

DEVELOPMENT CODE UPDATE PUBLIC REVIEW DRAFT ZONING MAP

Board of Supervisors

March 3, 2015

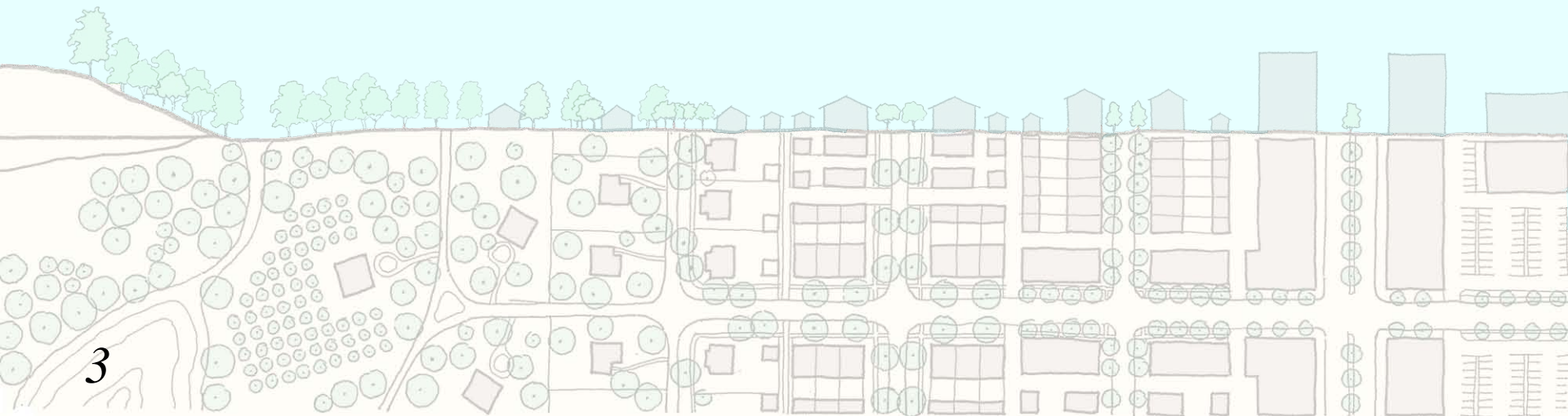
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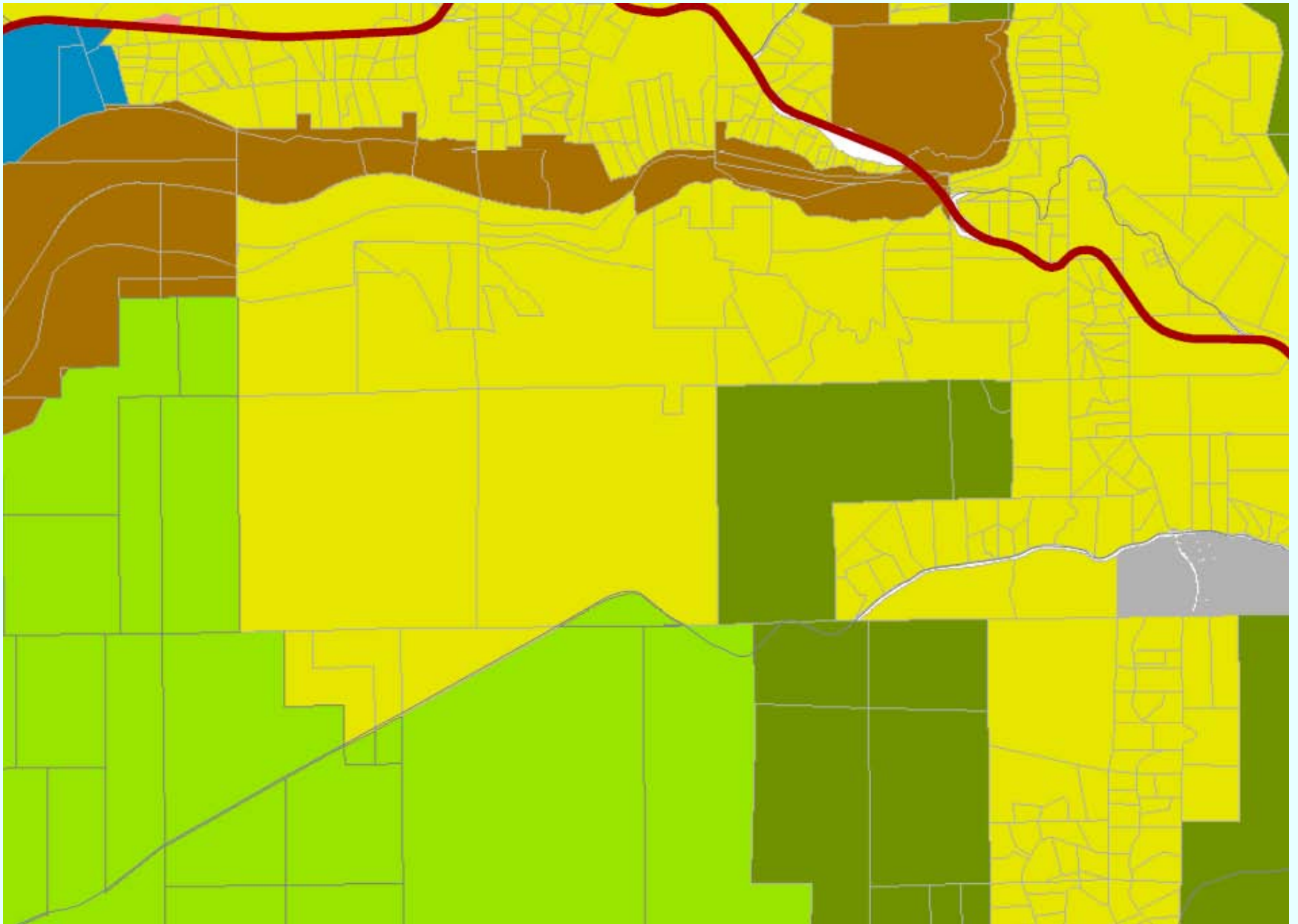


