



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.co.yuba.ca.us>

AGENDA

YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC)

August 1, 2024

9:00a.m.

CALL TO ORDER: Roll Call and Determination of Quorum

Chair Jeremy Strang: Present
Member Clark Pickell: Present
Member Craig Herbert: 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.

Approval of Minutes: Meeting minutes for the July 11, 2024 meeting.

Map Extension ME-24-0002 (TSTM-2019-0003 Yuba Heritage Estates): The applicant applied for a tentative subdivision tract map (TSTM2019-0003) requesting to create 92 residential lots on a 10.17-acre property located at 1886 Beale Road, approximately 0.35 miles east of Hammonton-Smartsville Road and N. Beale Road, in the Linda Community, APN 021-150-051-000. The proposed parcels are Medium Density Residential (RM) with a General Plan designation of Valley Neighborhood (VN).

Motion: Motion to approve by Clark Pickell and seconded by Craig Herbert for approval of the Consent Agenda. Passed, 3-0.

Moved: Clark Pickell
Second: Craig Herbert
Ayes: Jeremy Strang, Clark Pickell, and Craig Herbert
Noes/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.

Major Conditional Use Permit CUP-24-0004 (American Tower): The applicant, Richard Hofman, is requesting approval of a Major Conditional Use Permit to construct a new 71-foot non camouflaged monopole WCF constructed by American Tower for a property located at 8619 Riverview Terrace, in the community of Smartsville (APN: 006-200-027). The project property is directly west of State Highway 20, approximately 0.65 miles south of the Yuba River. The property has a zoning designation of Rural Residential, 5 acre minimum (RR-5) and a General Plan designation of Rural Community.

Simren Khagura presented this item.

Staff Discussion:

- Craig Herbert stated that a condition requiring Public Works to complete any necessary road repairs should be added to the Major Conditional Use Permit. Craig Herbert said that Riverview Terrace is a County Service Area (CSA) and is thus maintained by Yuba County. Jeremy Strang added that the Building Permit should have a block for Public Works.

Motion: Motion by Craig Herbert to exempt the project under CEQA 15302(c) and adopt the resolution approving CUP-24-0004, subject to making the necessary findings and the conditions of approval, with the added condition that Public Works perform any necessary road repairs upon completion of the project. Passed, 3-0.

Moved: Craig Herbert

Second: Clark Pickell

Ayes: Jeremy Strang, Clark Pickell, and Craig Herbert

Noes/Absent/Abstain: None

DEPARTMENT ITEMS:

- None

ADJOURNMENT: There being no further business, the meeting was adjourned. Next scheduled meeting is Thursday, September 5th, 2024, at 9:00 a.m. in the County Board Chambers.

Jeremy Strang, Committee Chairman
Development Review Committee

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PUBLIC PARTICIPATION INSTRUCTIONS:

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AGENDA

YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC)

September 5, 2024

9:00a.m.

CALL TO ORDER: Roll Call and Determination of Quorum

Chair Jeremy Strang: Absent
Member Clark Pickell (Acting Chair): Present
Member Craig Herbert: Present
Kevin Perkins (Acting Member): 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.

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Approval of Minutes: None

Map Extension ME-24-0003 (TSTM-2021-0004 Goldfields Ranch): The applicants applied for a Tentative Subdivision Tract Map (TSTM 2021-0004) requesting to create 499 residential lots on a 94.32 acres, a commercial lot on 2.63 acres, a park on 4.2 acres, the major roadways on 9.85 acres, a canal on 10.88 acres, and two semi-public lots on 0.19 acres for a total area of 122.07 acres located at 2405 Linda Avenue, south of North Beale Road and north of Linda Avenue along both sides of Goldfields Parkway in the Linda Community (APNs 019-260-058 & 089). The project also included a Change of Zone to change 19.9 acres of Medium Density Residential "RM" and 16.87 acres of Neighborhood Mixed Use "NMX" into Single Family Residential "RS", for a total of 119.44 acres zoned "RS" and 2.63 acres zoned "NMX".

