

# The County of Yuba

## Community Development & Services Agency

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**TO:** Board of Supervisors

**FROM:** Kevin Mallen, CDSA Director *KM*  
 Wendy Hartman, Planning Director *WH*

**DATE:** March 6, 2008

**SUBJECT:** Yuba County General Plan Update 2030  
 Board of Supervisors Study Session #4

### SUMMARY

This is the fourth scheduled workshop/study session that the Board has been holding for the purpose of addressing significant General Plan issues at an early stage in the process. The staff is seeking guidance and direction in order to proceed with the preparation of a draft plan that reflects the Board's early thoughts on these issues. The first study session focused on population growth, growth constraints and growth boundaries, the second session addressed transportation/circulation, and infrastructure/services, as well as an opportunity for the Board to add to prior comments on the first set of issues. The third session addressed economic development and jobs/housing balance issues. This session will address issues specific to the foothills communities as well as Beale Air Force Base and the Joint Land Use Study.

The Board has also tentatively scheduled a fifth workshop, in April, to address any remaining subjects relevant to the General Plan Update such as community design, to provide further direction on some of the issues addressed at prior workshops, and potentially to discuss alternatives to be considered in the General Plan process.

### BACKGROUND

These Board study sessions have been organized following the initial information gathering done for the General Plan update. The purpose is to solicit early input from the Board on significant issues raised at earlier meetings of the Board, or at the townhall meetings, Citizen's Advisory Committee meetings, or otherwise brought to the attention of the staff.

Additional townhall meetings, advisory committee meetings, stakeholder meetings, and public input are expected and may identify additional issues to be addressed.

Following these workshops the staff and consultants will prepare a draft General Plan and alternatives for further review and evaluation.

**DISCUSSION**

**FOOTHILL COMMUNITY ISSUES – COMMUNITY BOUNDARIES:** Community boundaries were adopted for some of the foothill areas of the County with the last General Plan to identify those areas of the County where some amount of rural commercial or rural-residential or even suburban development would occur. In most cases the boundaries reflect where densities of one unit per five acres or greater may occur and are centered on existing towns and rural centers, such as Loma Rica, Browns Valley, Dobbins and Brownsville. Community Boundaries have been established for Dobbins/Oregon House/Collins Lake; Brownsville/Challenge; Camptonville; Loma Rica/Browns Valley; Rackerby; and Log Cabin. The land uses within these boundaries vary from commercial to low density residential to rural residential and agricultural.

Two other types of community boundaries have been established with the Spring Valley Specific Plan, and the River Highlands Community Plan. These two areas are essentially undeveloped rural/agricultural areas that were considered for development in the early 1990’s. To date no development has occurred in Spring Valley and minimal development in the River Highlands Community Plan. These areas are different than the other community boundaries as they are not centered on existing communities.

As can be seen in the following chart, under the current General Plan there is a future estimated population buildout of 19,567 in the foothill communities. If the planned buildout of Spring Valley and River Highlands are added, that total population increases to 52,046. In order to put this into context with previous discussions, the total population buildout would equate to the addition of approximately 15,000 to 16,000 additional dwelling units.

<b><u>Estimated Current Buildout for Foothill Communities</u></b>		
<b>Community</b>	<b>Current Est. Pop.</b>	<b>Future Buildout</b>
Loma Rica/Browns Valley	4,500	12,625
Dobbins / Oregon House	2,400	4,104
Brownsville / Challenge	1,500	2,029
Camptonville	120	242
Log Cabin	170	282
Rackerby	140	285
<b>Subtotal</b>	<b>8,830</b>	<b>19,567</b>
<b>Planning Area</b>		
Spring Valley	--	7,771
River Highlands	750	24,708
<b>Subtotal</b>	<b>750</b>	<b>32,479</b>
<b>Total</b>	<b>9,580</b>	<b>52,046</b>

Question #1. *Should the General Plan consider modifying the boundaries previously established for these foothill communities?*

Question #2. *Are the Spring Valley and/or River Highlands Plans still acceptable concepts for the County? Should these plans be modified in the new General Plan?*

Question #3. *Are there any new communities that should be recognized in the General Plan?*

FOOTHILL COMMUNITY ISSUES – RURAL CENTERS/COMMERCIAL USES: Some of the foothill communities in Yuba County have active commercial centers, and most have the potential for additional growth. In some cases residents have expressed a desire for additional services in these rural areas. Others have suggested that additional development, even in small rural centers would not be appropriate for the County.