Public Review Draft Zoning Map Public Comments

COMMENTOR	APN	Zoning		RECCOMENTDATION
		CURRENT	PROPOSED	
Comments already addressed				
Henwood Ranch, LLC	006-170-039	RHCP RR-5	RR-5	There was a mapping error around the Smartsville Community Boundary. These parcels are within the 2030 GP Community Boundary and the Zoning Map has already been corrected.
	006-170-048	RHCP RR-5	RR-5	
	006-170-049	RHCP RR-5	RR-5	
Hill Family Trust	006-220-091	RHCP RR-5	RR-5	
	006-220-092	RHCP RR-5	RR-5	
	006-220-093	RHCP RR-5	RR-5	
	006-220-094	RHCP RR-5	RR-5	
Whatley	006-220-125	RR-5	RR-5	
Comments where change is recommended				
North Beale, LLC	021-150-051	Commercial/R-2	RH	Change to Residential Medium Density (RM)
Raney Planning	015-360-054			Will make corrections to City boundary
Whatley	019-030-090	RR-5	RPR	Change to Rural Residential 5 acre (RR-5)
Yuba River Properties	005-290-042	M-2	EX	
	006-170-143	M-2	EX	
Ann Patrick, LLC	019-040-014	RHCP LDR	RPR	
Aton	006-170-043	A/RR-10	AE-80	Change to Exclusive Agriculture 20 acre (AE-20) including a few adjacent parcels to prevent spot zoning (APNs 006-170-
	006-170-045	A/RR-10	AE-80	
Soper Wheeler	various	TPZ, AE-40	TPZ, AE-40	Change to AE-20 (some parcels have already been approved for removal from TPZ)
Singh	013-180-041	OASP - Commercial	RS	Change to NMX (corner property already developed)
Comments where change is not recommended (see staff report for discussion)				
Wood	018-210-270	ELSP R-4	RE	The ELSP is going away and property will be impacted by Goldfields Parkway.
	018-210-030	ELSP R-4	RE	
Hatherly	048-240-027	A/RR-40	AE-20	Would create spot zone. Parcel size is already being
Cortez	044-180-039	A/RR-40	AR-10	reduced
Craigmill	CSA-2	A/RR-20/40	AE-20/40	Inconsistent with 2030 General Plan