Motion: Motion by Kevin Perkins and seconded by Craig Herbert for approval of the Consent Agenda. Passed, 3-0.

Moved: Kevin Perkins
Second: Craig Herbert

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Ayes: Kevin Perkins, Clark Pickell, and Craig Herbert
Noes/Absent/Abstain: Jeremy Strang (Absent)

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Environmental Assessment CEQA-24-0010 (Olivehurst Roadway Climate

Resiliency Project): The applicant, Yuba County Public Works Department, requests an Environmental Assessment to construct drainage infrastructure and establish a multi-modal transportation network along 13 road segments in the community of Olivehurst, as part of the Olivehurst Roadway Climate Resiliency Project. The Yuba County Public Works Department (PWs) is proposing to construct a new underground storm drain network, rehabilitate roadway pavement, and implement various roadway improvements—such as curbs, gutters, sidewalks with Americans with Disabilities Act (ADA) compliant ramps, bike facilities, striping, and traffic control devices—along 13 road segments in the community of Olivehurst.

Ciara Fisher presented this item.

Staff Discussion:

- Clark Pickell stated that the State of California Central Valley Regional Water Quality Control Board provided comment on the project regarding their encroachment permits. Clark Pickell asked if the comments were adopted into CEQA-24-0020. Ciara Fisher stated that the comments were not adopted yet, but can be added to the final environmental assessment.

Public Hearing:

- Roger Vaca, resident of 1589 2nd Ave, Olivehurst, commented on stormwater drainage from 2nd Ave to the canal located north of his property. Mr. Vaca stated that storm water runoff from 2nd Ave flows between his property and 1597 2nd Ave to the canal and has presented challenges for many years. Mr. Vaca asked the DRC about addressing this issue.
- Clark Pickell responded by stating that the issue regarding stormwater runoff is not directly related to CEQA-24-0010 but directed Mr. Vaca's inquiry to Public Works Director Sam Bunton. Kevin Perkins asked if the intent of the project is to address the drainage issues on 2nd Ave.
- Sam Bunton stated that project aims to address the drainage issues in Olivehurst and to improve climate change resiliency. Additionally, Olivehurst has experienced drainage and localized flooding issues for many decades. Sam said that Public Works can inspect the area and take notes regarding possible remedies, but added that Public Works is limited in terms of what can be done on private property. Sam also stated that he would get Mr. Vaca's name and address to follow up with his inquiry.

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- Mary Salvado, resident of 1644 2nd Ave, Olivehurst, provided comment regarding utility pole placement in various locations on 2nd Ave and other streets in Olivehurst. Mary Salvado stated that some utility poles are located in and around sidewalks, which impedes pedestrian traffic. Mary Salvado asked the DRC if these issues would be addressed. Mary Salvado commented on potential infrastructure upgrades aimed at improving traffic safety, as well as the placement of no-parking signs. Mary Salvado also provided comment regarding the potential installation of USPS-owned cluster mailboxes.
- Dana Henderson, a resident of Olivehurst, provided comments regarding various topics, including county easements for maintaining drainage infrastructure, sidewalks, stormwater drainage systems, public safety issues, quality of life issues, and new development.

Motion: Motion by Craig Herbert to adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring Plan pursuant to CEQA Article 6, and approve the Environmental Assessment CEQA-24-0010 pursuant to staff's recommendation, subject to making the necessary findings and the conditions of approval. Passed, 3-0.

Moved: Craig Herbert

Second: Kevin Perkins

Ayes: Clark Pickell, Craig Herbert, and Kevin Perkins

Noes/Absent/Abstain: Jeremy Strang (Absent)

DEPARTMENT ITEMS:

- None

ADJOURNMENT: There being no further business, the meeting was adjourned. Next scheduled meeting is Thursday, October 3rd, 2024, at 9:00 a.m. in the County Board Chambers.

Jeremy Strang, Committee Chairman
Development Review Committee

PUBLIC PARTICIPATION INSTRUCTIONS:

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AGENDA

YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC)

November 7, 2024

9:00a.m.

