



**NOTICE OF PUBLIC HEARING & AVAILABILITY OF A NEGATIVE DECLARATION  
BEFORE THE YUBA COUNTY PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the Yuba County Planning Commission on **Wednesday, May 20, 2015, at 6:00 p.m.**, or soon thereafter in the Board of Supervisor's Chambers, Yuba County Government Center, 915 8<sup>th</sup> Street, Marysville, CA, to consider the following project:

**Ordinance Amendment OA2011-0001 (Yuba County Code Update: Development Code, Zoning Map & related code sections):** The applicant, Yuba County, is requesting a recommendation of an Ordinance Amendment to update the County's Code; specifically the County's Zoning Ordinance (Title XII) and Development Code (Title XI) which are being combined into one title (Title XI) referred to as the Development Code (DC) and an update of the County's Zoning Map. The purpose of the Development Code Update is to implement the County's 2030 General Plan. The Yuba County General Plan calls for comprehensive revisions to the County's Zoning Ordinance and related land use regulations which have not been comprehensively updated since the 1980s. The Development Code update will guide future development and design throughout the unincorporated areas of Yuba County. For more information go to the County's Frequently Asked Questions page located at [www.yubazoningupdate.org/FAQs.aspx](http://www.yubazoningupdate.org/FAQs.aspx)

General Plan and Zoning designations affected by Ordinance Amendment OA2011-0001: Countywide, applicable to all land within the unincorporated area of the County. Thus the project applies to the following General Plan designations: Valley Neighborhood, Rural Community, Natural Resources, Public/Quasi-Public, Commercial Mixed Use, Employment, Employment Village, and Planning Reserve. The Development Code and Zoning Map update will update existing zoning designations and add new designations; therefore OA2011-0001 applies to all zoning designations within unincorporated Yuba County.

**Environmental Determination:** A Negative Declaration pursuant to the California Environmental Quality Act (CEQA) has been prepared for the project. The public comment period for the Negative Declaration begins on April 29, 2015 and ends on May 19, 2015 at 4 p.m. The Document is available for review at the Planning Department or online at: <http://www.yubazoningupdate.org/> The Planning Commission will be making a recommendation to the Board of Supervisors on the proposed project and CEQA determination (OA2011-0001) as it pertains to the Development Code and Zoning Map Update. Other Code amendments and implementation programs addressed in the Negative Declaration will be acted on by the Planning Commission and Board of Supervisors at a future date and will be subject to notification and public hearing requirements. For additional information, contact: Wendy Hartman at [planning@co.yuba.ca.us](mailto:planning@co.yuba.ca.us)

Any person wishing to testify at the Planning Commission hearing on the project referenced above may appear before the Commission at the prescribed time and place, or may submit written comments to the Community Development and Services Agency: Planning Department at 915 8<sup>th</sup> Street, Suite 123, Marysville, CA 95901. The project files are available for inspection at the same address.

The Planning Commission's action on the project may be appealed by any interested person to the Board of Supervisors by filing a written appeal with the Clerk of the Board within 10 days following the Planning Commission's action on the project. Please note, the Commission's action on this project is solely a recommendation to the Board of Supervisor's which must also hold a public hearing on the project. If you challenge the action of the Planning Commission or Board of Supervisors regarding this matter in court, pursuant to Government Code section 65009 you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Department at, or prior to the Public Hearing.