Question #4. *Should the General Plan seek out opportunities for additional commercial and residential growth in these rural centers or is the existing potential for growth adequate?*

FOOTHILL COMMUNITY ISSUES – OPEN SPACE/GRAZING LAND PROTECTION, DEER MIGRATION CORRIDORS/OAK WOODLAND PROTECTION: Perhaps the most dominant and impressive features of the Yuba County foothills are the open spaces characterized by vast oak woodlands, large tracts of grazing land and higher up, the coniferous forests. Many residents of these areas have expressed a desire to maintain these open spaces in order to preserve their quality of life. The existing General Plan addresses the preservation of grazing and forested lands in a number of ways. The Plan specifically talks about preserving 70% of the grazing lands. New state laws require that the County implement a program to protect and mitigate for the loss of oak woodlands. The protection of the migratory deer herds and their range areas has also been identified as an important issue for the residents.

The County has generally relied on minimum parcel sizes and setback standards as methods of minimizing impacts on open space resources. The lack of infrastructure in these areas and the limited demand have resulted in retention of these resources to date. Build out of the densities that are permitted would result in significant changes and the loss of much of the character of the foothills that residents have expressed a desire to maintain, not to mention the effect on services and infrastructure.

Question #5. *Should the updated General Plan look at specific implementation measures to address these concerns and identify methods to permanently protect these Yuba County resources? Could these include changes in minimum parcel sizes and the extent of areas designated for 5 and 10 acre parcels?*

There are two important state wildlife areas in the County that are utilized extensively for a variety of recreational activities by the public, Spenceville Wildlife Management and Recreation Area and the Daugherty Hill Wildlife Area. The current General Plan addressed the need to protect these areas and not to allow incompatible development to encroach on them. This has resulted in a policy of maintaining a significant setback from the boundaries of the wildlife areas for any new residential uses. The issue regarding setback standards on the adjoining private lands adjacent to permanent wildlife areas has been raised by some residents as an issue of concern.

Question #6. *Should the General Plan consider changes to current policies regarding wildlife area compatibility and setback standards?*

The clustering of development was identified as a means of permitting a certain amount of density while still protecting large tracts of open space lands. The County's General Plan and zoning ordinance address clustered developments and set up certain standards, some of which apply to the lower densities found in the foothills. In these areas clustered development and planned unit developments may achieve densities of one unit per five acres even where the basic zoning limits parcel sizes to 10, 20, or even, 40 acre parcels.

Question #7. *Should the County look at the clustering provisions of the plan and ordinance and consider further limitations on densities allowed?*

FOOTHILL COMMUNITY ISSUES – TRANSPORTATION/ INFRASTRUCTURE: The existing population density in the foothills region of the County is generally adequately served with the existing road and transportation system. Highway 20, serving Nevada County and acting as a major route to the valley and into the mountains, at times experiences substantial traffic. The proposed bypass of Marysville with a new Highway 20 route would impact the foothills in a number of ways. Potentially increased traffic, ease of access, and increased growth pressures in the foothills could affect the Yuba County foothill communities.

Question #8. *Does the proposed Marysville bypass create issues for the foothill communities of Yuba County that the General Plan should address?*

The foothill communities have developed as small rural communities that are not typically served with municipal type services. Both sewer and water are generally available in only small areas. Sewer service is only available in the rural community of Gold Village. The remainder of the foothill community relies on on-site sewer systems. Furthermore, current policies require either community water or sewer for any parcel less than 2.5 acres in size and both are required for parcels less than one acre.

Question #9. *Should the County either require public sewer and water of any substantial new development in the foothills, or should parcel sizes reflect the fact that on-site sewage disposal, and possibly wells will be required for the long term?*

Another issue for discussion regarding the foothill communities centers on allowed activities and how they relate to its rural character. Current rules allow for a number of permitted uses including rural residential development and a wide range of agricultural uses. Additionally, a wide range of conditionally permitted uses including restaurants, some light industrial uses, campgrounds, and hog farms (For a complete list of currently allowed uses see Attachment 1). The quantity of livestock on a given parcel of land has also been raised as a concern. Currently, there are no limitations on the quantity of livestock someone maintains on their property outside of those regulations for swine and dogs. It's important to note the fact that the waste generated from one horse is the equivalent to that generated by a family of four, raising the issue of foothill agricultural land carrying capacity.

