

DEVELOPMENT CODE & ZONING MAP UPDATE

OA2011-0001

Board of Supervisors Hearing

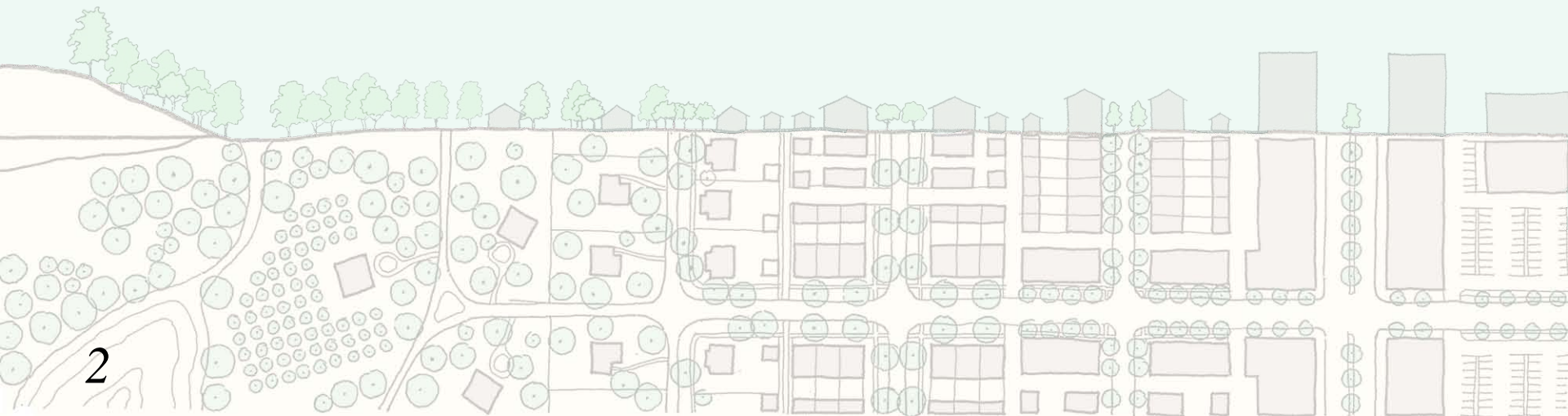
July 21, 2015





AGENDA

- **Planning Commission Hearing & BOS Workshop Recap**
- **Public Comment Letters Received**
- **Proposed Changes to Development Code or Zoning Map**
- **Next Steps (adoption & implementation)**





RECAP

- **PC Hearing (5/20/15) covered wide variety of topics from chickens, winery regulations, 16-LUP, and Extractive Zone & Timber Production Zone allowed uses**
- **BOS Workshop (6/4/15) the Board reviewed and confirmed PC recommendations**
- **Received 4 letters on Development Code & 2 letters on Zoning Map by 4:30 p.m. on July 6th. Analysis is included in staff report**

Additional Comment Letters Received

- **Wireless Communication Facilities (H2M Group)**
 - No comments regarding proposed code language
 - Provided an example from a city in Washington
- **Extractive District (Western Aggregates)**
 - Allow for caretakers residences
 - Allow administrative offices
 - Allow for batch plants by right even if not accessory to mining operation
 - Requiring an AUP would be costly, time consuming, & create uncertainty

Additional Comment Letters Received

- **Timber Production (Soper Wheeler)**
 - Comments regarding wireless communication facilities
 - Comments regarding historic campgrounds
 - Comments regarding camping for timber operations – agricultural labor
- **Map Change Request: N. Beale & Avondale**
 - Change from General Commercial to Neighborhood mixed use



Staff Analysis of Public Comments

Wireless Communication Facilities

- Amend section so that Timber & Extractive zones have same standards as industrial and agricultural zones.

Extractive District

- Add caretakers as permitted use in Table 11.11.20
- Add administrative offices to mining use classification
- Batch plants should have been included in the mining use classification
- No change recommended to requiring an AUP for non mining related industrial uses



Staff Analysis of Public Comments Cont.

Timber Production Zone

- Historic camp grounds are legal non-conforming
- Private camping is not the same as agricultural labor housing
- Agricultural Labor housing allows for temporary housing such as RV and tents for up to 90 days with Zoning Clearance and longer through an Administrative Use Permit. Soper can have entire operation addressed under one permit or by property.

