



County of Yuba

Community Development & Services Agency

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MINUTES

YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC)

July 2, 2026
9:00 a.m.

CALL TO ORDER: Roll Call and Determination of Quorum

Chair Jeremy Strang: ABSENT

Member Craig Herbert: PRESENT

Member Clark Pickell: PRESENT (Acting Chair)

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:

- 6/4/26 Meeting Minutes

Motion: Motion by Acting Chair Clark Pickell to approve the meeting minutes above for the Development Review Committee.

Moved: Acting Chair Clark Pickell

Second: Craig Herbert

Ayes: Acting Chair Pickell, Member Herbert

Noes/Absent: Chair Strang (Absent)

Abstain: None

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.

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 Subdivision Tract Map TSTM 2019-0003 (Yuba Heritage Amendment to Scope of Project, Site Plan & COAs)

The proposed amendment to TSTM 2019-0003 would revise the previously approved 92-lot subdivision to a 62-lot residential project, increasing typical lot widths and depths while maintaining consistency with current zoning standards. The project also includes site design modifications such as conversion of the central street to a private alley (Bullards Alley), addition of a parklet, provision of shared trash enclosure lots, a new right-in/right-out access at Lake Way, and updated property boundaries reflecting developer ownership of the southern drainage area.

Staff Discussion:

Alex Becerra presented this item on behalf of Jacob Farmer.

- The revision to the TSTM would revise the previously approved 92-lot subdivision to a 62-unit residential project.
- Public Works, Building and Code Enforcement have added conditions of approval to the TSTM as noted in the staff report. Certain conditions of approval have been removed.
- All CDSA staff comments have been incorporated into the updated conditions of approval and no comment was received from outside agencies or the public prior to the presentation of the item.

Thomas Wall provided public comment.

- Wall is curious about what will happen to a ditch in which drainage collects within an existing subdivision nearby.
- A representative of the engineering firm stated the drainage would be discharged back into an existing sewer infrastructure network. They then affirmed that they will only culvert at a corner of the subdivision and they will not encroach on any existing properties during the process of culverting.
- Wall is concerned that following the development, the existing drainage system may become landlocked and maintenance to ensure proper flow of drainage may not be routine. There would be an open drainage towards the apartments.
- Acting Chair Pickell directed Wall to reach out to Public Works to gather further information. Pickell stated that while the motion does not directly relate to the issue, Wall's public comment was appreciated and would be considered in later stages of project development.

Motion: Motion by Acting Chair Pickell to approve the proposed amendment to the Conditions of Approval for the Yuba Heritage Tentative Subdivision Map (TSTM2019-0003), subject to the findings and revised conditions contained herein (Attachment 2).

Moved: Member Pickell

Second: Member Herbert

Ayes: Member Herbert, Member Pickell

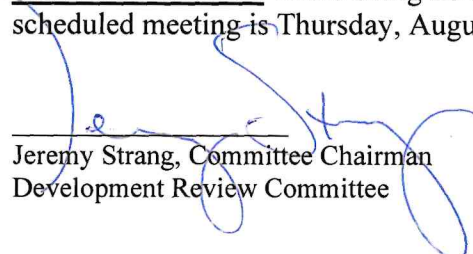
Noes/Abstain/Absent: Chair Strang (Absent)

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DEPARTMENT ITEMS:

- None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:12 AM. Next scheduled meeting is Thursday, August 6th, 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.

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