MAP CORRECTIONS THAT HAVE ALREADY BEEN MADE

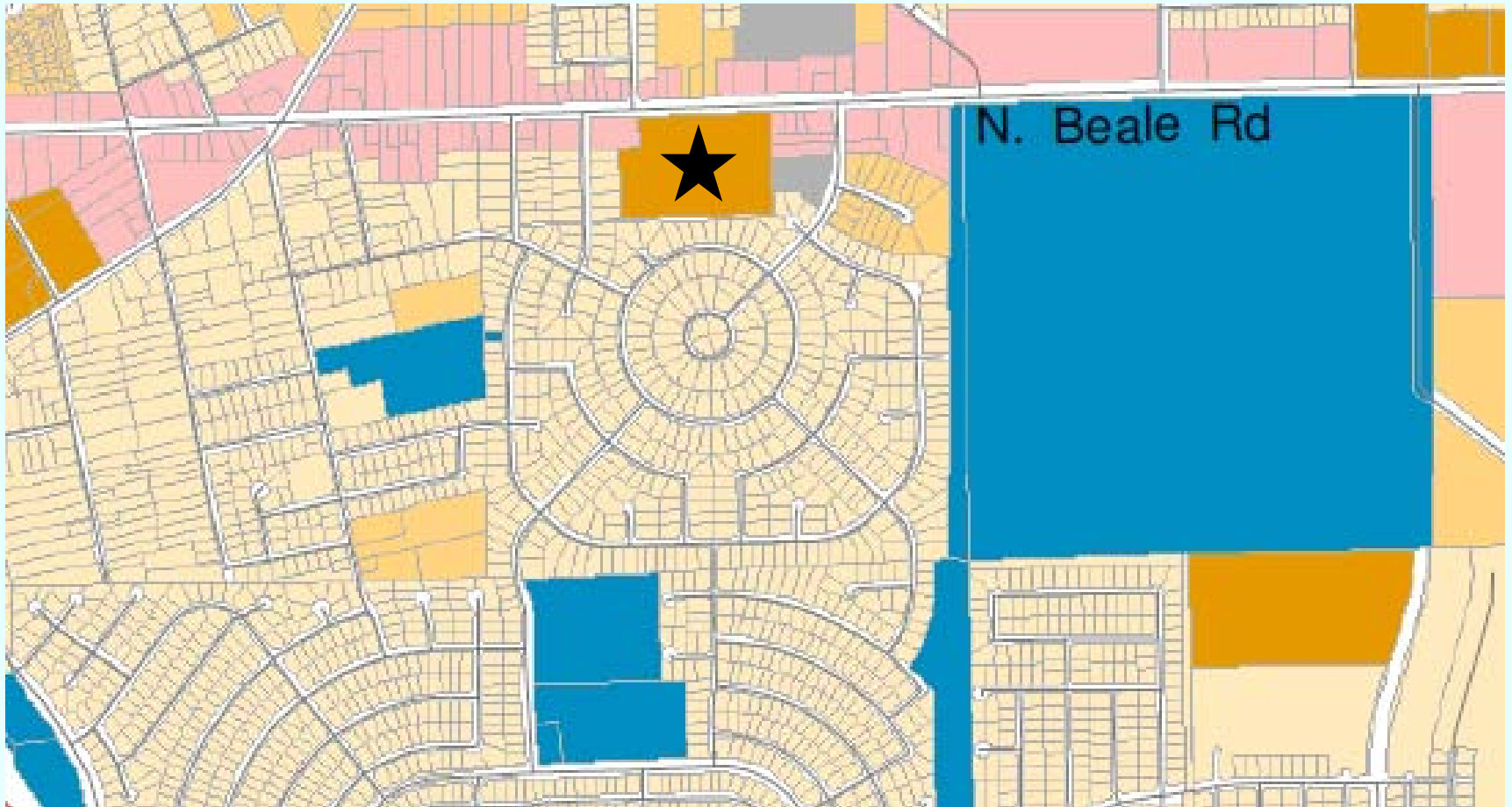




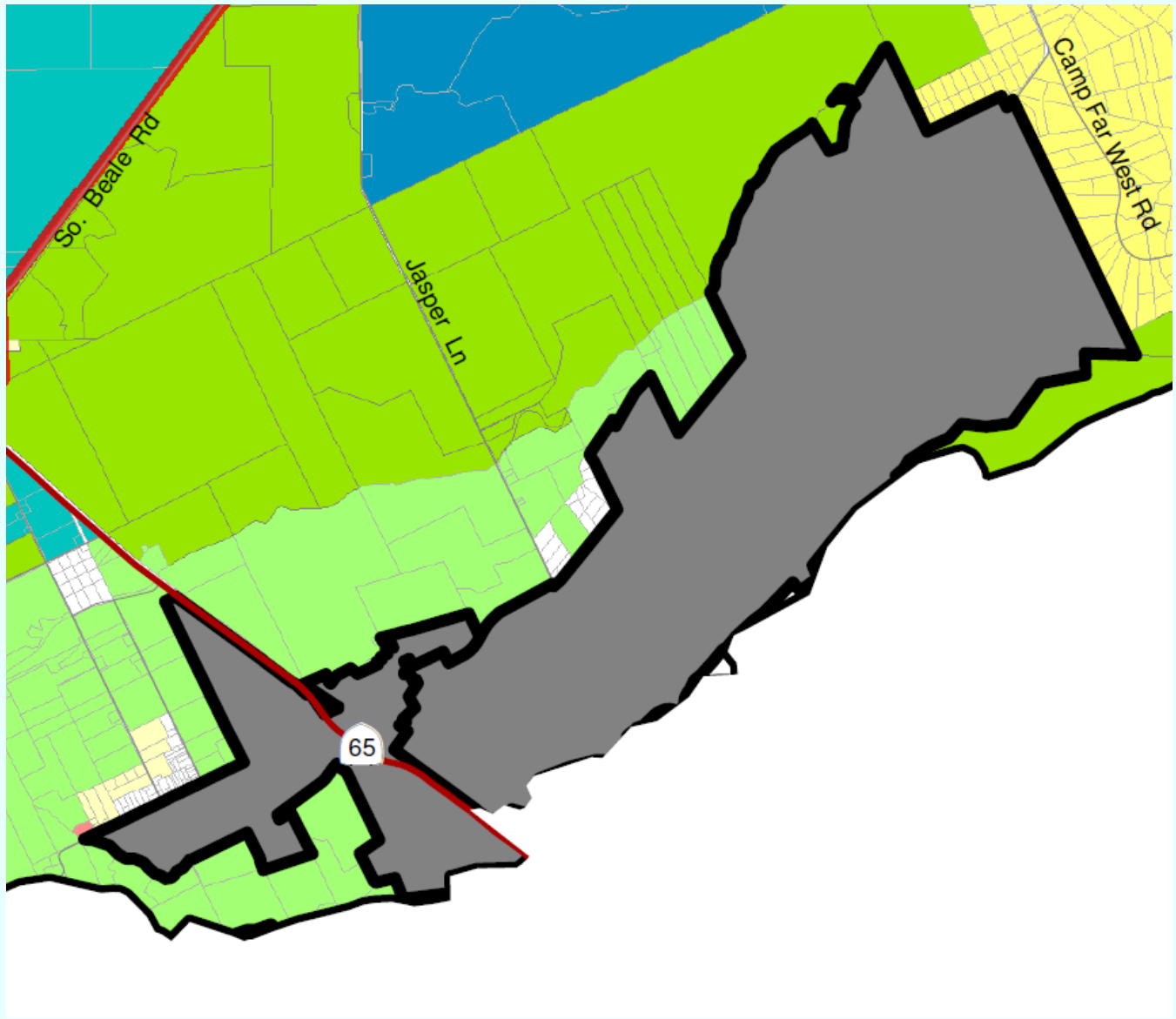
4 *Smartsville Community Boundary Corrections*

