



# *County of Yuba*

## Community Development & Services Agency

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### MINUTES OF THE YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC) ZONING ADMINISTRATOR (ZA)

Thursday, November 2, 2023

9:00 a.m. Board Chambers

915 8<sup>th</sup> Street

Marysville, California

**Members of the Development Review Committee and members of the public will participate in the meeting in person in the County Board Chambers.**

**COMMITTEE PRESENT:** Acting Committee Member Pickell, Acting Committee Member Craig Herbert, and Zoning Administrator Kevin Perkins

**COMMITTEE ABSENT:** Acting Committee Chairman Jeremy Strang

**STAFF PRESENT:** Ciara Fisher; Planner III; and Kevin Perkins, Assistant CDSA Director

#### **APPROVAL OF MINUTES:**

Motion to approve by Craig Herbert and seconded Clark Pickell by for the approval of the Development Review Committee minutes of October 5, 2023.

Ayes: Clark Pickell, Craig Herbert, and Kevin Perkins

Noes: None

Abstain: None

#### **CONSENT ITEMS:**

- None

#### **PUBLIC HEARINGS AND ACTION ITEMS:**

If you challenge in court the action or decision of the Yuba County Staff Development 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.

1. **Tentative Parcel Map TPM-23-0003 (Miller Ranch):** The applicant is requesting approval of a Tentative Parcel Map to subdivide two parcels totaling 200 acres into three parcels with a remainder for a property located at 3501 Rollin Hills Road in the community of Loma Rica (APN: 005-100-033 and 034).

This item was presented by Ciara Fisher.

**Staff Discussion:**

- The committee agreed to approve the revision to COA 9, to add supplemental language to ensure access for emergency services.

**Public Hearing:**

- No comments from the community were made and no additional comments from the committee members.

**Motion:** Motion by Committee Member Pickell to approve the item and revise COA 9.

Moved: Clark Pickell  
Second: Crain Herbert  
Ayes: Clark Pickell, Kevin Perkins and Craig Herbert  
Abstain: None

2. **Tentative Parcel Map TPM-23-0009 (Driscoll):** The applicant is requesting approval of a Tentative Parcel Map to subdivide a 25.82 acre parcel into two parcels for a property located at 10197 & 10200 Texas Hill Road in the community of Dobbins (APN 048-140-014).

This item was presented by Ciara Fisher.

**Staff Discussion:**

- Kevin Perkins discussed that the parcel split made sense for this location. No further comments were made.

**Public Hearing:**

- No comments from the community were made and no additional comments from the committee members.

**Motion:** Motion by Committee Member Herbert to approve the item.

Moved: Craig Herbert  
Second: Clark Pickell  
Ayes: Clark Pickell, Kevin Perkins and Craig Herbert  
Abstain: None

3. **Tentative Parcel Map TPM-23-0006 (Anwar):** The applicant is requesting approval of a Tentative Parcel Map to subdivide a ±1 acre parcel into four residential parcels, for a property located at 5824 Montclair Avenue in the community of Linda (APN: 021-251-012).

This item was presented by Ciara Fisher.

**Staff Discussion:**

- The applicant agreed to remove the existing mobile home and was added as a COA.

**Public Hearing:**

- A neighbor to the south asked the DRC to require the property owner to provide fencing between her property and the subject property. Kevin Perkins and Ciara Fisher discussed the Development Code does not require screening requirements between residential properties of the proposed density. The committee agreed that a fence should not be a requirement for this map.

**Motion:** Motion by Committee Member Herbert to approve the item.

Moved: Craig Herbert  
Second: Clark Pickell  
Ayes: Clark Pickell, Kevin Perkins and Craig Herbert  
Abstain: None

4. **Conditional Use Permit CUP 2022-0009 & Conditional Certificate of Compliance CC 2022-0002 (AT&T):** The applicant and staff are requesting modification of the Conditions of Approval for both CUP 2022-0009 and CC 2022-00002 to allow for a Deferred Improvement Agreement for required frontage improvements.

**Staff Discussion:**

- Staff discussed that the only change for this project was to allow for the Deferred Improvement Agreement. Craig Herbert stated Public Works agrees with the Deferred Improvement Agreement.

**Public Hearing:**

- No comments from the community were made and no additional comments from the committee members.

**Motion:** Motion by Committee Member Pickell to approve the item.

Moved: Craig Pickell  
Second: Kevin Perkins  
Ayes: Clark Pickell, Kevin Perkins and Craig Herbert  
Abstain: None

**DEPARTMENT ITEMS:**

- None

**Staff Discussion:**

- None

**Public Hearing:**

- None

**CORRESPONDENCE:** None

**COMMITTEE COMMENTS:** None

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 10 am.

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Jeremy Strang, Committee Chairman  
Development Review Committee