

BOARD OF SUPERVISORS

AGENDA

Meetings are located at:
Yuba County Government Center
Board Chambers, 915 Eighth Street
Marysville, California



Agenda materials are available at the Yuba County Government Center, 915 8th Street, Marysville and www.co.yuba.ca.us. Any disclosable public record related to an open session item and distributed to all or a majority of the Board less than 72 hours prior to the meeting is available for public inspection at Suite 109 of the Government Center during normal business hours.

JUNE 28, 2016

8:30 A.M. YUBA COUNTY WATER AGENCY

9:30 A.M. YUBA COUNTY BOARD OF SUPERVISORS - Welcome to the Yuba County Board of Supervisors meeting. As a courtesy to others, please turn off cell phones, pagers, or other electronic devices, which might disrupt the meeting. All items on the agenda other than Correspondence and Board and Staff Members Reports are considered items for which the Board may take action. The public will be given opportunity to comment on action items on the agenda when the item is heard and comments shall be limited to three minutes per individual or group.

- I. **PLEDGE OF ALLEGIANCE** - Led by Supervisor Vasquez
- II. **ROLL CALL** - Supervisors Vasquez, Nicoletti, Griego, Abe, Fletcher
- III. **CONSENT AGENDA**: All matters listed under the Consent Agenda are considered to be routine and can be enacted in one motion.
 - A. Administrative Services
 1. (246-0616) Adopt resolution authorizing Purchasing Agent to reject bids received for Child Welfare Services door project.
 - B. Board of Supervisors
 1. (280-0616) Approve and ratify appointments of Maryls Eatmon and Angie Gates to the Yuba County Community Services Commission as Low Income Sector representatives for four year terms.
 - C. Clerk of the Board of Supervisors
 1. (258-0616) Appoint Richard H. Webb to Yuba County Community Services Commission as a District One Representative with a term to end December 31, 2018.
 - D. Community Development and Services
 1. (259-0616) Adopt resolution supporting Yuba County Water Agency grant application to California Department of Fish and Wildlife for South Canal Fish Screen Project.
 2. (260-0616) Make finding that adequate progress has been made towards providing adequate flood protection facilities for Reclamation District 784 Levee System.
 3. (261-0616) Approve agreement with USDA, Forest Service Plumas National Forest for bridge construction on Oregon Hill Road and authorize Chair to execute.
 4. (262-0616) Award contract to the apparent low bidder for the Goldfields Parkway Extension project from north end of existing Goldfields Parkway to North Beale Road and authorize Chair to execute upon review and approval of Counsel.
 5. (263-0616) Award contract to the apparent low bidder for Bridge Replacement and Realignment of Scales Road Bridge over Slate Creek project and authorize Chair to execute upon review and approval of Counsel.

6. (264-0616) Award contract to the apparent low bidder for Hammonton Smartsville Road Shoulder Widening and Curve Corrections at Doolittle Gate to the east of South Golden Parkway to the west of project and authorize Chair to execute upon review and approval of Counsel.
7. (247-0616) Authorize borrowing \$8,000 from County Service Area 66 to County Service Area 59 for road maintenance.
8. (248-0616) Authorize disbursement in the total amount of \$441,431.01 from Measure D Fund 807 to County Road Fund 102 for \$418,255.88, City of Marysville for \$17,657.24 and City of Wheatland for \$5,517.89.

E. County Administrator

1. (265-0616) Authorize Regional Waste Management Authority grant application to California Department of Resources Recycling and Recovery on County behalf for the Used Oil Payment Program for Fiscal Year 2016-2017 and approve submittal of County Administrator letter.

F. District Attorney

1. (266-0616) Authorize budget transfer in the total amount of \$6,500 to reconcile year-end expenditures for Fiscal Year 2015/2016.
2. (249-0616) Adopt resolution authorizing District Attorney to execute grant agreements for funding under United States Bureau of Justice Assistance Grant Program.

G. Health and Human Services

1. (267-0616) Approve agreement with Grace Source, Inc. for differential response services under Child Abuse Prevention, Intervention and Treatment, Community Based Child Abuse Prevention, and County Children's Trust Fund program and authorize Chair to execute. (Human Services Committee recommends approval)
2. (268-0616) Approve Amendment No. 2 to service agreements in the amount of \$25,000 each with Progress House and Community Recovery Resources and authorize Chair to execute.
3. (269-0616) Adopt resolution authorizing agreement with California Department of Public Health Supplemental Nutrition Assistance Program Education (SNAP-Ed) for Fiscal Year 2016-2019.

