



County of Yuba

Community Development & Services Agency

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Planning Department

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MINUTES
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC)
May 7, 2026
9:00 a.m.

CALL TO ORDER: Roll Call and Determination of Quorum

Chair Jeremy Strang: PRESENT
Member Craig Herbert: PRESENT
Member Clark Pickell: PRESENT

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

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

- None

Approval of Minutes:

- None

PUBLIC HEARINGS AND ACTION ITEMS: If you challenge in court the action or decision of the Yuba County Development Review Committee regarding a zoning, planning, land use or environmental protection matter made at any public hearing described in this notice, you may be limited to raising only those issues you or someone raised at such public hearing, or in written correspondence delivered to the Development Review Committee at, or prior to, such public hearing.

Tentative Parcel Map TPM-25-0007 (Fowler)

The applicant requests to subdivide an existing 12-acre parcel into two (2) parcels. Parcel 1 will be 5.03 acres and Parcel 2 will be 7.71 acres. Parcel 1 has an existing residence (2,248 sq ft) and garage, and Parcel 2 has an existing residence (952 sq ft) along with a shop.

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

Staff Discussion:

Jacob Farmer presented this item.

- Farmer stated the proposed project is consistent with the General Plan land use designated of RC (Rural Commercial)
 - Satisfies 5-acre minimum parcel size for each subdivided parcel.
- Chair Strang:
 - It is suggested in the staff report that another well is needed, but it's not clear from EH or Planning if the well needs to be dug or drilled prior to the final map. Parcel 1 needs a new well, as the existing well that serves the full parcel is currently located on Parcel 2.
 - Jacob said it can be made a requirement but was not part of the initial conditions of approval. Chair Strang and Jacob both reiterated that both properties need a well drilled to be habitable.
 - Member Pickell reaffirmed that a well will need to be drilled prior to the recordation of a final map.
 - Strang requested that a well must be drilled prior to the recordation of the final map.
- Chair Strang:
 - As the property has a dwelling unit and an ADU, the parcel split would result in the former ADU needing to be reclassified as a dwelling unit. Chair Strang stated that the ADU on the map on Parcel 2 should be reclassified to a dwelling unit upon recordation of the final map.

Motion: Motion to approve by Member Pickell to make a determination that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities) and approve Tentative Parcel Map TPM-25-0007 subject to making the necessary findings and the conditions of approval contained herein. Committee members requested to add the requirement to drill another well on Parcel 1 and for the existing ADU to be reclassified as a dwelling unit upon recording the final map.

Moved: Clark Pickell
Second: Craig Herbert
Ayes: Jeremy Strang, Clark Pickell, Craig Herbert
Noes/Abstain/Absent: None

DEPARTMENT ITEMS:

- None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:10 AM. Next scheduled meeting is Thursday, June 4th, 2026, at 9:00 a.m. in the AG Commissioner Conference Room.



Jeremy Strang, Committee Chairman
Development Review Committee

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PUBLIC PARTICIPATION INSTRUCTIONS:

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

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