CALL TO ORDER: Roll Call and Determination of Quorum

Chair Jeremy Strang: Present

Member Clark Pickell: Present

Member Craig Herbert: 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.

Approval of Minutes: Minutes for DRC Meeting held on October 3rd, 2024.

Conditional Use Permit CUP2021-0006 (Trull Boat & RV Storage Extension of Time): The applicant requests a two-year extension on the conditional use permit and an additional 18 months extension for Public Works Condition of Approval Number 11, which requires payment of the fair share cost for Hazel Street improvements. The project located 0.24 miles north of the intersection of Ella Avenue and Hazel Avenue in the Olivehurst community (APN: 013-360-006), the project will be accessed from the end of Hazel Avenue.

Motion: Motion by Clark Pickell and seconded by Craig Herbert for the approval of the Consent Agenda.

Moved: Clark Pickell

Seconded: Craig Herbert

Ayes: Clark Pickell, Craig Herbert, and Jeremy Strang

Noes/Absent/Abstain: None

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Tentative Parcel Map TPM-24-0013 (Dulai): The applicant seeks to subdivide a 0.70-acre vacant parcel into four parcels, each measuring 0.175 acres. The project site is located at 4771 Arboga Road in the Olivehurst Community (APN: 013-151-009).

Alex Becerra presented this item.

Staff Discussion:

- Jeremy Strang asked Alex Becerra if the size of the four parcels will be approximately the same as those across the street. Alex Becerra stated that they would be. Jeremy Strang asked if the project met street frontage requirements. Alex Becerra confirmed that it did.

Public Hearing: None

Motion: Motion by Craig Herbert to make a determination that the project is exempt from environmental review pursuant to CEQA Section 15315 and to approve TPM-24-0013 pursuant to staff's recommendation, subject to making the necessary findings and the conditions of approval. Passed 3-0.

Moved: Craig Herbert

Seconded: Clark Pickell

Ayes: Clark Pickell, Craig Herbert, and Jeremy Strang

Noes/Absent/Abstain: None

Conditional Use Permit CUP-24-0007 (Recology Ostrom Road Landfill Amendment): The applicant is requesting to expand the Recology Landfill by adding a 41.5-acre borrow pit with future accessory uses and a 0.25-acre Liquid Waste Solidification (LWS) processing area, both within the permitted footprint of the existing landfill. The project site is located at 5900 Ostrom Road (APNs 015-080-018, 015-030-024 & -025).

Ciara Fisher presented this item.

Staff Discussion:

- Clark Pickell asked a representative from Recology if groundwater elevation has been considered. The Recology representative stated that soil sampling had been conducted and they anticipate to be compliant with regulations set forth by the Board of Directors of the Yuba County Water Agency.
- Jeremy Strang asked if there are plans to backfill or use the borrow pit as a landfill in the future. The Recology representative stated there are no plans to backfill or convert the borrow pit into a landfill in the future and it is likely going to be used for stormwater

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management. Jeremy Strang asked how stormwater would be managed if stormwater and groundwater became mixed. The Recology representative stated the Water Board regulates groundwater and surface water separately and that Recology would follow all applicable regulations related to water discharge of either type. Clark Pickell stated that stormwater capture will filter through the soil and become groundwater recharge.

- Kevin Perkins stated that there is a condition of approval requiring a complete plan for the borrow pit after its eventual closure. Jeremy Strang asked when the County would receive the plans. Ciara Fisher confirmed the plans would be received within five years of approval.
- Craig Herbert stated that Beale Air Force Base requires a bird deterrent plan and asked if the plan has been provided. The Recology representative stated the location of the site is in line with the runway at Beale AFB, there is an existing bird deterrent plan, and that Recology will continue to operate in accordance with the plan.

Public Hearing:

- Mike Lee asked if the basin is fenced in. The Recology representative stated that the property is completely fenced in.

Motion: Motion by Clark Pickell to make a determination that the project is exempt from environmental review pursuant to CEQA Section 15162 and approve CUP-24-0007, pursuant to staff's recommendation and subject to making the necessary findings and the conditions of approval. Passed 3-0.

