



County of Yuba

Community Development & Services Agency

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Planning Department

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MINUTES

YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC)

August 6, 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 Member Kevin Perkins: PRESENT

Member Clark Pickell called for recess at 9:00 AM.

The public hearing resumed at 10:00 AM.

Quorum was established at 10:01 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:

- 7/2/26 Meeting Minutes

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

Moved: Member Pickell

Second: Member Herbert

Ayes: Member Pickell, Member Herbert, Acting Member Perkins

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.

Noes/Absent/Abstain: Chair Strang (Absent)

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 TPM26-0001 (Cendejas)

The applicant is requesting approval of a Tentative Parcel Map to subdivide a .8-acre parcel, located in the community of Linda into 3 parcels.

Staff Discussion:

Jacob Farmer presented this item.

- Staff has determined the project is categorically exempt from CDSA staff.
- Comments from CDSA staff, PG&E, Linda Fire, FRAQMD, and RD784. NO formal letters of comment were received from CalTrans or the public.
- Member Herbert: Does the access road requested by Linda County Fire have any parking requirements?
 - Farmer says that no parking will be allowed on the access road and will be added as part of the conditions. Signage will be added denoting parking is not allowed.
 - Farmer says the access road will be denoted as a fire lane and incorporated into the conditions of approval.
- Acting Member Perkins: Requests to make the access road have red striping and no parking signage.
- Acting Member Perkins: Will the individual lots have a house and an ADU on each lot?
 - Farmer: Only Parcel 1 will have a duplex and an ADU. Parcels 2 and 3 will only have a duplex, but nothing has been formally approved, and these are the developer's intentions.

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 TPM26-0001 subject to making the necessary findings and the conditions of approval contained herein.

Moved: Member Herbert

Second: Acting Member Perkins

Ayes: Member Pickell, Member Herbert, Acting Member Perkins

Noes/Absent/Abstain: Chair Strang (Absent)

Minor Conditional Use Permit CUP26-0001 (Take 5 Oil Change)

The applicant is requesting approval of a Minor Conditional Use Permit to construct a 1,438 square-foot, three-bay quick oil change facility. The property is located north of the intersection of North Beale Road and Lindhurst Avenue in the community of Linda (APN: 020-020-109).

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Staff Discussion:

Alex Becerra presented this item.

- CDSA staff, FRAQMD, and LCWD all had comments incorporated into the conditions of approval. No comments were received from PG&E or members of the public.
- Acting Member Perkins: Would like planning staff to make a note for the Development Code Update to push for a project like this to be a use allowed by-right by the Board of Supervisors. Perkins would like to see projects like this no longer have to be presented to the Development Review Committee.

Motion: Motion by Member Herbert to declare the project exempt the project under California Environmental Quality Act (CEQA) Section 15303(c) (New Construction or Conversion of Small Structures) and approve Conditional Use Permit CUP26-0001, subject to the necessary findings and conditions of approval contained herein (Attachment 1).

Moved: Member Herbert

Second: Acting Member Perkins

Ayes: Member Pickell, Member Herbert, Acting Member Perkins

Noes/Absent/Abstain: Chair Strang (Absent)

DEPARTMENT ITEMS:

CUP-25-0001 – Yuba-Sutter Transit NextGen Transit Facility – CEQA Statutory Exemption Public Meeting

Yuba County received a Conditional Use Permit application (CUP-25-0001) from Yuba-Sutter Transit for the NextGen Transit Facility, a new administrative, operations, and maintenance facility located at 6035 Avondale Avenue (APN: 020-030-048). The County is utilizing a statutory exemption from CEQA under Public Resources Code Section 21080.25(b)(7)(A). This is an informational item. No action is requested of the DRC at this time. Staff requests the Committee receive public comment on the project and the CEQA exemption process.

Public Comment:

Member Pickell opened the public comment period at 10:14 AM.

- No public comment was received.

The public comment period was closed at 10:15 AM. No action is required for this item.

ADJOURNMENT: There being no further business, the meeting was adjourned at 10:17 AM. Next scheduled meeting is Thursday, September 3rd, 2026, at 9:00 a.m. in the Board Chambers.

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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