

# The County of Yuba

## Community Development and Services Agency

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### PLANNING COMMISSION STAFF REPORT

#### DEVELOPMENT CODE UPDATE PUBLIC WORKSHOP

**MEETING DATE:** December 17<sup>th</sup>, 2025

**TO:** Planning Commission

**FROM:** Rachel Olson, Deputy Director CDSA

**RE:** Ordinance Amendment "LACT-25-0001" (2025 Yuba County Development Code and Zoning Map Update)

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**REQUEST:** Receive input on proposed amendments to the Yuba County Development Code and Zoning Map and recommend that the Board of Supervisors adopt the proposed amendments.

**RECOMMENDATION:** Recommending the Board of Supervisors repeal and reenact Title XI Development Code, amend the zoning map, and determine the project is exempt from CEQA review in accordance with CEQA Section 15183.

**BACKGROUND:** In June of 2011 the Yuba County Board of Supervisors (the Board) adopted the Yuba County 2030 General Plan and EIR. Zoning and land use ordinances are used to implement the goals and policies of the General Plan. On July 21, 2015 the Board adopted the Yuba County Development Code (DC) and Zoning Map. This was a wholesale update (last major update was 1983) to the zoning code and map to better reflect the goals of the County's General Plan.

At the time of the 2015 DC adoption, the Board asked that staff pay close attention during the first years of the DC and Zoning Map implementation to determine if any needed amendments were necessary. In the spring of 2016 staff brought back a number of minor amendments, clarifications, and zoning map changes to the Planning Commission for recommendations that the Board ultimately adopted. Given the success of the 2016 DC update, it was determined that reviewing the DC annually would be a thoughtful endeavor for all parties involved in the implementation of the DC and it would ensure that the DC was a more active and living document rather than a document bound by the time and date of its initial adoption.

This Development Code Update Public Workshop is to provide input to staff on the proposed code changes for the 2025 Development Code Update. The proposed staff changes are as follows:

- **Require Entitlement for Fuel Stations in all Commercial Districts:** Staff recommends that new fuel stations be subject to a conditional use permit (CUP) in all commercial zoning

districts. This process allows the County to evaluate site-specific compatibility, including buffers and impacts on nearby sensitive uses. Furthermore, given evolving transportation trends and alternative fuels, fuel stations may become less relevant over time, which raises concerns about long-term vacancies and blight. Requiring entitlements ensures potential impacts are thoroughly analyzed, appropriate mitigation applied, and land use decisions remain proactive and sustainable.

- **Consistency in Commercial Applicability Standards:** Staff recommends aligning the applicability thresholds across common commercial standards, specifically lighting, landscaping, screening, and trash enclosures. Standards would apply uniformly based on consistent percentage expansions of building square footage and the introduction of new uses on a property. Previously, each section noted different intervals, creating challenges for staff in applying the code consistently and adding complexity for developers and small businesses. Establishing uniform thresholds will make the development code more straightforward, predictable, and easier to navigate for applicants.
- **PSPP (Planned Sign Permit Program) to Allow Billboards:** As part of the 2024 zoning update, the Board approved amendments to the Planned Sign Permit Program (PSPP) to allow digital billboards, along with establishing specific requirements for their placement and operation. The 2025 update clarifies which existing static billboards are eligible to count toward the required removal ratio, ensuring a more transparent and user-friendly process.
- **Temporary Signs:** Temporary signs previously had no time limitations which was counterintuitive to the definition. Staff recommends a maximum duration of 30 days and for on-site businesses only. Placement within the County right-of-way is prohibited unless a Temporary Sign in Right-of-Way Permit is obtained, which is available exclusively to nonprofit organizations and community groups.
- **Recommended Tree List:** The previous code referenced an “Approved Tree List,” which has become outdated. To provide greater flexibility, staff has replaced it with a “Recommended Tree List” that highlights tree species well-suited to our region and communities. While these recommendations support healthy, climate-appropriate landscaping, we recognize that licensed landscape architects bring valuable expertise, and we remain open to alternative species that may offer improved performance or sustainability.
- **CalFire Knox Box in Rural Lot Design:** This section establishes development standards for rural lots and includes a requirement for the installation of a CalFire-approved Knox Box. This measure enhances emergency access for first responders and improves safety by facilitating secure entry and egress during emergencies.
- **Commercial Butcher:** Clarified the language related to commercial butchering services by incorporating it into the existing definition of grocery store operations. The update clearly distinguishes between on-site commercial butchering, such as meat cutting and preparation for retail, and larger-scale slaughter facilities, which remain regulated separately.
- **Commercial Operation of Indoor & Outdoor Personal Storage Facilities:** Clarified the definition of outdoor storage typically associated with a commercial business operation, such as equipment or material storage, and distinguished it from the commercial use of property for storing personal items or recreational vehicles in outdoor spaces. This update ensures that personal storage facilities are clearly defined and regulated separately from general outdoor storage uses.
- **Parking, Public or Private:** Clarified that this definition does not include the commercialized storage of personal or recreational vehicles, or boats; referencing Personal Storage.

