



County of Yuba

Community Development & Services Agency

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Planning Department

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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.

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

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-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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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@co.yuba.ca.us. Your comment will be placed into the record at the Development Review Committee meeting.

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