



County of Yuba

Community Development & Services Agency

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

Planning Department

Phone: (530) 749-5470

Fax: (530) 749-5434

Web: <http://www.yuba.gov>

MINUTES

YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC)

June 4, 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

Quorum called at 9:01 AM.

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:

- 8/1/24 Meeting Minutes
- 9/5/24 Meeting Minutes
- 11/7/24 Meeting Minutes
- 3/6/25 Meeting Minutes
- 7/3/25 Meeting Minutes
- 8/7/25 Meeting Minutes
- 9/4/25 Meeting Minutes
- 11/6/25 Meeting Minutes
- 12/4/25 Meeting Minutes
- 2/5/26 Meeting Minutes
- 5/7/26 Meeting Minutes

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.

Motion: Motion by Member Pickell to approve the meeting minutes above for the Development Review Committee.

Moved: Member Pickell

Second: Chair Strang

Ayes: Chair Strang, Member Herbert, Member Pickell

Noes/Absent: None

Abstain: Chair Strang abstained from 9/5/24 and 12/4/25.

Member Pickell Abstained from 9/4/25, 2/5/26, and 3/6/25.

Member Herbert abstained from 11/6/25.

Members abstained from approving certain meeting minutes due to not being present for the meeting.

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-26-0002 (Vega)

The applicant is requesting approval of a Tentative Parcel Map to subdivide a 0.78-acre parcel, located in the community of West Linda into 3 parcels.

Staff Discussion:

Jacob Farmer presented this item. John Mallen attended the meeting on behalf of Vega.

- Draft condition of approval is from Public Works and will be condition #10. The conditions have been changed to allow the applicant more flexibility in where they place the easement, suggesting to use the abandoned Grand Avenue as an option, but not as a requirement.
- Garage on Parcel 1 must be removed, as it will not meet setbacks and is an unpermitted structure. Parcel 2 will need an existing shed removed. Parcel 3 is vacant.
- Conditions have been added due to proximity to the Union Pacific Railroad.
- CDSA staff comments have been incorporated into the conditions of approval.

Member Herbert Comment:

- West Linda Public Works project will result in the addition of sidewalks and curb/gutter on Arboga Road. This may affect project construction and may require utility construction to occur earlier. West Linda Project is not expected to start until 2027.
- Applicant will get in touch with Linda County to ensure the project will have minimal impact on the TPM.

Chair Strang Comment:

- Asked if the parcel meets minimum parcel sizes for residential medium. CDSA Assistant Director commented that the minimum size of a parcel for residential medium is 3,000-3,500 square feet, which complies with the size of Parcel 1.
- Chair Strang is concerned of the ability to have on-site parking with a parcel size of this size. Strang suggests making the driveway a fire lane and not allowing parking on the driveway to allow ingress/egress for emergency services.

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.

- Chair Strang would like to add a condition that the easement shall be a fire lane and no parking would be allowed on the easement. Applicant must obtain a clear, unobstructed 20/30 feet for vehicles.
- Asked if RD784 conditions were part of the conditions of approval. Farmer and Mallen clarified they were incorporated into the conditions of approval and the drainage impact fees were addressed.

Public Comment: Kevin Perkins commented

- Perkins commented to remind the committee to incorporate any modifications of the conditions of approval into the project motion.

Motion: Motion by Member Herbert to make a determination that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15315 (Minor Land Division) and approve Tentative Parcel Map TPM-26-0002 subject to making the necessary findings and the conditions of approval contained herein *and the modifications given*. The modifications include making the easement a fire lane for ingress/egress of emergency services, in which vehicles may not be parked.

Moved: Member Herbert

Second: Member Pickell

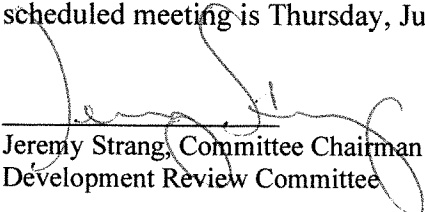
Ayes: Chair Strang, Member Herbert, Member Pickell

Noes/Abstain/Absent: None

DEPARTMENT ITEMS:

- None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:17 AM. Next scheduled meeting is Thursday, July 2nd, 2026, at 9:00 a.m. in the Board Chambers.



Jeremy Strang, Committee Chairman
Development Review Committee

PUBLIC PARTICIPATION INSTRUCTIONS:

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

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 Development Review Committee Hearing Secretary. Requests must be made two full business days before the start of the meeting.

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.

