



County of Yuba

Community Development & Services Agency

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Planning Department

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MINUTES

YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC)

September 3, 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 was established 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:

- **8/6/26 Meeting Minutes**

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

Moved: Member Clark Pickell

Second: Member Craig Herbert

Ayes: Member Pickell, Member Herbert

Noes/Absent/Abstain: Chair Strang (Abstain)

* Chair Strang abstained from approving the meeting minutes due to not being present for the 8/6/2026 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.

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.

Minor Conditional Use Permit CUP-25-0001 (Yuba-Sutter Transit NextGen Transit Facility)

The applicant is requesting approval of a Conditional Use Permit to construct a new administrative, operations, and maintenance facility to support the agency's transit fleet, including zero-emission bus charging, fueling, and maintenance infrastructure. The property is located at 6035 Avondale Avenue (APN: 020-030-048).

Staff Discussion:

Alex Becerra presented this item.

- This item requires 3 public meetings for the CEQA exemption to apply. All 3 prior meetings have been completed prior to the presentation of this item.
- CDSA Staff, Caltrans, RD 784, and LCWD all provided comments that were incorporated into the conditions of approval. No comments were received from the public or PG&E.
- Member Clark Pickell asked if the hydrogen fueling setbacks were incorporated into the staff report. Becerra said standard setbacks should be in effect, and Chair Strang said building should have considered this.
 - Kevin Perkins recommends an addition to the Conditions of Approval stating that hydrogen fuel setbacks will be addressed at time of building permit submittal.
- Strang asked if the separation of the facility from other parcels will vary between neighborhood mixed use parcels and single family residential. Becerra states no standard separation will be on North Beale Road in terms of landscaping requirements.
 - Kevin Perkins stated there is not a requirement for separation via a physical barrier for neighborhood mixed use parcels, only for residential. Conditions of approval require the construction of a masonry wall for residential properties.

Motion: Motion by Member Clark Pickell to find the project statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.25(b)(7)(A) and approve Conditional Use Permit CUP-25-0001, subject to the necessary findings and conditions of approval contained herein (Attachment 1).

Moved: Member Clark Pickell

Second: Member Craig Herbert

Ayes: Member Pickell, Member Herbert, Chair Strang

Noes/Absent/Abstain: None

Tentative Parcel Map TPM26-0003 (Russell)

The applicant is requesting approval of a Tentative Parcel Map to subdivide an existing 171.8-acre parcel into four (4) separate parcels for a property located at 3958 HWY 20 in the community of Browns Valley (APN: 006-100-140).

Staff Discussion:

Jacob Farmer presented this item.

- Comments from CDSA Staff, PG&E, and Cal Fire were incorporated into the Conditions of approval. CalTrans and the public did not provide comment prior to the meeting.
- Chair Strang asked if most of the conditions for the map are triggered if the parcels were to be developed. Farmer stated only Parcel 4 has development on it, and all other parcels will not have conditions of approval until development begins.
- Member Craig Herbert asked about the cross section of an existing roadway and wants clarification on if the cross section provided was a mistake. The staff report shows a rural county road, when Member Craig Herbert states it should be a residential driveway. Member Craig Herbert requested modifying the Conditions of Approval to require compliance with residential driveway requirements, rather than rural residential.
- Chair Strang requested to list Public Works as the responsible entity for the enforcement of the fugitive dust plan (MM 3.1 FRAQMD), rather than the Building Department.

Motion: Motion by Member Craig Herbert to adopt the attached Initial Study and Mitigated Negative Declaration (IS/MND), Mitigation Monitoring and Reporting Program (MM), approving Tentative Parcel Map TPM26-0003 subject to making the necessary findings and the conditions of approval contained herein (Attachment 2). *The DRC has further required the standards to be followed in Condition 8 of Public Works' conditions is corrected to residential driveway standard and to substitute Public Works as the enforcement entity within the Mitigation Measures 3.1 FRAQMD.*

Moved: Member Craig Herbert

Second: Member Clark Pickell

Ayes: Member Pickell, Member Herbert, Chair Strang

Noes/Absent/Abstain: None

Tentative Parcel Map TPM26-0006 (De La Torre)

The applicant requests to subdivide an existing 5-acre parcel into two (2) parcels. Parcel 1 will be 2.7 acres and Parcel 2 will be 2.3 acres. Parcel 1 has two existing residences (2,200 sq ft) (960sq ft), a garage (620 sq ft) and two sheds (180 sq ft) (36 sq ft), and Parcel 2 has an existing commercial feed store (5,700 sq ft) along with a secondary structure for material storage (1,800 sq ft).

Staff Discussion:

Jacob Farmer presented this item.

- CDSA staff and PG&E comments were incorporated into the Conditions of Approval. CalTrans and the public did not provide comment.

Motion: Motion by Member Craig Herbert 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 TPM26-0006 subject to making the necessary findings and the conditions of approval contained herein.

Moved: Member Craig Herbert

Second: Member Clark Pickell

Ayes: Member Pickell, Member Herbert, Chair Strang

Noes/Absent/Abstain: None

DEPARTMENT ITEMS:

- None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:22 AM. Next scheduled meeting is Thursday, October 1st, 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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