RECOMMENDED MAP CORRECTIONS

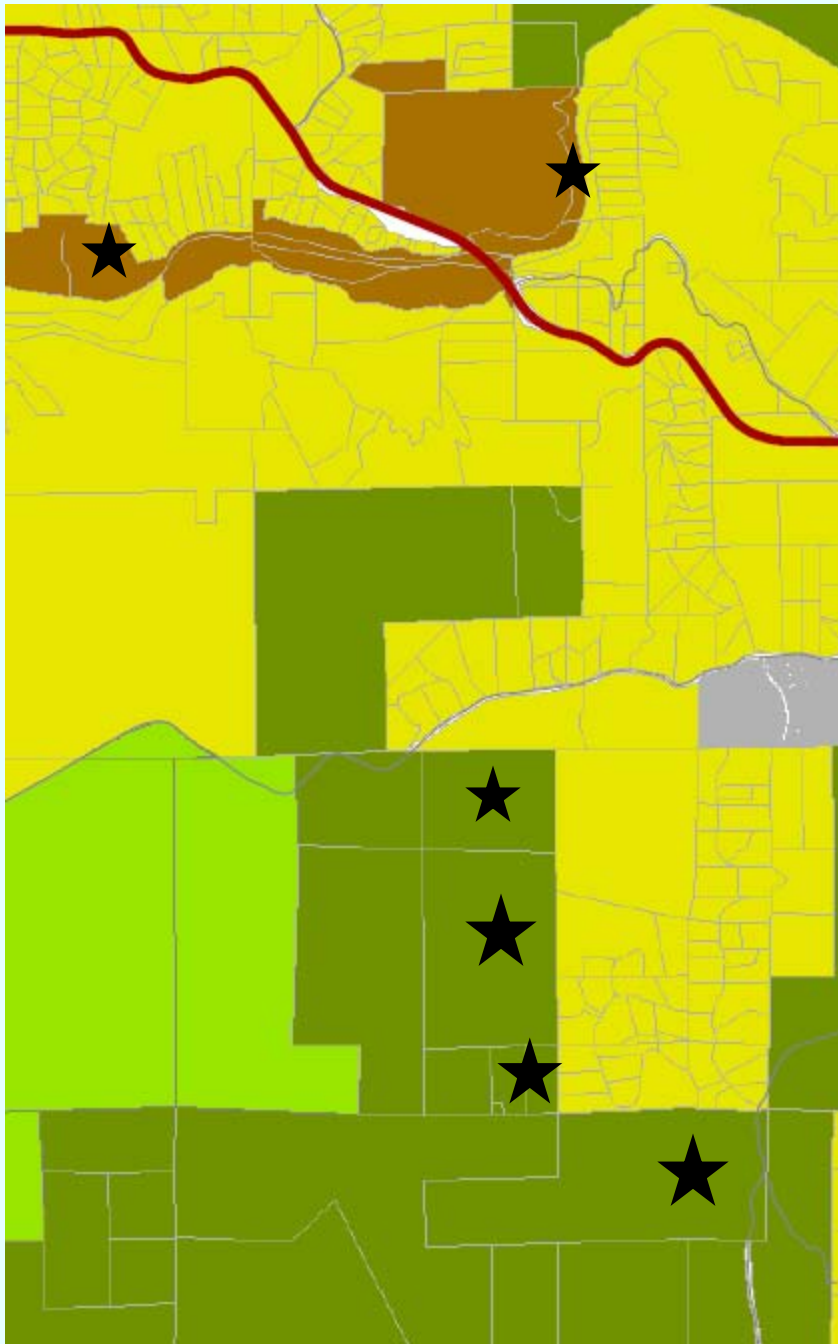




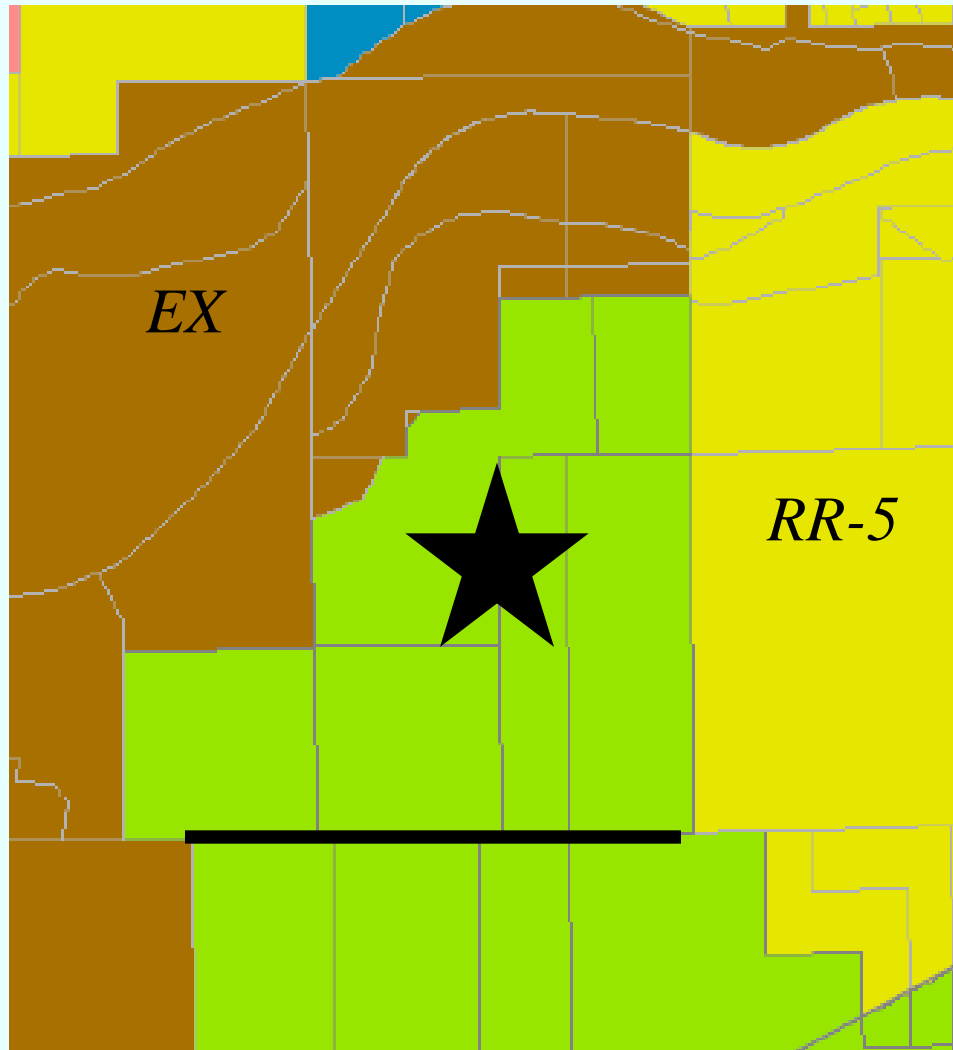
Change from High Density to Medium Density