H. Office of Emergency Services

1. (250-0616) Adopt resolution proclaiming the existence of ongoing local drought emergency in Yuba County pursuant to Government Code §8630.

I. Public Guardian

1. (270-0616) Approve Memorandum of Understanding with Sutter-Yuba Mental Health for July 1, 2016 through June 30, 2018 and authorize Chair to execute.

J. Sheriff-Corner

1. (271-0616) Approve agreement with Yuba County Water Agency for law enforcement services for limited term May 15, 2016 through September 15, 2016 and authorize Chair to execute.

K. Sutter-Yuba Mental Health Services

1. (279-0616) Adopt resolution to rename Sutter-Yuba Mental Health Services to Sutter-Yuba Behavioral Health.

IV. **PUBLIC COMMUNICATIONS:** Any person may speak about any subject of concern provided it is within the jurisdiction of the Board of Supervisors and is not already on today's agenda. The total amount of time allotted for receiving such public communication shall be limited to a total of 15 minutes and each individual or group will be limited to no more than three minutes. Prior to this time speakers are requested to fill out a "Request to Speak" card and submit it to the Clerk of the Board of Supervisors. Please note: No Board action can be taken on comments made under this heading.

V. **COUNTY DEPARTMENTS**

A. Auditor-Controller

1. (272-0616) Receive Independent Auditors Financial Statements and Single Audit report for Fiscal Year ending June 30, 2015. <http://www.co.yuba.ca.us/Departments/Auditor-Controller/>

B. Health and Human Services

1. (273-0616) Authorize Contingency Fund transfer in the amount of \$10,000 for General Assistance Program projected year end expenditures for Fiscal Year 2015-2016. (4/5 vote required)

C. Yuba Sutter Economic Development Corporation

1. (274-0616) Adopt resolution approving Yuba Sutter Comprehensive Economic Development Strategy for Fiscal Year 2016-2017. (Ten minute estimate)

D. **10:30 A.M.** County Administrator

1. (275-0616) Receive Fiscal Year 2016-2017 Proposed Budget; direct copies be made available to public; accept Proposed Budget as interim spending plan, including position allocation changes; set dates for Budget Workshop of August 16 and 17, 2016; and set Final Budget Hearings for September 20 - 27, 2016. (Thirty minute estimate)

VI. **CORRESPONDENCE: The Board may direct any item of informational correspondence to a department head for appropriate action.**

- A. (276-0616) Letter from Office of the Governor enclosing a proclamation calling the General Election on Tuesday, November 8, 2016.
- B. (277-0616) Audit Report for Community Services Commission from 07/01/2014 - 06/30/2015.
- C. (278-0616) Annual Sutter-Yuba Behavioral Health Advisory Board's Report for Fiscal Year 2015-16.
- D. (255-0616) Two notices from California Fish and Game Commission regarding Conflict of Interest Code and Coast yellow leptosiphon croceus as endangered species.
- E. (256-0616) Agenda from Central Valley Regional Water Quality Control for June 22 - 24, 2016.

VII. **BOARD AND STAFF MEMBERS' REPORTS: This time is provided to allow Board and staff members to report on activities or to raise issues for placement on future agendas.**

VIII. **CLOSED SESSION**

- A. Personnel pursuant to Government Code §54957.6(a) - Labor Negotiations DSA/MSA/YCPOA/County of Yuba Negotiating Parties: Abel
- B. Conference with Real Property Negotiator pursuant to Government Code §54956.8 - Property: APN 019-270-047, 048, 049 (Owners Broliar, Milton and Sandra) Negotiating Parties: Mike Lee Negotiation: Terms of Price

IX. **RECESS TO 1:30 P.M.**

X. **1:30 P.M. COST ACCOUNTING HEARINGS** If a party to an assessment hearing before the Yuba County Board of Supervisors seeks to challenge in court a decision of the Board, pursuant to Yuba County Ordinance Code 1.16.070 and California Code of Civil Procedure 1094.6, any application for judicial review of such decision must be filed in the appropriate court not later than the 90th day following the date on which the Board decision was made.

