



County of Yuba
Community Development & Services Agency

915 8th Street, Suite 123, Marysville, CA 95901

Planning Department

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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

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 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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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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