



County of Yuba
Community Development & Services Agency

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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 Strang 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

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: None
Abstain: None
Absent: Craig Herbert

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.

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:

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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