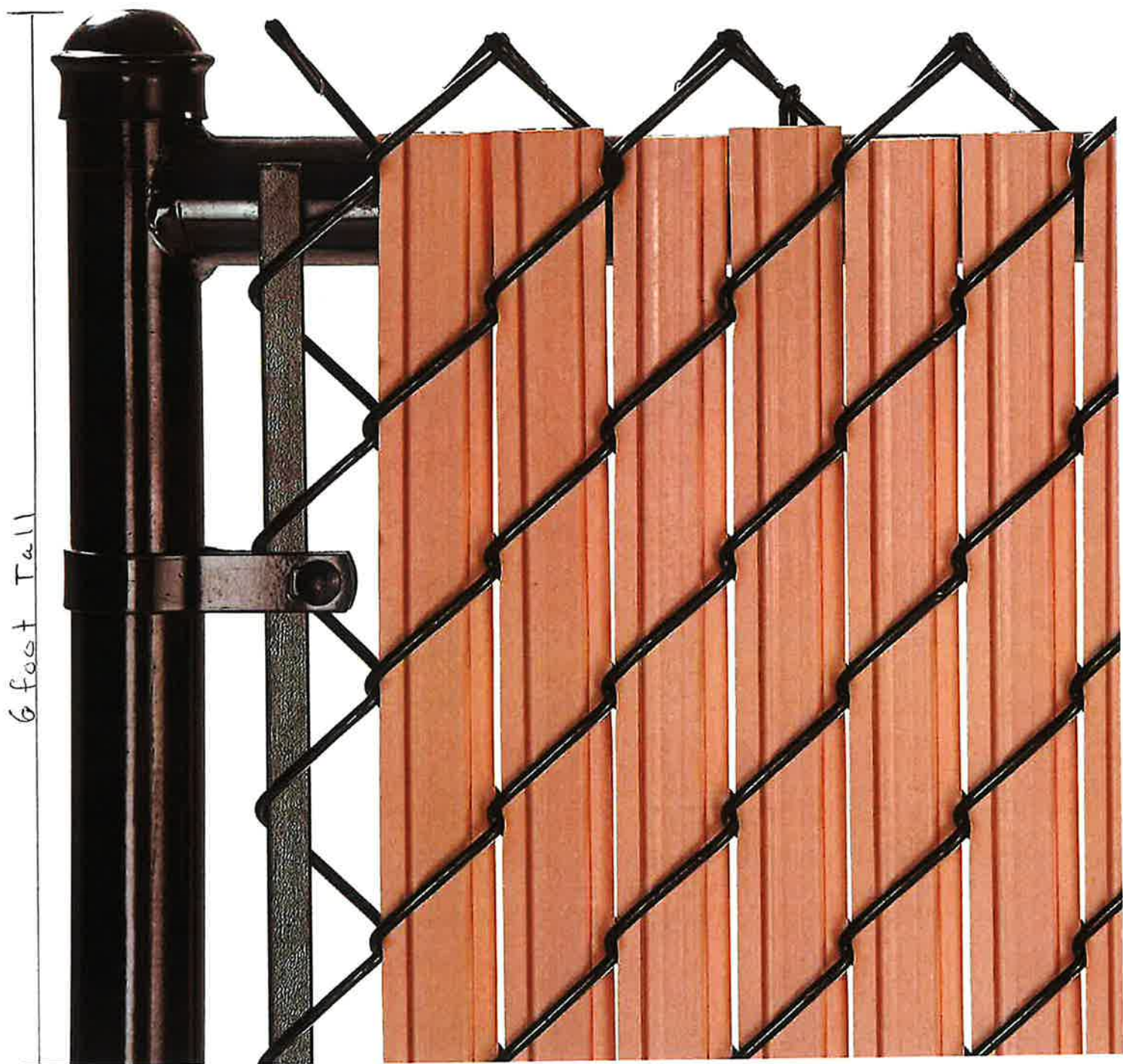
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## **Attachment 5**