Moved: Clark Pickell

Seconded: Craig Herbert

Ayes: Clark Pickell, Craig Herbert, and Jeremy Strang

Noes/Absent/Abstain: None

DEPARTMENT ITEMS:

- None

ADJOURNMENT: There being no further business, the meeting was adjourned. Next scheduled meeting is Thursday, December 5th, 2024, at 9:00 a.m. in the County Board Chambers.

Jeremy Strang, Committee Chairman
Development Review Committee

PUBLIC PARTICIPATION INSTRUCTIONS:

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AGENDA

YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC)

March 6, 2025

9:00a.m.

CALL TO ORDER: Roll Call and Determination of Quorum

Chair Jeremy Strang: Present
Member Clark Pickell: Absent
Member Craig Herbert: 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.

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Approval of Minutes: None

Map Extension ME-25-0001 (TPM 2008-0002 Feather River Gateway): ME-25-0001 is a Map Extension which had an original expiration date of 3/18/2012 and will be extended to 9/18/2027. ME-25-0001 is a Map Extension for TPM2008-0002 Feather River Gateway.

Motion to approve by Craig Herbert and seconded by Jeremy Strang for approval of the Consent Agenda. Passed, 2-0.

Moved: Craig Herbert
Second: Jeremy Strang
Ayes: Jeremy Strang and Craig Herbert
Noes/Absent/Abstain: Clark Pickell (Absent)

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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-24-0012 (Khan): TPM-24-0012 is a Tentative Parcel Map to split a 0.65-acre lot, zoned RS, located at 1709 11th Ave in the community of Olivehurst, into four or fewer lots.

Jacob Farmer presented this item.

Staff Discussion:

- Jacob Farmer stated that after sending out the legal notice, the applicant did not provide all required documentation, including a revised parcel map. Jacob Farmer requested a motion to continue the item to the next hearing.

Motion: Motion by Craig Herbert to continue this item to the next hearing. Passed, 2-0.

Moved: Craig Herbert

Second: Jeremy Strang

Ayes: Jeremy Strang

Noes/Absent/Abstain: Clark Pickell (Absent)

Conditional Use Permit CUP-24-0012 (Parren Towing): Applicant requests approval of a Minor Conditional Use Permit to allow a new towing facility on a property located at 2757 Highway 20 in the community of Hallwood (APN: 006-090-062).

Alex Becerra presented this item.

Staff Discussion:

- Craig Herbert asked about the prior land use. Alex Becerra stated the parcel is currently a vacant lot. Kevin Perkins stated a garden supply and nursery was formerly located on the parcel but had burned down nearly a decade ago.
- Jeremy Strang asked why the encroachment area was not paved. Tiffany Parren (Applicant) stated that she needed direction from the Planning Department regarding paving and landscaping. Kylie Peacock (Civil Engineer) said an asphalt driveway will be installed in accordance with Caltrans requirements. Kylie Peacock stated that approved landscaping will be added that would not impede sight distance. Jeremy Strang asked about separation or screening between the commercial and nearby residential uses. Alex Becerra stated landscape screening is not required, but the Development Review Committee can require landscape screening as a condition of approval.
- Jeremy Strang asked if vehicular traffic would occur on top of/near the septic and well and if Environmental Health required setbacks. Kylie Peacock said vehicular traffic would not occur over the septic and well and that setbacks were not required.

- Jeremy Strang asked what a typical month of business operation entails. Tiffany Parren described typical business operations at the Sacramento facility. Tiffany Parren said this facility would primarily be used for emergency roadside assistance and short-term storage. Tiffany Parren stated Parren Towing is not on the CHP rotation and that customer vehicles will not be stored at the facility. Jeremy Strang asked about practices for dealing with an abandoned vehicle. Tiffany Parren said they would attempt to contact the owner and eventually complete a lien sale. Tiffany Parren confirmed they do not typically participate in private property towing and in the event of a private property tow, the vehicle would not be stored for more than 45 days. Jeremy Strang asked if the business sign for the former garden supply and nursery would be removed. Tiffany Parren confirmed that the sign will be removed.
- Kevin Perkins stated that screening requirements for the Valley Growth Boundary do not apply to this parcel but can be required by the Development Review Committee.
- Sam Bunton provided a summary of comments made by Caltrans.