Question #10. *Should the County consider stronger policies regarding allowed uses in the foothill communities? If so, should these policies include standards for acreage capacities for livestock?*

BEALE AIR FORCE BASE JOINT LAND USE STUDY/RECOMMENDATIONS: Last year the State Governor's Office of Planning and Research, in cooperation with the United States Air Force, the County, and other local agencies undertook a study of Beale Air Force Base and the impacts of surrounding land use and development on the operations at the base, as well as the base's impacts on the surrounding areas. The study looked at future as well as current operations at the base and identified numerous potential compatibility issues. The issues ranged from night lighting and bird strike hazards to noise and transportation issues. The intent was to identify issues that could be addressed that would ensure the long term viability of military operations at Beale and that would be flexible enough to allow for changes in the military's missions over time.

The Study has identified potential changes to the noise contours and aircraft operations safety zones (compatibility zones) that reflect the current mission and that reflect potential future missions.

Question #11. *How should the General Plan address the JLUS Study recommendations? Should the Plan reflect compatibility issues in the land use, noise and transportation sections based on the JLUS Study and the potential future mission scenario?*

ADDITIONAL DISCUSSION: As was mentioned at the previous workshops, it may be that the Board has additional issues or wishes to add to the previous comments. The staff would welcome any additional comments or direction.

Question #12. *With the additional information and discussion of these additional topics are there additional comments or other direction that the Board has at this time?*

## CONCLUSION

The Board's comments and any direction provided will assist in the preparation of the Draft General Plan and alternatives and insure that the continuing work reflects the Board's collective thoughts as much as possible. Following other workshops and at future meetings yet more opportunities for additional direction will be available.

### Attachment:

1. A/RR Zone Regulations

CHAPTER 12.25  
“A/RR” AGRICULTURAL/RURAL RESIDENTIAL ZONE

Sections:

- 12.25.010 Purpose
- 12.25.020 Permitted Uses
- 12.25.030 Uses Permitted with a Conditional Use Permit
- 12.25.035 Uses Permitted with a Minor Conditional Use Permit
- 12.25.040 Maximum Building Height
- 12.25.050 Signs: Maximum Distance Between Structures
- 12.25.060 Maximum Yard Requirements
- 12.25.070 Signs
- 12.25.080 Amended Division of Land
- 12.25.090 Repealed

**12.25.010 Purpose.**

(1) To preserve the rural character and amenities of these lands best utilized for low density residential development.

(2) To promote the most desirable use of land and the direction of building development in accordance with the General Plan. (Ord. #1375)

**12.25.020 Permitted Uses.**

The following uses and structures shall be permitted in the “A/RR” zone:

- (1) One single family residence.
- (2) In addition to the residence allowed under paragraph (1) above, one additional residence or mobile home for each parcel over ten (10) acres.
- (3) Growing and harvesting any agricultural crop or product.
- (4) The use of implements of husbandry including aircraft when used in growing crops or raising animals, except as may be regulated by other laws or regulations.
- (5) Aquiculture.
- (6) Game preserves or hunting or fishing clubs except those involving permanent dwellings, or buildings with waste disposal facilities.
- (7) Agricultural service establishments primarily engaged in performing agricultural animal husbandry services or horticultural services to farmers.
- (8) The use of implements of agriculture or aquiculture including aircraft, subject to all applicable regulations.
- (9) Livestock and fowl farming including raising, maintaining, and breeding of horses, cattle, hogs, rabbits, chickens and similar livestock. No barn, coop, stable or corral shall be located closer than

50 feet to any abutting dwelling except for caretaker quarters. The keeping of hogs shall not include more than one brood sow. Any additional brood sows shall constitute a hog farm and shall require a conditional Use Permit.

(10) Accessory buildings such as garages, carports, guest dwellings, barns, lath houses greenhouses, gardening sheds, recreation rooms and similar structures which are customarily used in conjunction with and incidental to a principal use or structure. (Ord. #1055)

(11) Home occupations as defined in Chapter 12.95.

(12) Storage of materials used for the construction of a building, including the contractor's temporary office, provided that such use is on the building site or immediately adjacent thereto, and provided further that such use shall be permitted only during the construction period and 30 days thereafter.

(13) Stands for the purpose of displaying and selling agricultural, floricultural or farming products which are grown or produced on the premises as well as related agricultural products, provided that there shall not be more than one stand per lot or parcel of land. The ground coverage of the stand shall not exceed 300 square feet, and it shall be set back from the street or highway right-of-way a distance of at least 20 feet. Such stand must be of good frame construction.

(14) Accessory buildings or structures required for the storage of any crops, products, equipment or uses lawfully permitted or produced on the premises.

