

DEVELOPMENT CODE UPDATE PUBLIC REVIEW DRAFT

Review of Public Comments

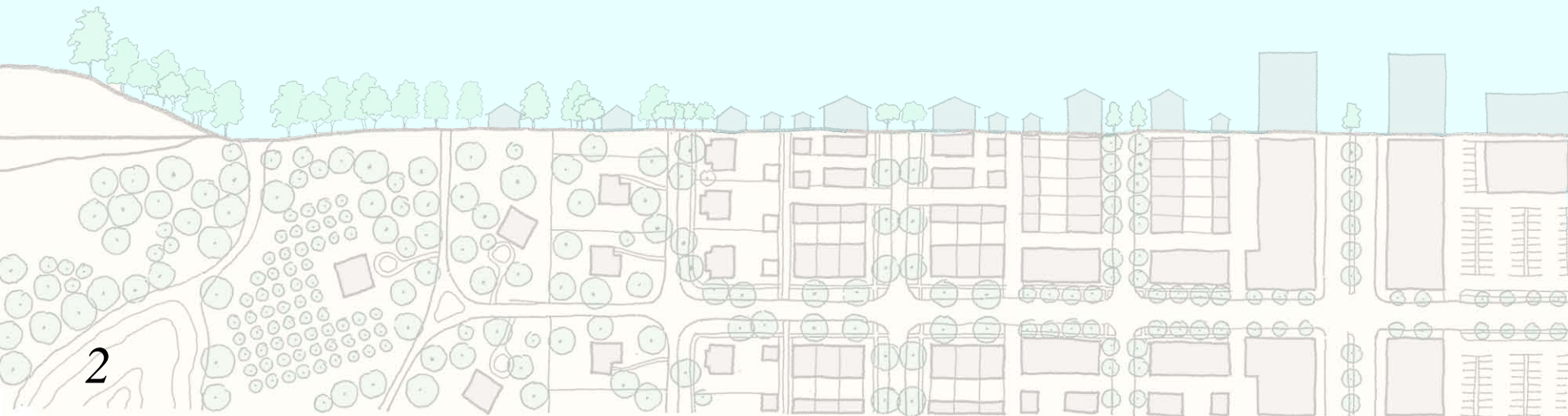
**Yuba County Board of Supervisors
January 27, 2015**

www.yubazoningupdate.org



AGENDA

- **Discuss Comments Received**
- **Receive Policy Direction**
- **Next Steps**



DEVELOPMENT CODE PUBLIC REVIEW DRAFT

- **Public Comment Period:
October 21st to December 5, 2014**
- **Workshop held on November 19, 2014**
 - **Approximately 40 people in attendance**
- **Additional meetings: YS Farm Bureau,
North Yuba Grown, & local developer
representative**
 - **14 Individuals/Agencies submitted comment
letters**

Summary of Comments

- Rural Communities;
- Animal Keeping outside the VGB;
- Home Occupation regulations;
- Allowed uses within agricultural districts;
- Housing: agricultural, employee, & caretaker units;
- Ranch Marketing regulations, B&Bs, and farmstays;
- Solar energy facilities;
- Development standards within the VGB; and
- Items not related to the Development Code, commentary, or general questions.

Development Code Update

The Development Code is tasked with balancing the following:

- How to maximize an individual's use of their private property while;
- Minimizing the adverse effects that buildings or uses on one property can have on its neighbors; and,
- Balancing where different types of uses occur to create an optimal development pattern for the benefit of a community.

RURAL COMMUNITIES

Public Comments: Rural residential shouldn't be listed with the other residential districts and development standards for rural need to be further modified.

Proposed Change: Create a chapter that focuses on rural communities. Adding additional clarification to standards that only apply to VGB and separate standards for rural areas.

Board Comment/Direction: ?

ANIMAL KEEPING - LIVESTOCK

Public Comments: Did not want number of livestock per acre to be regulated outside VGB. No comments regarding restrictions within VGB (currently regulated)

Proposed Change: Remove restrictions on number of livestock per acre outside VGB.

Board Comment/Direction: ?