Motion: Motion by Jeremy Strang to approve Conditional Use Permit CUP-24-0012 pursuant to staff's recommendation, subject to making the necessary findings and the conditions of approval, with the following conditions: remove the old business sign, the apron and approach must meet all Caltrans requirements as outlined in the Findings, Environmental Health must provide clarifying guidelines for septic and well setbacks, all vehicles stored on-site must be screened from view, vehicles shall not be stored for more than 45 days, add landscape screening, and remove landscaping and planter box between the fenced area and Hwy 20. Passed, 2-0.

Moved: Jeremy Strang

Second: Craig Herbert

Ayes: Jeremy Strang and Craig Herbert

Noes/Absent/Abstain: Clark Pickell (Absent)

Tentative Parcel Map TPM-24-0011 (Foust): The applicant requests approval of a Tentative Parcel Map to subdivide an existing 20-acre parcel into two (2) parcels for a property located on Camp Far West Road in the community of Camp Far West (APN: 015-590-004).

Alex Becerra presented this item.

Staff Discussion:

- Craig Herbert asked if the clean-up of the previous fire-destroyed home had been included in the mitigation measures. Alex Becerra confirmed that a demolition permit has been issued. Michael Serrato (Agent for Donald Foust) said all the burned debris had been cleared, but the concrete foundation remains and will be removed at a later time.
- Jeremy Strang said Title 14 of the California Code of Regulations shall be applied, due to the fire damage.

Motion: Motion by Craig Herbert to adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring Plan and approve Tentative Parcel Map TPM-24-0011 pursuant to staff's

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recommendation, subject to making the necessary findings and the conditions of approval, adding the condition that Title 14 requirements be applied. Passed, 2-0.

Moved: Craig Herbert
Second: Jeremy Strang
Ayes: Jeremy Strang and Craig Herbert
Noes/Absent/Abstain: Clark Pickell (Absent)

DEPARTMENT ITEMS:

- None

ADJOURNMENT: There being no further business, the meeting was adjourned. Next scheduled meeting is Thursday, April 3rd, 2025, at 9:00 a.m. in the County Board Chambers.

Jeremy Strang, Committee Chairman
Development Review Committee

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AGENDA

YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC)

July 3, 2025

9:00a.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.

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Approval of Minutes: None

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Minor Conditional Use Permit CUP-24-0010 (GS Bains Truck & Trailer Repair): The applicant is requesting approval of a Minor Use Permit for GS Bains Truck & Trailer Repair LLC, a commercial semi-truck and trailer repair facility located at 5073 Arboga Road, Olivehurst, CA.

Staff Discussion

Jacob Farmer presented this item.

- Farmer: There have been slight alterations to the site plan and the conditions of approval.
- Farmer states the project has been found to be categorically exempt from environmental review pursuant to CEQA Section 15302.

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.

- PG&E and CalTrans did not provide comments. OPUD provided one comment to allow access to an existing fire hydrant.

Craig Herbert: Asks for clarification for the staff report on if the facility will have designated parking for customers and designated spaces for trucks and trailers.

- Public parking will be for regular vehicles. Trucks and trailers are prohibited from parking in the public parking area.

Jeremy Strang: Asks if the vacant building on the property has a planned use. Asks if the site plan has the proposed location of the mandated hydrant and the existing hydrant.

- Farmer says the building is currently vacant and does not have any occupancy permits issued. There is no planned usage at this time.
- Farmer says neither the mandated nor the existing hydrant are on the map. Strang says the plot plan should include this once updated to clarify which area should be unobstructed to comply with OPUD's comment.

The applicant, Singh, is called to speak for the record.

