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

MINUTES
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC)
November 5, 2026
9:00 a.m.

CALL TO ORDER: Roll Call and Determination of Quorum

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

Quorum was established at 9:05 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.

- **CUP2022-0001 (Pine Tree RV Campground Extension of Time)**
  The applicant is requesting an extension of time and modifications to the Conditions of Approval for a previously approved Conditional Use Permit for a fifty-space recreational vehicle campground and accessory facilities on property located at 14566 Marysville Road, in the community of Camptonville (APNs: 064-070-024 and -025).

Chair Strang opened the public hearing. No comment was received.

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

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.

Tentative Parcel Map TPM-25-0005 (Bock)
The applicant is requesting approval of a Tentative Parcel Map to subdivide an existing 23.86-acre parcel into four (4) separate parcels for a property located in the community of Browns Valley (APN: 005-570-013).

Staff Discussion:
Jacob Farmer presented this item.

- No residential development is proposed as part of this project; all residential development will need their own well and septic prior to development.
- Browns Valley Irrigation District (BVID) has an irrigation pipeline running along the northern property line, so they must be notified before ground disturbance.
- An Initial Study for the project and a Mitigated Negative Declaration and Mitigation Monitoring Plan pursuant to CEQA have been prepared.
- CDSA Staff, PG&E, BVID, Cal Fire, and UAIC all provided comments that were incorporated into the Conditions of Approval. Caltrans did not provide comment. No public comment was received prior to the meeting.
- Chair Strang asked about if the existing barn on the property would be removed. Farmer stated that the barn would need to be removed before recording the map, as accessory structures cannot be standing without a primary structure.
- No public comment was received at the meeting.
- The Developer thanked County Staff for their assistance in the project.

Motion: Motion by Member Pickell to adopt the Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring Plan, and approve Tentative Parcel Map TPM-25-0005, subject to the findings and conditions of approval contained herein (Attachment 2).

Moved: Member Pickell
Second: Member Herbert
Ayes: Chair Strang, Member Herbert, Member Pickell
Noes/Absent/Abstain: None

Tentative Parcel Map TPM26-0009 (Khinda)
The applicant is requesting approval of a Tentative Parcel Map to subdivide a .8 acre parcel, located in the community of West Linda, into 3 parcels.

Staff Discussion:
Jacob Farmer presented this item.

- Staff determined the project is categoricall exempt from CEQA pursuant to Section 15315 (Minor Land Division)
- CDSA Staff, PG&E, and RD784 provided comments that were incorporated into the Conditions of Approval.
- No public comment was received prior to the meeting or from CalTrans.
- Chair Strang asked if the property was previously owned by the Salvation Army. Kevin Perkins clarified the property was in their interest at one point, but the organization did not purchase the property.
- No public comment was received at the meeting.

Motion: Motion by Member Herbert to make a determination that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15315 (Minor Land Division) and approve Tentative Parcel Map TPM26-0009 subject to making the necessary findings and the conditions of approval contained herein.

Moved: Member Herbert
Second: Member Pickell
Ayes: Chair Strang, Member Herbert, Member Pickell
Noes/Absent/Abstain: None

DEPARTMENT ITEMS:

- **None**

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:19 AM. Next scheduled meeting is Thursday, December 3rd, 2026, at 9:00 a.m. in the Agricultural Commissioner Conference Room.

_____
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.

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.