(15) Family Day Care Homes in accordance with Chapter 12.120. (Ord. #1055, #1375)

#### **12.25.030 USES PERMITTED WITH A CONDITIONAL USE PERMIT.**

The following uses and structures may be permitted in the "A/RR" Zone if a conditional Use Permit has first been secured:

(1) Commercial uses as follows:

- (a) Professional or government offices.
- (b) Automotive service stations.
- (c) Automotive repair when conducted within a building.
- (d) Laundromats.
- (e) Plant nurseries.
- (f) Restaurants or bars.
- (g) Retail stores.
- (h) Barbershops, beauty parlors and similar personal service establishments.
- (i) Motels, hotels, and inns.
- (j) Equipment rental.
- (k) Commercial stables, riding academies. (Ord. #1055)

(2) Industrial uses including wrecking yards, lumber yards and auction yards, except uses involving the use of noxious, radioactive, explosive or highly combustible materials in sufficient quantities to be incompatible with the purpose of the zone.

(3) Game preserves or hunting or fishing clubs with dwellings or buildings having waste disposal facilities.

- (4) Cemetery or mausoleum.
- (5) Commercial or public dumping and disposal areas.
- (6) Mobile home Parks.
- (7) Off-site Advertising Signs. (\* Also see section 12.90.030)
- (8) Recreational Vehicle Parks and Campgrounds.
- (9) Travel Trailer Parks.
- (10) Public and private nonprofit nursery schools, elementary schools, junior high schools, high schools and colleges.
- (11) Churches and religious institutions, private clubs and lodges, public playgrounds and parks.
- (12) Government buildings and property.
- (13) Public utility buildings and public service or utility uses, (transmission and distribution lines excepted), including but not limited to reservoirs, storage tanks, pumping stations, telephone exchanges, power stations, transformer stations, service yards, parking lots and fire stations.
- (14) Sewage treatment plant and disposal area.
- (15) Hog farms.
- (16) Caretaker dwelling in addition to any permitted residences.
- (17) Kennels, animal hospitals and veterinary offices.
- (18) Residential Care facilities which serve more than six individuals. (Ord. #959)
- (19) Private utility transmission and distribution lines. (Ord. #1055)
- (20) Day Care Centers. (Ord. #1055, #1375)
- (21) Planned Unit Developments (See Chapter 12.80) (Ord. #1395)

**12.25.035 USES PERMITTED WITH A MINOR CONDITIONAL USE PERMIT.**

(1) Uses listed under 12.25.030(1) (a) through (k) that require 10 or less parking spaces pursuant to chapter 12.85. (Ord. #1375)

**12.25.040 MAXIMUM BUILDING HEIGHT.**

- (1) Thirty-five (35) feet for residential structures.
- (2) Fifty (50) feet for all agricultural, commercial, and industrial buildings. Electronic towers, antennas and similar structures of necessary mechanical appurtenances may exceed fifty (50) feet in height. (Ord. #1375)

**12.25.050 MAXIMUM DISTANCE BETWEEN STRUCTURES.**

The distance between any accessory building and a dwelling unit shall not be less than six (6) feet. (Ord. #1375) (\* Also see section 12.25.020 (9))

**12.25.060 MAXIMUM YARD REQUIREMENTS.**

(1) Front Yard: The minimum front yard shall be thirty (30) feet from the edge of the existing County right-of-way or easement.

(2) Side Yards: the minimum side yards shall be twenty-five (25) feet or 10 percent of the median lot width, whichever is less.

(3) Rear Yard: The minimum rear yard shall be twenty- five (25) feet. (Ord. #922, #1375)

**12.25.070 SIGNS.**

All signs shall be subject to the provisions of Chapter 12.90. (#1375)

**12.25.080 DIVISION OF LAND.**

(1) Lot sizes shall be consistent with the current Yuba County Zoning Map unless a Planned Unit Development is approved pursuant to Chapter 12.80 of the Yuba County Zoning Ordinance. (Ord. #1395)

(2) Notwithstanding anything to the contrary contained in this chapter, parcels which are developed with lawfully established commercial or industrial buildings may be created with minimum parcel sizes of less than 5 acres providing the resulting parcels comply with all other applicable provisions of the Yuba County Ordinance Code (Ord. #959)

(3) A land division of less than 5 acres may be approved in order to permit separation of lawfully established dwelling units provided the following conditions are present:

(a) The parcel before division contains more than one detached residential dwelling unit;  
and

(b) The second or successive dwelling unit has been lawfully established prior to the effective date of this ordinance. (Ord. #959, #1375)

**12.25.090 (DELETED) (Ord. #1375)**