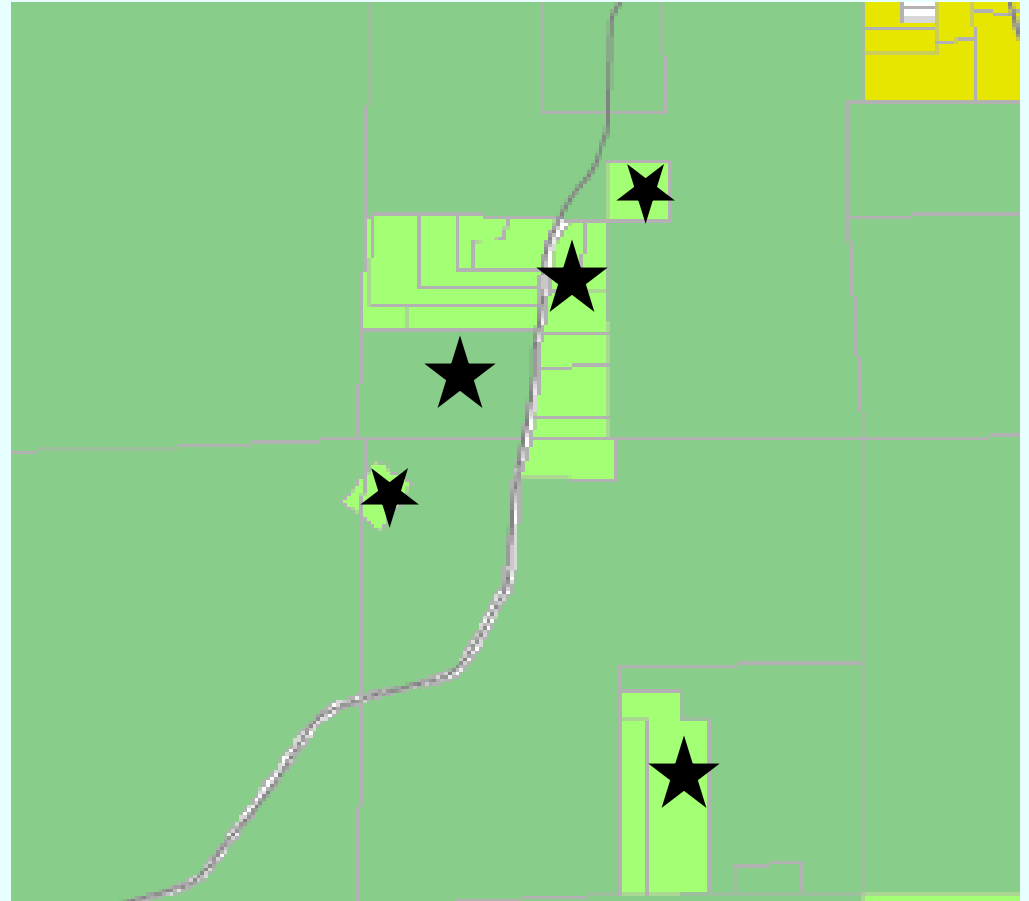
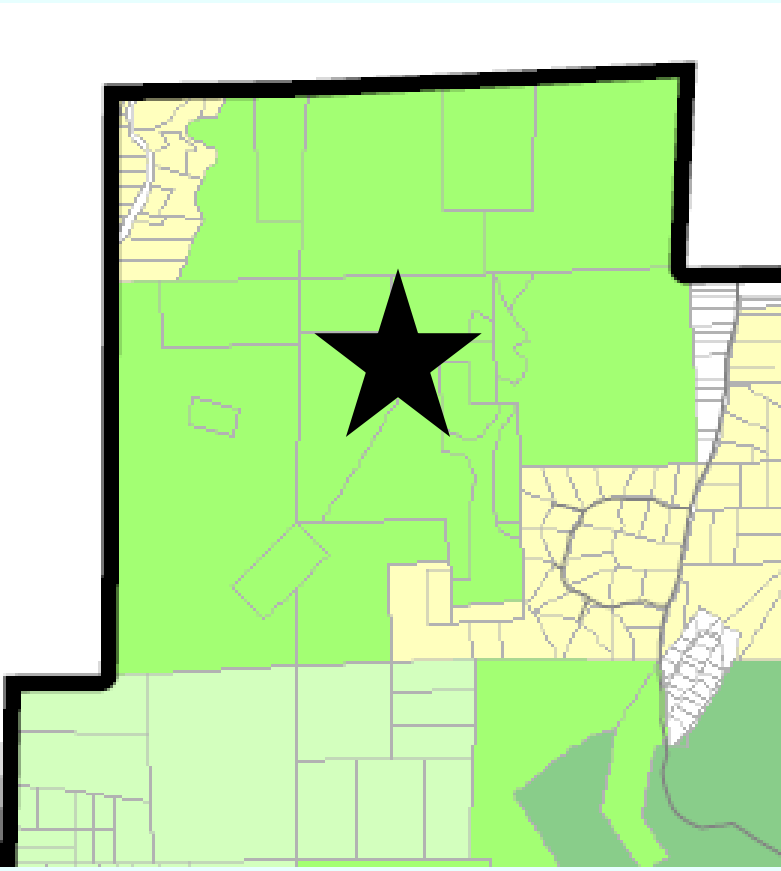
Correct City of Wheatland Boundary