Map Change request – no issues recommend change

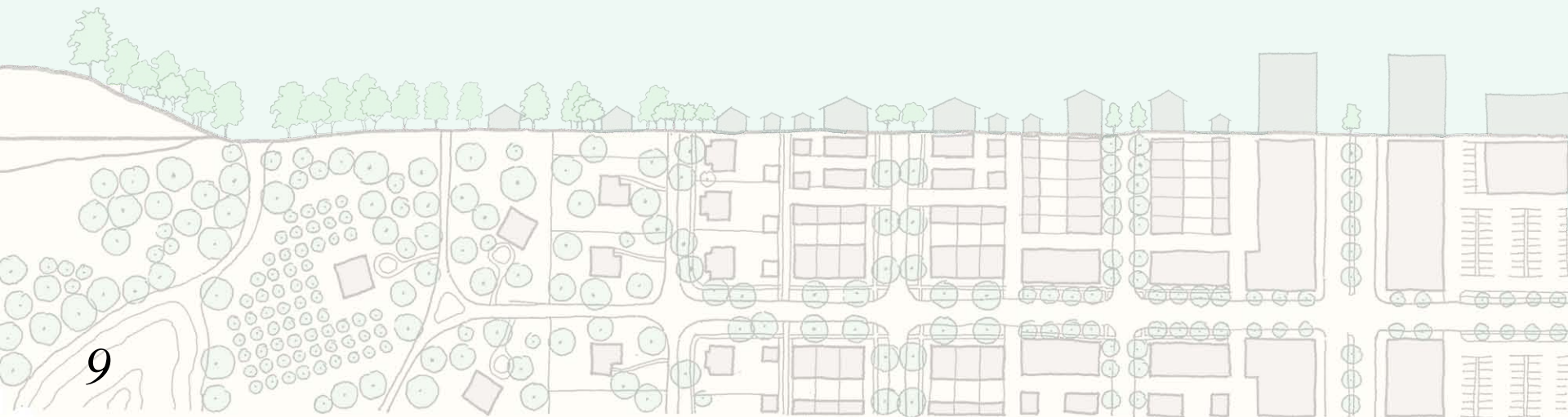


Landscaping Regulations

- CA Water Commission adopted new requirements on 7/15/2015
- County must adopt new Model Water Efficient Landscape Ordinance (MWELO) by 12/1/2015
 - Executive Order EO B-29-15 effective 6/1/2015
 - MWELO includes EO B-29-15 requirements
- Staff recommends adopting as part of this update.
 - Developers already updating landscape plans to be consistent with MWELO
 - Public asking for guidance on removing lawn from parkway strips and other areas.


NEXT STEPS: ADOPTION

- Zoning and Land Use Ordinances are adopted in a single reading
- Development Code will be effective 30 days after adoption





NEXT STEPS: PRE-EFFECTUATION OF DEVELOPMENT CODE

- Inform the public of new Development Code through:
 - Announcements on County websites, public counters, bulletin boards, & e-blasts
 - Press releases to newspapers and local radio
 - Update applications and processing procedures
 - Prepare updates to other County Code sections for consistency with Development Code
 - Prepare Design Guidelines
- 



NEXT STEPS: IMPLEMENTATION

“THE TEST DRIVE PERIOD”

- Periodic updates to the Board and Planning Commission
 - Track number and types of CDSA Director interpretations
 - Provide evaluation survey to general public and applicants
 - Report to the Board any urgent issues
- Test Drive period: Length of test drive will be dependant on number and types of issues identified. Recommend at least 6-8 months of initial tracking.



NEXT STEPS: IMPLEMENTATION Cont.

“THE TEST DRIVE PERIOD”

- Changes to Development Code should be consolidated and processed together rather than individually.
 - Prevents piecemealing of Development Code
 - Significantly reduces cost (hard costs & staff time)
 - Each amendment requires CEQA Document, Legal notices, and Fish & Wildlife fees (\$3,500 not including staff time)

PLANNING COMMISSION RECOMMENDATION

Adopt resolution adopting the:

- **Initial Study and Negative Declaration;**
- **Yuba County Development Code and Zoning Map update; and**
- **Rescinding the East Linda Specific Plan, Olivehurst Avenue Specific Plan, & River Highlands Community Plan**

Adopt Ordinance repealing Titles XI and XII of County Code and Enacting Title XI Yuba County Development Code

- **BOARD QUESTIONS or COMMENTS**
- **OPEN PUBLIC HEARING**
- **BOARD ACTION**