- Singh says tire changes will be a part of the use of the facility.
- Strang says he would like to see a condition in which garbage bins and waste tires are obstructed from public view.
- Singh intends to store waste tires on the side of the property closest to the railroad
- Strang proposes limiting the number of waste tires allowed on the property at one time to less than 300 to comply with fire code.

No public comment was received.

Motion: Motion by Craig Herbert to declare the project as categorically exempt pursuant to CEQA Section 15302 and approve the conditions of approval for CUP-24-0010 with the following conditions: proper storage of waste tires is limited to a maximum of 300 on the site and the plot plan of the building permit will show the existing or proposed access for the new or existing fire hydrant. Passed, 3-0.

Moved: Craig Herbert

Second: Clark Pickell

Ayes: Jeremy Strang, Clark Pickell, Craig Herbert

Abstain/Absent/Noes: None

DEPARTMENT ITEMS:

- None

ADJOURNMENT: Next scheduled meeting is Thursday, August 7th, 2025, at 9:00 a.m. in the County Board Chambers.

Jeremy Strang, Committee Chairman
Development Review Committee

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MINUTES
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC)
August 7, 2025
9:00a.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.

Approval of Minutes: None

Map Extension ME-25-0005 (TSTM 2022-0007 Ardmore Village): The applicant is requesting approval of a Map Extension for Tentative Subdivision Tract Map TSTM 2022-0007 (Ardmore Village) to April 19th, 2033.

Motion: Motion by Clark Pickell to approve the CONSENT items, including Map Extension ME-25-0005. Passed 3-0.

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

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- None

DEPARTMENT ITEMS:

- None

ADJOURNMENT: Next scheduled meeting is Thursday, September 4th, 2025, at 9:00 a.m. in the County Board Chambers.

Jeremy Strang, Committee Chairman
Development Review Committee

PUBLIC PARTICIPATION INSTRUCTIONS:

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Minutes

YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC)

September 4, 2025

9:00a.m.

CALL TO ORDER: Roll Call and Determination of Quorum

Chair Jeremy Strang: PRESENT

Member Craig Herbert: PRESENT

Member Clark Pickell: ABSENT

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.

Map Extension ME-25-0007 (TSTM 2022-0001 Feather Glen South): The applicant is requesting approval of a Map Extension for Tentative Subdivision Tract Map TSTM 2022-0001 (Feather Glen South) to January 20th, 2030.

Staff Discussion:

A request was received to pull LUSE-23-0027 from the consent agenda. Kevin Perkins, Assistant Director of CDSA, requested to move it to the action item list. The request was approved the item was moved to action items.

Motion: Motion by Craig Herbert to approve ME-25-0007 and pull LUSE-23-0027 to the action item agenda. Passed, 2-0.

Moved: Craig Herbert

Second: Jeremy Strang

Ayes: Jeremy Strang and Craig Herbert

Noes/Abstain/Absent: Clark Pickell (Absent)

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Approval of Minutes: None

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Extension of Time for Conditional Use Permit LUSE-23-0027 (College View Storage): The applicant is requesting an extension of time and modifications to the Conditions of Approval for a previously approved Major Conditional Use Permit for a 562-unit self-storage facility for a property located at 6008 College View Drive, in the Linda Community (APNs: 021-540-038, -039, -040). The applicant is requesting the permit expiration date to be revised from June 21, 2025, to September 4, 2027. – 1st CH 2nd JS

Staff Discussion:

Alex Becerra presented this item.

- Becerra clarified the applicant submitted the extension of time request prior to June 2025 expiration date, which was incorrectly stated in the staff report.
- A clerical error listed the expiration date as June 21, 2026, and a correction was mailed to notify the applicant. The applicant received the notice.

Kevin Perkins requested to have the item voted on at this meeting.

No public comment was received.

Motion: Motion by Craig Herbert to approve Extension of Time for Conditional Use Permit LUSE-23-0027. Passed, 2-0.