*Change from Extractive (EX)
and Resource Preservation &
Recreation (RPR) to
Smartsville Rural Community:
Rural Residential (RR-5)*



*Outside Community Boundary: Change from
Exclusive Agriculture AE-80 to AE-20*

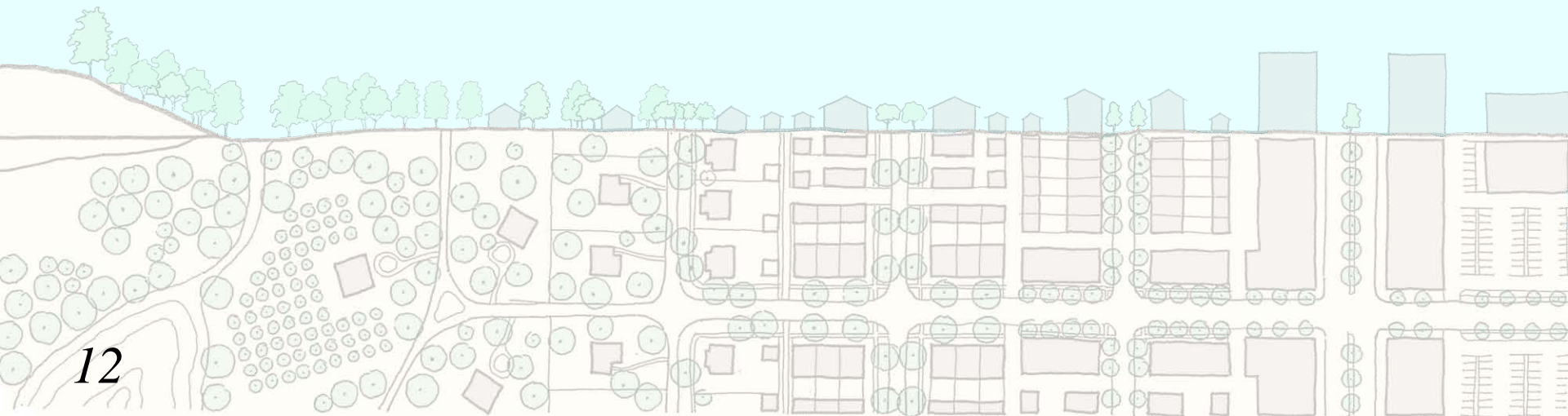


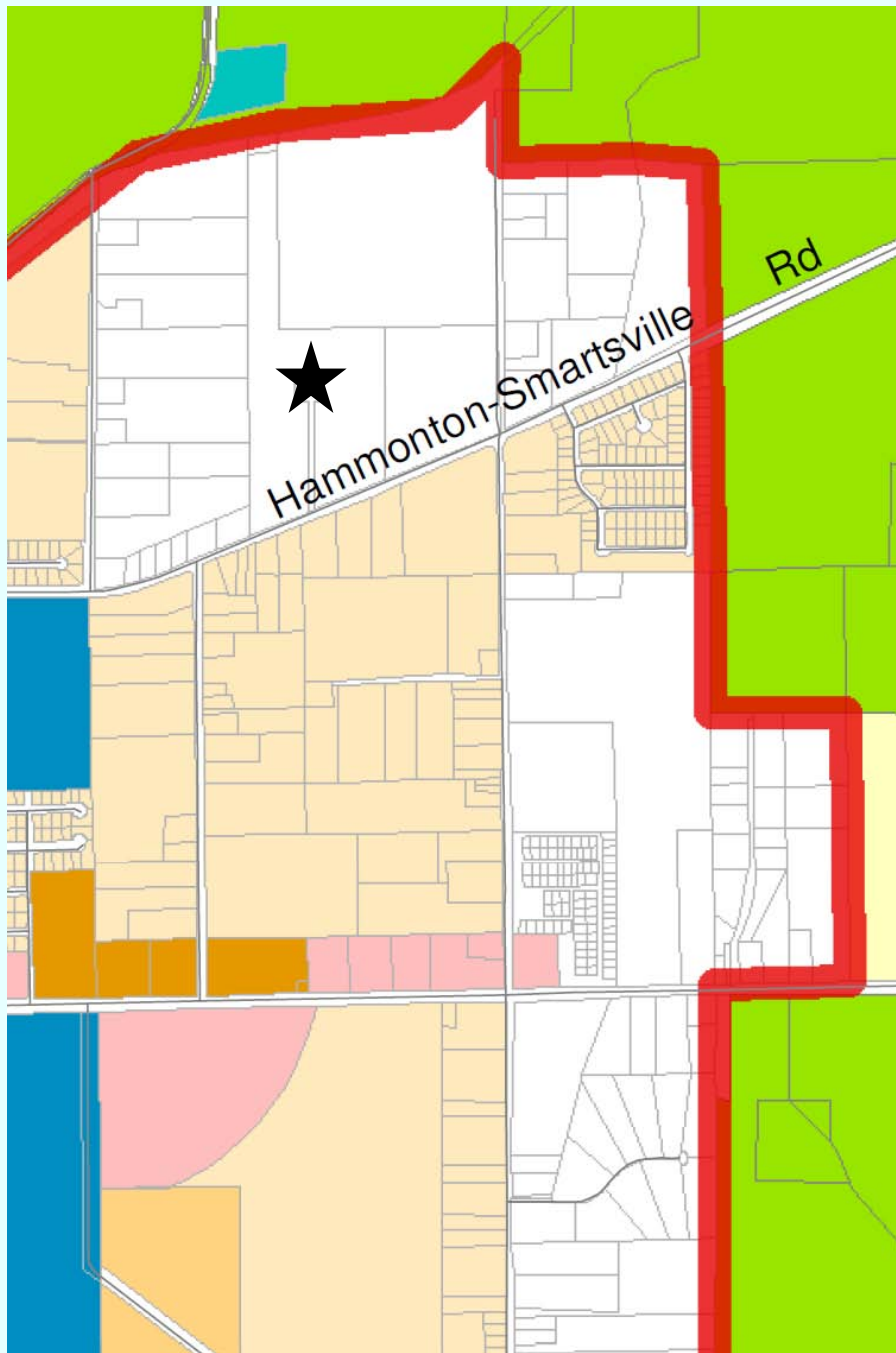
Change from Timber Production (TP) & Exclusive Agriculture (AE-40) to AE-20



Corner lot used as a Church: Change from Single Family Residential to Neighborhood Mixed Use (NMX)