---

Site Plan and Fence Exhibit



RECEIVED

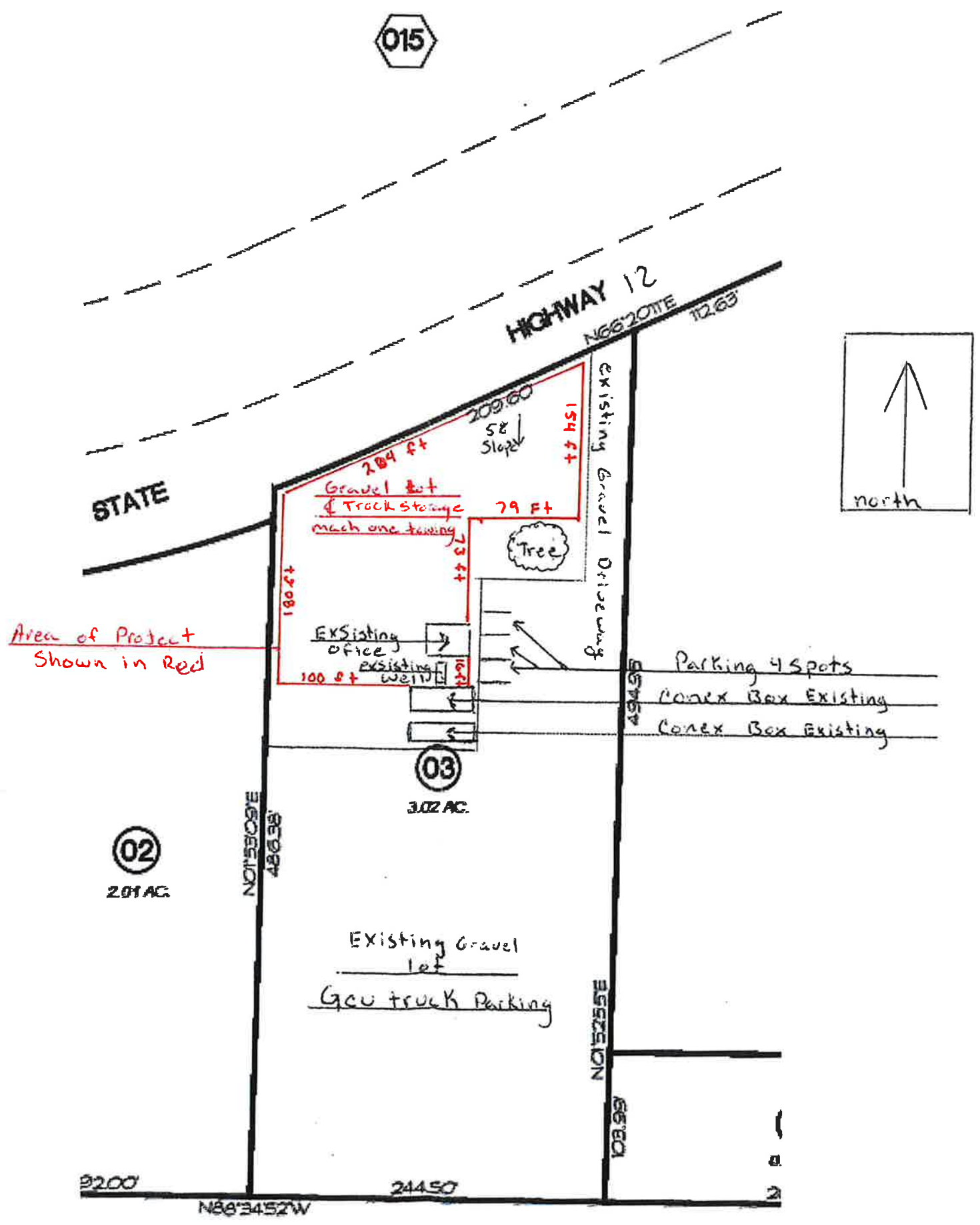
MAR 28 2023

Calaveras County  
Planning Department

PLNG 2023-00019 Cup



Property Owner  
 Arcos family trust  
 Po Box 1423 Oakdale CA 95361  
 209-845-2117  
Applicant  
 Steven vanderlick dba mach one towing  
 234 Bentwood Dr Galt CA 95632  
 209-663-2438  
Preparing Person  
 Philip mitchell  
 334 6th St Galt CA 95632  
 209-570-7438  
Assessor's Parcel number  
 048-016-003  
Lot Number  
 03  
Parcel Size  
 3.02 AC



RECEIVED

MAR 28 2023

Calaveras County  
 Planning Department  
 2023-00019 CUP

6ft Chain link  
 90% privacy  
 with slats

— fence

— Existing

Scale  
 1" = 100 ft