C o u n t y o f Y u b a

Community Development & Services Agency

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Planning Department

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MINUTES
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC)
October 1, 2026
9:00 a.m.

CALL TO ORDER: Roll Call and Determination of Quorum

Chair Jeremy Strang: ABSENT
Member Craig Herbert: PRESENT
Member Clark Pickell: PRESENT

Quorum was established at 9:00 AM.

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:

- **9/3/26 Meeting Minutes**

Motion: Motion by Member Craig Herbert to approve the meeting minutes above for the Development Review Committee.

Moved: Member Herbert
Second: Member Pickell
Ayes: Member Herbert, Member Pickell
Noes/Absent/Abstain: Chair Strang (Absent)

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 TPM2008-0002 (Amendment to Scope of Project, Site Plan & COAs)
Applicant requests approval of a revision to a previously approved Tentative Subdivision Tract Map to modify the subdivision layout. The original approval was based on a fully commercial subdivision consisting of 23 lots; this revision reduces the total number of lots to 15. This project is located in the community of Plumas Lake (APN: 014-400-026). All 15 proposed lots are vacant. The 2030 General Plan designates the site Commercial Mixed Use (CMU), and it is zoned Highway Commercial (HC) under the Plumas Lake Specific Plan. An Initial Study/Mitigated Negative Declaration was prepared for the original project in accordance with CEQA Guidelines; therefore, no additional environmental review is required as the scope of the project has not increased.

Staff Discussion:
Jacob Farmer presented this item.

- Comments received by CDSA staff were incorporated into the conditions of approval. No comments were received by PG&E or other outside agencies.
- Member Herbert asked how Parcel 13 will be accessed.
    - Farmer stated the COAs state that access will be from Algodon Road.
    - Sean O'Niel, Project Engineer, stated access to Parcel 13 would be done through the parking lot in the site plan. All parcels will have access, and the map only shows the parcel lines.

Member Pickell opened the public hearing. No public comment was received.

Motion: Motion by Member Herbert to Staff recommends that the Development Review Committee (DRC) approve the proposed amendments to the site plan and the Conditions of Approval for TPM2008-0002 (Gallelli) subject to the findings and revised conditions contained herein (Attachment 2).

Moved: Member Herbert
Second: Member Pickell
Ayes: Member Herbert, Member Pickell
Noes/Absent/Abstain: Chair Strang (Absent)

Tentative Parcel Map TPM26-0010 (Meyers)

The applicant is proposing to split a 20.6-acre parcel into three (3) separate parcels. Parcel one (1) is proposed to be 10.5 acres, Parcel two (2) is proposed to be 5.1 acres and Parcel three (3) is proposed to be 5 acres.

Staff Discussion:

Jacob Farmer presented this item.

- Farmer stated Yuba County Public Works added 3 conditions to the conditions of approval after the hearing was initially noticed. The conditions are as follows:
    - Condition 28: Prior map recordation road construction for the access road as shown on the Tentative Map, from Marysville Road to the northwest corner of Parcel 1 of PM 2016-0003, shall meet the standards for a Rural Local Road in conformance with the Yuba County Improvement Standards (Drawing No. 121) or as modified by the Public Works Director.
    - Condition 29: Owner shall create a road and drainage maintenance agreement that is binding on the lots of the subdivision to provide for the maintenance of the access road and any associated stormwater drainage facilities. Such maintenance agreement shall be approved by the County Surveyor and shall be recorded concurrently with the filing of the Parcel Map. Owner shall attempt to have neighboring parcels, which benefit from and use the access road, to join said agreement.
    - Condition 30: Owner shall name the access road in a manner determined by Chapter 9.70 of the Yuba County Ordinance Code and be approved by the Address Coordinator at the Department of Public Works.
- Comments incorporated by CDSA Staff and Cal Fire were incorporated. No comment was received from the public, CalTrans, or PG&E.
- Member Herbert asked about Condition 8 and why the non-exclusive easement for connecting Parcel 2 & 3 to Marysville Road was not shown on the TPM in the staff report package.
    - Joshuov Sferle, representative of Yuba County Public Works, stated the project surveyor submitted an updated map, but the map was too large to scan electronically and was not submitted in time to present at the meeting.
    - Sferle stated the updated map includes the non-exclusive easement being asked about will go along the west side of Parcel 2 and down to the northwest corner of Parcel 3.
    - Kevin Perkins asked to confirm if the easements will be put on the final map. Sferle confirmed they would be.
- Kevin Perkins, Assistant Director of Community Development and Services Agency, asked for clarification on two questions:
    - Perkins asked if the applicant reviewed the new conditions of approval and if they accepted them.
        - Farmer stated the applicant has reviewed and approves of the updated COAs.
    - Perkins stated there is an outstanding building permit on Parcel 3 and asked if the permit was for a residence or another structure.
        - Farmer stated the permit is for a residence. The map has a condition that the final occupancy for the home will need to be completed prior to the recordation of this map.

Member Pickell opened the public hearing. No public comment was received.

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Motion: Motion by Member Herbert to make a determination that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) and approve Tentative Parcel Map TPM26-0010 subject to the conditions below, or as may be modified at the public hearing, making the findings made in the Staff Report, pursuant to County of Yuba Title XI Sections 11.40.040, with the addition of the three (3) conditions that were provided (28-30), and that the nonexclusive access easement be added and included in the final map.

Moved: Member Herbert
Second: Member Pickell
Ayes: Member Herbert, Member Pickell
Noes/Absent/Abstain: Chair Strang (Absent)

DEPARTMENT ITEMS:

- **None**

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:19 AM. Next scheduled meeting is Thursday, November 5th, 2026, at 9:00 a.m. in the 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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