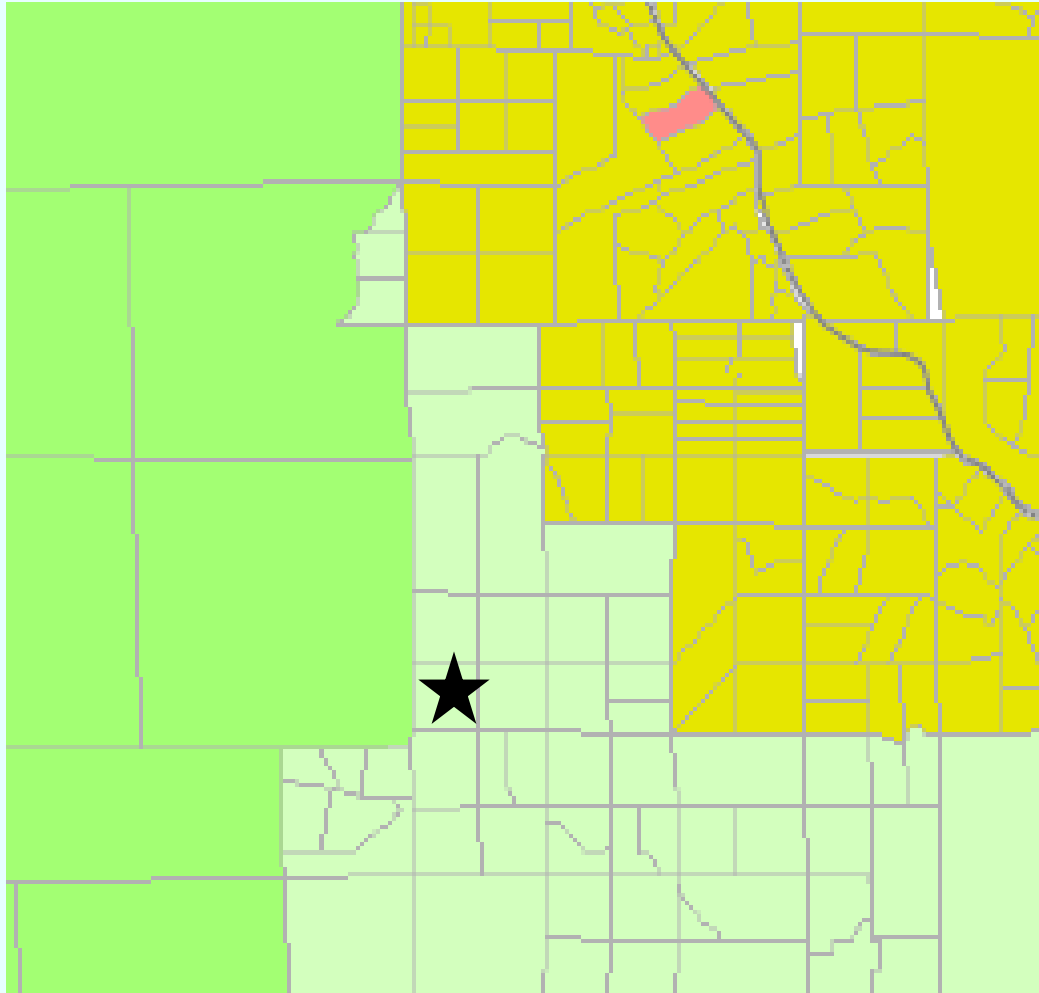
NO CHANGES TO MAP RECOMMENDED





*Requesting to remain in
ELSP Residential-4.*

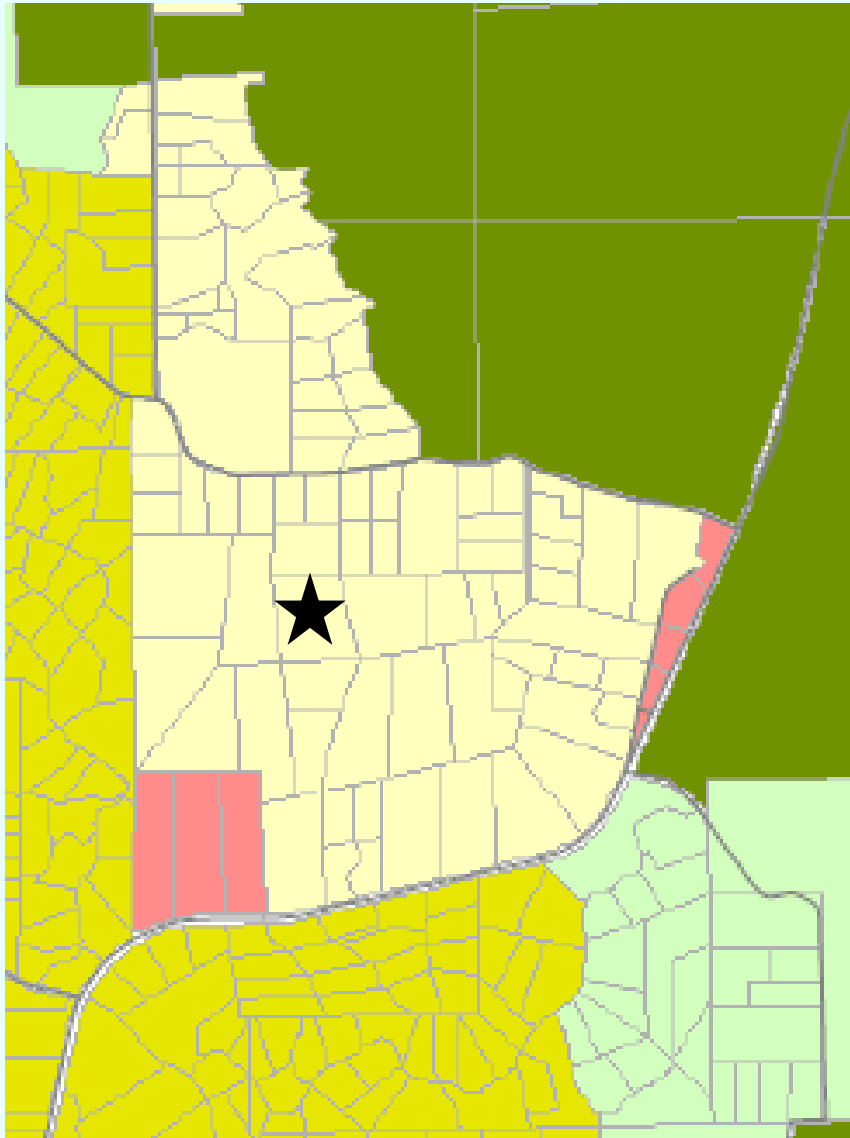
*ELSP will be going away
and new zoning based on
existing development
patterns, providing a
variety of housing types,
and buffers to agricultural
lands where possible.*



*This area is outside
Dobbins/Oregon
House Community
Boundary.*

*Current zoning is
A/RR-40 and
proposed is AE-20.*

*No further reduction
in parcel size
recommended. Per
GP should be done as
part of Community
Plan.*

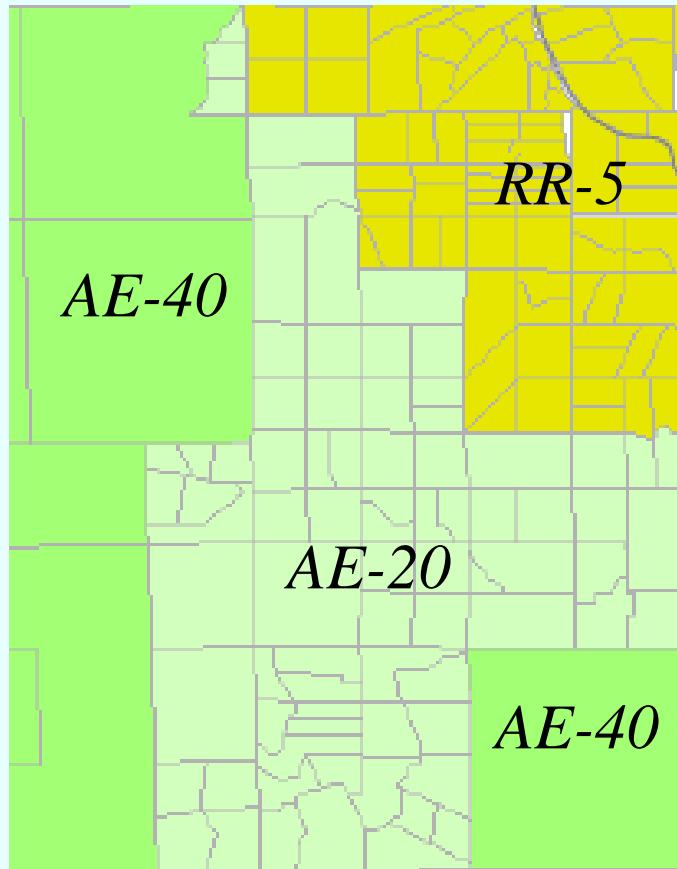


This area is outside Loma Rica Community Boundary.

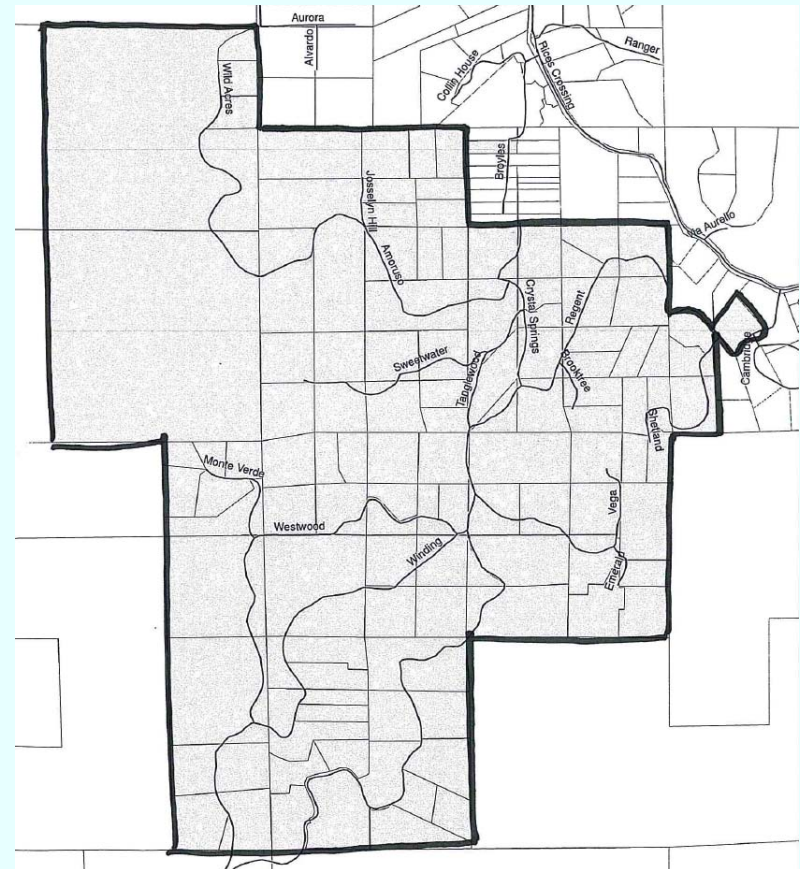
Current zoning is A/RR-40 and proposed is A/R-10. Requesting 5 acre lot size to allow for greater number of parcels to be created.