- A. (150-0416) Hold Hearing and adopt findings of facts, conclusions of law and orders authorizing the assessment of administrative and abatement costs and penalties in the amount of \$15,871.28 and the recording of a lien regarding 9248 Spring Valley Road, Marysville, CA 95901, Charles M. and Maurine L. Harrold. (Continued from April 26, 2016) (Roll call vote) (Ten minutes)
- B. (153-0416) Hold Hearing and adopt findings of facts, conclusions of law and orders authorizing the assessment of administrative and abatement costs and penalties in the amount of \$105,441.41 and the recording of a lien regarding 1791 East Eleventh Avenue, Olivehurst, CA 95961, owned by Diane Stanaland. (Continued from April 26, 2016) (Roll call vote) (Ten minutes)
- C. (154-0416) Hold Hearing and adopt findings of facts, conclusions of law and orders authorizing the assessment of administrative and abatement costs and penalties in the amount of \$462,954.42 and the recording of a lien regarding 9943 Camper Lane, Brownsville, CA 95919, Rufus M. and AE Sun Monts. (Continued from April 26, 2016) (Roll call vote) (Ten minutes)

XI. **PUBLIC HEARINGS AND ORDINANCE:** If you challenge in court the action or decision of the Yuba County Board of Supervisors regarding a zoning, planning, land use or environmental protection matter made at any public hearing described in this notice, you may be limited to raising only those issues you or someone else raised at such public hearing, or in written correspondence delivered to the Yuba County Board of Supervisors at, or prior to public hearing.

- A. (251-0616) Public Hearing - Hold public hearing to consider proposed change to assessments for County Service Area No. 9, absent a majority protest, adopt resolution to establish assessments to take effect on July 1, 2016. (Roll Call Vote) (Fifteen minute estimate)
- B. (252-0616) Public Hearing - Hold public hearing to consider proposed change to assessments for County Service Area No. 20, absent a majority protest, adopt resolution to establish assessments to take effect on July 1, 2016. (Roll Call Vote) (Fifteen minute estimate)
- C. (253-0616) Public Hearing - Hold public hearing to consider proposed change to assessments for County Service Area No. 39, absent a majority protest, adopt resolution to establish assessments to take effect on July 1, 2016. (Roll Call Vote) (Fifteen minute estimate)
- D. (254-0616) Ordinance - Hold public hearing, waive reading and adopt ordinance repealing and reenacting certain Chapters and Sections of Title 11 Development Code; approve changes to Zoning Map; and adopt Initial Study and Negative Declaration. (Thirty minute estimate) (Continued from June 21, 2016 for lack of a quorum per Government Code §65095) (Roll Call Vote)

XI. **ADJOURN**

In compliance with the Americans with Disabilities Act, the meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need disability-related modifications or accommodations to participate in this meeting, please contact the Clerk of the Board's office at (530) 749-7510 or (530) 749-7353 (fax). Requests must be made two full business days before the start of the meeting. To place an item on the agenda, contact the office of the Clerk of the Board of Supervisors.



Administrative Services Memorandum

To: Board of Supervisors
CC: Robert Bendorf, County Administrator
From: Doug McCoy, Director, Administrative Services
Date: June 21, 2016
Re: CWS Door Project

Recommendation

The Board approves the attached resolution to authorize the Purchasing Agent to reject the bids received for the Child Welfare Services (CWS) door project.

Background

CWS has a slider-style entrance door that had been having service issues. Buildings & Grounds determined they were not able to fix it. So Health & Human Services asked B&G to look in to the cost to replace the door. A specification was written and an RFP was created and distributed to replace the door.

Discussion

During the bidding process, it was determined the door could be serviced by the manufacturer's representative for significantly less money; and that this might solve the performance issues. HHS and B&G decided it was worth a try and had the service completed. This resolved the issues.

Thus the RFP responses were rendered unnecessary and moot. Under Public Contract Code, we need Board permission to reject all bids since the work is no longer necessary.

Committee Action

Due to the routine nature of this request, this has bypassed committee and been brought directly to your Board for review.

Fiscal Impact

The net savings by servicing the existing door versus replacing it was approximately \$6000.

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**BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF YUBA**

RESOLUTION	RESOLUTION NO. _____
AUTHORIZE THE PURCHASING AGENT)
TO REJECT THE BIDS RECEIVED FOR)
THE CHILD WELFARE SERVICES DOOR)
PROJECT)

WHEREAS, Child Welfare Services (CWS) has an slider entrance door in to their suite at the Packard Avenue facility; and

WHEREAS, this slider door has fallen out of adjustment and the leadership of HHS asked Buildings & Grounds to look a possible door replacement; and

WHEREAS, assuming a replacement was the best solution at the time, and RFP was created and distributed; and

WHEREAS, during the course of the RFP process it was determined that the door had not been adequately serviced before a decision to replace the unit was made; and

WHEREAS, service was performed by the distributor and following this service it was determined the door now met the needs of the department; and

WHEREAS, prior to this service the RFP process had already been initiated; and

WHEREAS, now that the door is working, the bids are no longer necessary and should be rejected.

