

The County of Yuba

Community Development & Services Agency

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Date: April 6, 2015

To: Interested Parties

From: Kevin Mallen, CDSA Director 

RE: Yuba County Development Code Update & Zoning Map

The first public review draft of the Yuba County Development Code was released October 21, 2014. A public workshop was held on November 19, 2014 and the Board of Supervisors reviewed comments submitted by the public and provided direction to County staff on January 27, 2015. The Draft Zoning Map was released for public comment on January 14, 2015. The Board reviewed public comments and provided direction to staff on changes to the Zoning Map on March 3, 2015. In addition, staff has met and corresponded with several stakeholder groups to further refine certain components of the draft Development Code and Zoning Map.

The attached “2nd Public Review Draft Development Code” is based on the comments received and direction provided by the Board of Supervisors. A public workshop on the 2nd Public Review Draft will be held on April 22, 2015. A public hearing before the Planning Commission has been scheduled for May 20, 2015. Details of the workshop and hearing are provided at the end of this letter.

Below is a brief summary of some of the key changes that have been made to the 2nd Public Review Draft Development Code:

- Rural Community Chapter. There are three zone districts that apply to rural community areas: Rural Residential (RR), Residential Estate (RE) and Rural Commercial (RC). These districts were previously located in two different chapters. To make it easier for people living in rural communities to identify what uses are allowed on their properties a new chapter has been added: Chapter 11.06 Rural Community Districts. Since most of the standards listed in this Chapter were in the previous draft they are not shown in underline/strike-out format.
- Animal Keeping (livestock). The regulations restricting the number of livestock that can be kept on properties outside the Valley Growth Boundary have been deleted. Restrictions still apply within the Valley Growth Boundary (i.e. communities of Linda, Olivehurst, and Plumas Lake). These areas currently have restrictions on the number of livestock based on parcel size and zoning.

- Rural standards. Additional clarification was added to several sections of the Development Code to clearly identify standards that only apply within the Valley Growth Boundary or outside the Valley Growth Boundary. Standards for parking, landscaping, signs and other improvements have different thresholds for rural areas. For example the number of parking spaces required for a shopping center in the Valley Growth Boundary is 1 space per 200 square feet of area, but in a rural commercial center the ratio is 1 space per 325 square feet or 1 space per 500 square feet depending on the type of rural commercial center. In addition the number of spaces that must be paved is less in rural areas.
- Bed & Breakfasts/Agricultural Homestays. These standards have been moved from home occupations to lodging to eliminate confusion between general home occupation standards and those specific to B&B and Agricultural Homestays.
- Ranch Marketing. The requirement that a property must have at least four acres of cropland in production has been deleted along with the requirement that the establishment must be located on a County maintained road. The County received several questions regarding the standards for ranch marketing; therefore additional clarification has been added to the Ranch Marketing Table 11.32.210.
- Employee Housing. This section has been added to Division II to provide a mechanism to allow for on-site employee housing where the subject business operation is in a location where other housing is unavailable, infeasible, or necessary for the operational characteristics of the business and the employees do not qualify as agricultural labor employees. For example a retreat or campground facility may have the need for on-site employees.
- Temporary Agricultural Labor Housing. County staff is working with the California Housing and Urban Development Department and Farm Bureau to establish standards to allow for seasonal temporary housing (i.e. tents, RVs or other temporary structures). These standards will also be used for seasonal temporary employee housing for non-agricultural operations.
- Temporary Uses and Special Events. This section was reorganized so that temporary uses were located together followed by special events. Additional clarification was added for those standards that apply to properties within or outside the Valley Growth Boundary. A summary table was added to easily indicate the type of permit or clearance needed for different types of temporary uses and events.
- Accessory Structures. This section was moved from the residential zone district to Division III, Regulations Applying to Some or All Districts as it addresses accessory structures for all zone districts.
- Telecommunication Facilities. This Section has been deleted. County staff is working on a complete revision to this section that will be reviewed separately by the Planning Commission for recommendation to the Board of Supervisors. When a draft is available for public review it will be posted on the project website: www.yubazoningupdate.org and an e-mail blast will be sent out.

Changes between the October 2014 Public Review Draft and the 2nd Public Review Draft are identified by using underline where new text has been added and ~~strike through~~ where previous text is proposed to be deleted. Due to the changing nature of the document the master index and Table 11.74 have not been

included in this draft. They will be incorporated as part of the “clean” final document that is adopted. In addition, the “show edits” format of this document results in various formatting issues such as where a page or section begins or ends on a page. These will also be corrected as part of the final document.

Upcoming Public Workshops and Hearings

Event	Public Workshop	Planning Commission Hearing
Date	April 22, 2015	May 20, 2015
Time	5:30 pm	6 pm
Location	Yuba County Board of Supervisors Chambers 915 8 th Street Marysville, CA 95901	

Written Comments

Written comments may be e-mailed to: planning@co.yuba.ca.us or mailed/delivered to
Community Development & Services Agency (CDSA)
915 8th Street, Suite 123
Marysville, CA 95901

For comments to be included in the Planning Commission hearing materials they need to be received by 4:30 p.m. on May 11, 2015. Letters received after May 11, 2015 will be provided to the Planning Commission at the hearing.

Document Availability

For additional information on the Development Code Update including the Zoning Map which has also been revised, please visit www.yubazoningupdate.org. Copies of the 2nd Review Draft Zoning Map and Development Code are available at the following locations:

Yuba County Library
303 Second Street
Marysville, Ca 95901
(Development Code Only)

CDSA
915 8th Street, Suite 123
Marysville, Ca 95901

Clerk of the Board
915 8th Street, Suite 123
Marysville, Ca 95901

Yuba Harvest
9222 Marysville Road
Oregon House, CA 95962
(Open daily 9 am – 3 pm)