### **Proposed DC Code Sections and Amendments:**

- 11.05.020, 11.07.020, 11.09.020, 11.10.020 and 11.11.020. Corrected table references to Temporary Uses and Special Events to 11.32.320
- Table 11.08.020 and Land Use Table Require MCUP for Fuel Station in Commercial Districts.
- 11.19.040 (F) Clarified text regarding steel posts used for production home fences.
- 11.19.060, 11.19.080, 11.19.090, 11.19.110, 11.25.020 and 11.24.020 Modified applicability of landscaping, parking, screening, and lighting standards to new uses and expansions over 10 percent.
- 11.19.070 and 11.19.080 Removed fabric as an allowable material for screening purposes.
- 11.19.070 Clarify distinction between commercial outdoor storage and personal storage of RVs and personal items.
- 11.22.050 Add requirement for CalFire Knox Box in rural lot design for emergency access.
- 11.24.060 Replace outdated “Approved Tree List” with a more flexible “Recommended Tree List”.
- 11.27.030 Clarified definition of small signs for the purpose of freedom of speech, political or religious messages.
- 11.27.040 and 11.27.120 Limit temporary signs to 30 days, for on-site businesses only, and prohibit placement in County right-of-way unless permitted for nonprofits/community groups.
- 11.27.130 Clarified Planned Sign Permit Program for which static billboards count toward removal requirements.
- 11.28.050 To comply with SB-5, a requirement was added for new buildings permitted or substantial improvement (>\$25k) to require ROW dedications of 20’ along all levee toes in RD 784.
- 11.32.060 Clarified that commercial butchering is allowed as part of grocery store operations and is distinct from slaughter facilities.
- 11.32.060 Removed VGB specific language pertaining to landscape for automobile sales and service.
- 11.32.080 Removed reference to recreational vehicles as an allowed housing types for Caretaker Residences.
- 11.32.130 (C) Farmers Markets must obtain and maintain all required licenses, certificates and health permits by the Environmental Health Department
- 11.32.250 Clarified verbiage of the location parameters for Residential Care Facilities.
- 11.32.320(I.3) Clarified that temporary events on commercial properties must have establish infrastructure to the appropriate size and scale of the event.
- 11.32.320 Clarify ability to obtain a TUP for Construction Yard
- 11.44.080 Removed Resource Inventory Map requirement.
- 11.53.110 (C) Clarified text regarding extensions of discretionary permits.
- Division VI: General Terms. Clarified definition of Parking, Public or Private which does not include commercialized storage of personal or recreational vehicles.
- Land Use Table.

- Corrected allowable uses for Agriculture Industrial Districts, removing Single Family and ADUs, to align with Table 11.05.030.
- Corrected reference to Farmers Market section to 11.32.130.
- List of Tables
  - Corrected reference to Table 11.32.140 Home Occupations

**Proposed Zoning Map Changes:** In addition to minor amendments, modifications, and corrections to the Development Code text, several changes are proposed to the Official Zoning Map to align zoning with current land uses. These changes include correcting zoning inconsistencies in the VGB, addressing small properties with improper zoning, and updating zoning for County-owned properties to allow for a broader range of uses.

The 2025 Proposed Development Code clean and strikethrough versions, and proposed Zoning Map changes, can be found on the Planning Department's webpage at, [https://www.yuba.gov/departments/community\\_development/planning\\_department/development\\_code.php](https://www.yuba.gov/departments/community_development/planning_department/development_code.php)

**ENVIRONMENTAL REVIEW:** The Development Code and Zoning Map Update implement several action items of the 2030 General Plan. An Environmental Impact Report (EIR) was prepared and certified for the 2030 General Plan on June 7, 2011. Staff determined that the Development Code and Zoning Map edits are exempt from further environmental review in accordance with the California Environmental Quality Act, Section 15183. Projects consistent with the development density established by existing zoning, community plan, or general plan policies for which the 2030 Yuba County General Plan EIR was certified shall not require additional environmental.

The proposed Project would make revisions, additions, corrections and clarifications to various sections of the County Code to ensure consistency with and successful implementation of the 2030 General Plan. The Development Code project also includes a Zoning Map that has also been identified in the 2030 General Plan as implementation tools for various goals and policies. This IS/ND, which is ultimately required to be adopted by the Yuba County Board of Supervisors in accordance with CEQA, is intended as an informational document. This IS/ND addresses all environmental issues listed in Appendix G of the CEQA Guidelines. Future land uses allowed pursuant to the proposed Development Code will be subject to permitting and project specific use, development and design conditions as governed by the Development Code, as edited. Additionally, future land uses would be subject to review on a project-by-project basis to determine compliance with CEQA. If necessary, project-level CEQA review will be required to determine project-specific impacts. Evaluation of future project-level impacts would be too speculative to include in this IS/ND (see CEQA Guidelines Section 15145).

**Prior Environmental Documents:** The Yuba County 2030 General Plan Program EIR, from which this ND is tiered with, evaluated impacts associated with the 2030 General Plan, including cumulative impacts associated with future development occurring under the 2030 General Plan. The 2030 General Plan Program EIR is available for public review at the County of Yuba Community Development and Services Agency, located at 915 8th Street, Suite 123; Marysville, California.

*County of Yuba 2030 General Plan Program Environmental Impact Report (EIR), June 2011,  
State Clearinghouse No. SCH #20100625*

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ATTACHMENTS:

None