No further reduction in parcel size recommended. Per GP should be done as part of Community Plan.

Proposed Zoning

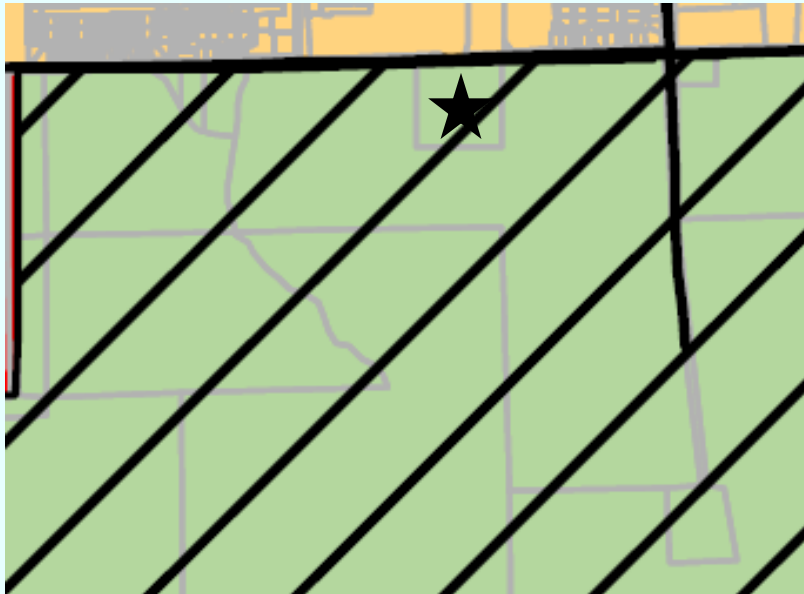


CSA 2

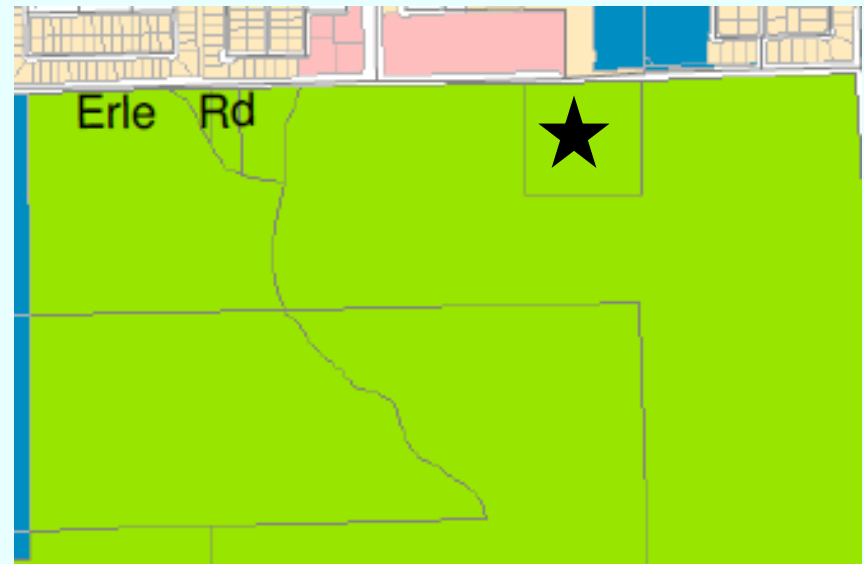


Requesting all of CSA 2 to be part of Dobbins/Oregon House Community Boundary (RR-5). CSAs are about road & infrastructure maintenance. Community Boundaries are based on 2030 & 1996 General Plans.

*2030 General Plan:
Planning Reserve (PR) over
Natural Resource (NR)*



*Proposed Zoning:
Planning Reserve over AE-80*

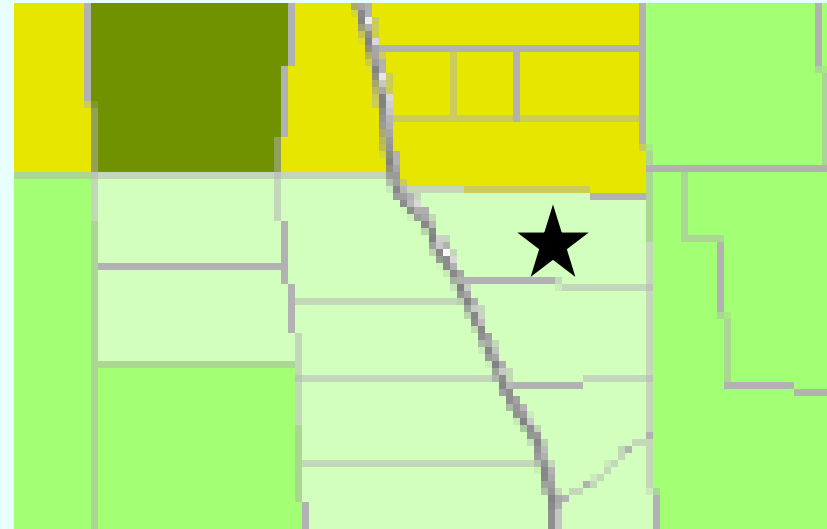


Property had inconsistent zoning & 96 General Plan (GP) designations. 2030 GP reclassified area and proposed zoning is consistent with 2030 GP. The site could become commercial, mixed-use, or other urban designation in the future when the rest of PR area has an approved plan.

Current Zoning A/RR-40



Proposed Zoning: AE-20



The County has never had a “foothill agriculture” zoning designation. The property is currently A/RR-40 and proposed zoning is AE-20. No Change Recommended

QUESTIONS

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