ANIMAL KEEPING

PROPOSED CHANGES TO DRAFT CODE

TABLE 11.32.040-A(3)(B): PERMITTED LIVESTOCK UNITS		
<i>Zone District</i>	<i>Number of AUs per Acre</i>	<i>Maximum Number of AUs Per Parcel</i>
RS, RM, RH	1	3
RE within VGB	1	5
RE outside VGB	1.5	10
RR, RC	1.5	15
AR	1.5	20
AE, AI parcels less than 5 acres in size	2.0	10
<p>1. No roosters are permitted on parcels located within the Valley Growth Boundary.</p> <p>2. Swine, dairies, and feed lots. The keeping of swine shall not include more than one brood sow. Any additional brood sows shall constitute a hog farm. Hog farms, dairies, and feed lots are subject to the requirements and uses allowed by the specific zone district.</p> <p>3. Parcels designated as AI or AE that are greater than 5 acres in size and parcels designated as AR, RR, or RC greater than 20 acres in size do not have any restrictions on the number of AUs per acre or parcel so long as all other requirements of the County Code pertaining to the keeping of livestock are met.</p> <p>4. The keeping of horses and similar animals owned by others, or offering training, therapy, boarding or other commercial services is considered a boarding or equestrian facility and <u>is not permitted within the RS, RM, RH or RE within the Valley Growth Boundary</u>may be subject to other regulations as stipulated by the zone district.</p>		

Home Occupations

Public Comments: Combining aspects of B&B, cottage industries, and farmstays with home occupations created confusion and potential for regulatory conflicts

Proposed Change: Separate these uses from home occupation section since they have different development standards based on State statute.

Board Comment/Direction: ?

AGRICULTURAL USES

Public Comments: Remove adult businesses & recycling facilities from AI district and limit number of auctions that can occur per year.
Supports: FFA projects on small parcels, only regulate animal units in VGB, agricultural buffers, & agricultural housing.

Proposed Change: These are minor edits and staff recommends making the changes.

Board Comment/Direction: ?

HOUSING – AGRICULTURE, EMPLOYEE, and CARETAKERS

Public Comments: Currently do not address employee housing and there is confusion about when someone can have a caretaker.

Proposed Change: Add employee housing and clarify the purpose of caretaker's unit

Board Comment/Direction: ?

RANCH MARKETING

Public Comments: confusion between produce stands and ranch marketing, parking standards & road access, commercial kitchens, number of special events, & minimum parcel size.

Proposed Change: Clarify difference between produce stands and ranch marketing and update ranch marketing table.

Board Comment/Direction: ?

BED & BREAKFASTS and FARMSTAYS

Public Comments: Meals shouldn't be restricted to just breakfast or overnight guests, number of rooms should not be restricted, and number of rooms/guest for B&B is different than Farmstays.

Proposed Change: No changes other than clarifying difference between B&B & farmstays.

Board Comment/Direction: ?

DEVELOPMENT STANDARDS - VGB

Public Comments: Overall likes the format of new code, parking requirements too lenient, buffer between uses too small and others too large & parking lot standards should allow orchard planters.

Proposed Change: Most were minor edits that seemed reasonable. A few requests were inconsistent with standards in General Plan.

Board Comment/Direction: ?

Timber Production Zone (TP)

Public Comments: Add biomass & renewable energy facilities and single family dwellings as permitted uses. Change size of caretaker dwellings, change min. parcel size from 160 to 80, & treat TPZ same as other agricultural districts.

Proposed Change: Change Major utilities (biomass only) as a minor CUP

Board Comment/Direction: ?

SOLAR FACILITIES

Public Comments: Support the requirements for CUPs for solar farms. Request that small solar farms be allowed with MUP.

Proposed Change:

Board Comment/Direction: ?

Miscellaneous Comments

Many of the letters contained issues or comments that:

- Were not directly related to the Development Code,
- Commentary, and/or
- General questions.

NEXT STEPS

- **Development Code: Make changes to document and re-release for public comment**
- **Zoning Map: Public comment ends 2/16/15**
 - **Board Review of Comments 2/24/15**
- **Planning Commission Hearing March 2015**
- **Board Hearing: April/May 2015**

ZONING MAP WRITTEN COMMENTS

Comments due by 4:30 February 16, 2015

Mail or Deliver:

Yuba County CDSA

915 8th Street, Suite 123

Marysville, CA 95901

Email: planning@co.yuba.ca.us

QUESTIONS

www.yubazoningupdate.org

