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.yuba.gov

AGENDA
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC)
December 3, 2026
9:00 a.m.

CALL TO ORDER: Roll Call and Determination of Quorum

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:

- 10/1/2026 Minutes
- 11/5/2026 Minutes

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 TPM26-0011 (Khan)
The applicant proposes to subdivide an existing 10-acre parcel into four separate 2.5-acre parcels. Parcel 1 is currently developed with a single-family residence along with a shed. Parcels 2, 3, and 4 are vacant. The 2030 General Plan designates the land use as Valley Neighborhood (VN) and the property is currently zoned Medium Density Residential (MDR) and falls under the Plumas Lake Specific Plan. A determination has been made that the above referenced project is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Section 15315 (Minor Land Divisions).

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.

DEPARTMENT ITEMS:

- **None**

ADJOURNMENT: Next scheduled meeting is Thursday, January 7th, 2027, at 9:00 a.m. in the Yuba County Board Chambers.

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.

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 Development Review Committee Hearing Secretary. Requests must be made two full business days before the start of the 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.