Moved: Craig Herbert

Second: Jeremy Strang

Ayes: Jeremy Strang and Craig Herbert

Noes/Abstain/Absent: Clark Pickell (Absent)

DEPARTMENT ITEMS:

- None

ADJOURNMENT: Next scheduled meeting is Thursday, October 2nd, 2025, at 9:00 a.m. in the County Board Chambers.

Jeremy Strang, Committee Chairman
Development Review Committee

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MINUTES
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC)
November 6, 2025
9:00a.m.

CALL TO ORDER: Roll Call and Determination of Quorum

Chair Jeremy Strang: PRESENT
Member Craig Herbert: ABSENT
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.

Approval of Minutes: None

Staff Discussion:

- Chair Strang received comments on the item TSTM 2003-0012 requesting to move it to public hearings and action items. Chair Strange did not have concerns with the item and Member Pickell concurred.
- Lee: CDSA Director Mike Lee brought up that the item does not specify if the Conditions of Approval is recorded as a document on each individual lot that borders the subdivision. Lee suggested a possible modification of the wording of the conditions to include the notification, as well as clarify if it applies to future transactions of parcels in the subdivision.

Motion: Motion by Clark Pickell to move TSTM 2003-0012 (Wheeler Ranch Amendment to Conditions of Approval) from CONSENT ITEMS to PUBLIC HEARINGS AND ACTION ITEMS. Passed, 2-0.

Moved: Clark Pickell
Second: Jeremy Strang
Ayes: Jeremy Strang and Clark Pickell

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Noes: None
Abstain: None
Absent: Craig Herbert

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TSTM 2003-0012 (Wheeler Ranch Amendment to Conditions of Approval): The applicant is requesting a minor amendment to the Conditions of Approval for the approved Wheeler Ranch Tentative Subdivision Map to revise one existing Public Works condition and add three new conditions related to the adjacent Union Pacific Railroad spur and circulation improvements within the subdivision.

Staff Discussion:

A member of the developer team for the project, Trang, stated that this notification will be included in the purchase and sales agreement as a notification to buyers. The maps for the project have been recorded.

- Lee: CDSA Director Mike Lee is requesting that the Conditions of Approval will be a document that gets recorded alongside the disclosure for each lot, which will then be attached to the title for visibility for any prospective buyers.
- Trang: Trang states that they have no issue with agreeing to the disclosure

Chair Strang asks if the County would be supplying the recording document. Notes that when private utilities are crossing property lines, a document needs to be recorded on a parcel that informs the buyer of existing utility lines.

- Lee: If a document is recorded against each parcel that is adjacent to a railroad, the CoA would appear on each parcel's title report. Otherwise, the initial seller may disclose the CoA initially and then risk the buyer losing awareness of the conditions.
- Trang: Acknowledges wanting to fully cooperate legally with the County, but says the CoA cannot be recorded against the lot because it is not connected or directly affecting the lot. They are agreeable to complying but are unsure of how to do so.
- Lee: States that if the Union Pacific Railroad were to redevelop the railroad adjacent to the properties near the subdivision, the railroad would directly impact residents of the lots.

Chair Strang says there should be a notice to future buyers that there is potential for the railroad to become operational again.

- Trang: Suggests correcting and making updated corrections to the CoA, rather than correcting the full map.
- Lee: Wants to find a vehicle to make the notification effective for lots bordering the railroad. Suggests leaving open discussion for finding this available vehicle.

Motion: Motion by Jeremy Strang to approve TSTM 2003-0012, provided the County and applicant will review and come to an agreement to provide advance notices to prospective buyers of properties that border the railroad spur line. Passed, 2-0.

Moved: Jeremy Strang
Second: Clark Pickell

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Ayes: Jeremy Strang* and Clark Pickell*
Noes: None
Abstain: None
Absent: Craig Herbert

** Both Strang and Pickell approved the TSTM on the condition the County and applicant come to an agreement to provide advance notice to buyers of parcels bordering the railroad line of potential impacts to their property.*

DEPARTMENT ITEMS:

- None

ADJOURNMENT: There being no further business, the meeting was adjourned. Next scheduled meeting is Thursday, December 4th, 2025, at 9:00 a.m. in the County Board Chambers.

