

The County of Yuba

Community Development & Services Agency

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TO: Board of Supervisors

FROM: Wendy Hartman, Director of Planning *Wendy Hartman*

SUBJECT: Development Code Update – Public Comments on Draft

Date: January 27, 2015

Recommendation:

1. Receive update on comments received from the public on the public review draft of the Development Code.
2. Provide policy direction to County staff on changes to the draft Development Code.

Background/Discussion:

The Public review draft of the Development Code was released for public review on October 21, 2014. A workshop was held on November 19, 2014 to go over the draft Development Code and receive input from the public. The public comment period on this draft ended on December 5, 2015. CDSA received comments from 14 individuals or agencies (a few individuals submitted more than one letter). In addition to the workshop on November 19th and previous stake holder meetings, staff held additional meetings with members of the Yuba Sutter Farm Bureau and North Yuba Grown on the public review draft.

In reviewing the letters most of the comments fell into one of the following broad categories:

- Development standards within the Valley Growth Boundary;
- Animal Keeping outside the Valley Growth Boundary;
- Ranch Marketing regulations particularly related to bed & breakfasts and farmstays;
- Home Occupation regulations;
- Sign requirements;
- Solar energy facilities;
- Agricultural housing, employee housing, and caretaker units;
- Allowed uses within agricultural districts; and
- Items not related to the Development Code, commentary, or general questions.

In reviewing the comment letters and the questions that some members of the public raised, staff believes additional clarification may be needed in certain sections of the Development Code. Other comments were

very minor in nature and the proposed change would be consistent with the overall intent of the Development Code. However; there were also some comments that staff believes making changes would result in inconsistencies with the primary purpose of a particular zone district or use classification and therefore additional policy direction from the Board is needed. At the Board meeting, staff will go over each of these items in more detail and receive policy direction from the Board. Staff will then make any recommended changes to the Development Code and the changes will be posted for public review prior to the public hearings before the Planning Commission and the Board of Supervisors on the final draft document.

All comment letters received have been posted to the Development Code Update website at: <http://www.yubazoningupdate.org/> select the link "Public Review Draft Development Code," the letters are listed under the November 19th workshop materials. The Draft Development Code and comment letters received are also available at the CDSA public counter (suite 123 of the Government Center).

Fiscal Impact:

The Development Code Update is primarily funded through Prop 84 Grant funds and development fees. General Fund allocations were already included in the Planning Department budget. No additional General Fund allocations are anticipated at this time.