Jeremy Strang, Committee Chairman
Development Review Committee

PUBLIC PARTICIPATION INSTRUCTIONS:

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MINUTES
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC)
December 4, 2025
9:00 a.m.

CALL TO ORDER: Roll Call and Determination of Quorum

Chair Jeremy Strang: ABSENT
Member Craig Herbert: PRESENT
Acting Chair 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.

Map Extension ME-25-0004 (TSTM 2021-0012 Linda Commons): The applicant is requesting approval of a Map Extension for a previously approved Tentative Subdivision Tract Map TSTM 2021-0012 (Linda Commons) to January 10th, 2032. The currently approved TSTM is set to expire on January 10th, 2026.

Motion: Motion to approve by Craig Herbert and seconded by Jeremy Strang for approval of the Consent Agenda. Passed, 2-0.

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

Approval of Minutes: None

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Tentative Parcel Map TPM-25-0006 (Myers): The applicant is requesting approval of a Tentative Parcel Map TPM-25-0006 to subdivide a 9.28-acre property into two parcels. The project site is located at 5101 Highway 20 in Browns Valley and will divide the property into Parcel 1 (3.76-acres) and Parcel 2 (5.52-acres).

Staff Discussion:

Jacob Farmer: Farmer identified himself as the project manager for TPM-25-0006. Farmer presented visuals of the project and stated the request for the TPM.

- Project site has a general plan designation of rural community and a zoning plan of rural commercial.
- Staff determined the project is categorically exempt from CEQA.
- No formal comments were received from County staff, the State, or any members of the public.

Member Herbert asked for clarification on the map as the map shows access from Browns Valley Road. Farmer confirmed the access will be from Highway 20.

No public comment was received.

Motion: Motion to approve by Craig Herbert that the Development Review Community determines the project is exempt from environmental review pursuant to CEQA Section 15315 and approve TPM-25-0006, subject to making the necessary findings and conditions of approval with clarification that access is from Highway 20. Passed, 2-0.

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

DEPARTMENT ITEMS:

- **None**

ADJOURNMENT: Next scheduled meeting is Thursday, February 5th, 2026, at 9:00 a.m. in the County Board Chambers.

Jeremy Strang, Committee Chairman
Development Review Committee

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MINUTES
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC)
February 5, 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: ABSENT

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.

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Map Extension ME-26-0001 (TSTM 2022-0008 Griffith Ranch): The project consists of a tentative subdivision tract map (TSTM) proposing to create 56 residential lots on an 11.89-acre property. The applicants are proposing the TSTM to be comprised of two phases that will be referred to as units for the remainder of this report. Unit 1 proposes 36 lots on 6.97 acres with 5.16 dwelling units per acre. Unit 2 proposes 20 lots on 3.68 acres with 5.43 dwelling units per acre. Lot 36 within Unit 1 is proposed as a residential lot; should it be determined that a detention pond is required, lot 36 will convert to "Lot A". The subject site is designated on the General Plan Land Use diagram as Valley Neighborhood and is located in the Single-Family Residential Use zoning district. The project was originally approved by the Planning Commission on February 15th, 2023, with an expiration date of February 15th, 2026, and has been extended under ME26-0001, establishing a new expiration date of February 15th, 2032.

Motion: Motion to approve by Craig Herbert and seconded by Jeremy Strang for approval of the Consent Agenda. Passed, 2-0.

Moved: Craig Herbert
Second: Jeremy Strang
Ayes: Jeremy Strang and Craig Herbert

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Noes: None
Abstain: None
Absent: Clark Pickell

Approval of Minutes: None

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- None

DEPARTMENT ITEMS:

- None

ADJOURNMENT: Next scheduled meeting is Thursday, March 5th, 2026, at 9:00 a.m. in the County Board Chambers.

Jeremy Strang, Committee Chairman
Development Review Committee

PUBLIC PARTICIPATION INSTRUCTIONS:

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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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