NOW, THEREFORE, BE IT RESOLVED, The Yuba County Board of Supervisors by a 4/5 vote hereby authorizes the Purchasing Agent to reject the bids received for the CWS door

replacement and rescinds the offering.

The work shall be considered complete.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Yuba, State of California on the _____ day of _____, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chair

ATTEST: DONNA STOTTLEMEYER
CLERK OF THE BOARD OF SUPERVISORS

ANGIL P. MORRIS-JONES
YUBA COUNTY COUNSEL
APPROVED AS TO FORM:





YUBA COUNTY COMMUNITY SERVICES COMMISSION

TO: Board of Supervisors
FROM: Yuba County Community Services Commission
SUBJECT: Ratify new commissioners
DATE: June 28, 2016

Recommendation

Approve and ratify the appointment of Marlys Eatmon (low income sector representative) and Angie Gates (low income sector representative) to the Yuba County Community Services Commission.

Background

Yuba County Community Services Commission bylaws indicate all applicants shall be elected by the Commission members, and ratified by the Board of Supervisors. Low income representatives serve a term of four years.

Discussion

Notices of commission vacancies were sent to the Appeal Democrat, Territorial Dispatch, KUBA Radio and Results radio. Both applicants are residents of Yuba County and meet the qualifications to be a commissioner. The commission reviewed and approved the applications at their regular commission meeting on May 24, 2016.

Fiscal Impact

None

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The County of Yuba


Office of Clerk of the Board of Supervisors

(258-0616) Appoi... - 1 of 2



258-0616

To: Board of Supervisors

From: Donna Stottlemeyer, Clerk of the Board 

Subject: Community Services Commission – District One Representative

Date: June 28, 2016

Recommendation

Appoint Richard H. Webb to the Community Services Commission as the District One representative for a term to end December 31, 2018.

Background and Discussion

The Local Appointment List of all Boards/Commissions/Committees is continually posted indicating vacancies, appointees, terms of office, qualifications and meeting information and updated bi-monthly. This is an unscheduled vacancy due to the resignation of Mr. Rob Klotz May 3, 2016. One application from Mr. Webb has been received and is attached for your review. Supervisor Vasquez recommended appointment.

In light of the expressed interest, it would be appropriate to make the appointment at this time.

Fiscal Impact

None

Committee Action

None required.

/mp

attachment



YUBA COUNTY COMMUNITY SERVICES COMMISSION

(258-0616) Appoi... - 2 of 2

APPLICATION FOR COMMISSION MEMBERSHIP

CHOOSE ONE: ☐ PRIVATE SECTOR REPRESENTATIVE ☐ LOW INCOME REPRESENTATIVE ☐ PUBLIC SECTOR REPRESENTATIVE

NAME Richard H. Webb

MAILING ADDRESS [REDACTED] Marysville CA 95901

RESIDENCE ADDRESS [REDACTED] Marysville CA 95901

HOME TELEPHONE [REDACTED] BUSINESS TELEPHONE [REDACTED] CELL [REDACTED]

EMAIL [REDACTED]

OCCUPATION/PROFESSION Fire Chief, Linda Fire Protection District

SUPERVISORIAL DISTRICT One

REASONS FOR WISHING TO SERVE ON THIS COMMISSION I routinely interact with the low income and homeless population and have a desire to assist in finding solutions to the issues facing individuals in those situations.

QUALIFICATIONS FOR SERVING ON THIS COMMISSION I think my experience of working for over 30 years in the Linda area, routinely interacting with the low income and homeless populations gives me a unique insight to some of the challenges facing those populations. I am also knowledgeable about Yuba County government and the various agencies and departments that have or will have a roll in achieving the goals of this Commission.

LIST ANY PUBLIC POSITIONS CURRENTLY HELD Fire Chief, Linda Fire Protection District

LIST OTHER BOARDS ON WHICH YOU CURRENTLY SERVE, OR HAVE PREVIOUSLY SERVED CAL OES Fire and Rescue Advisory Committee / FIREScope Board of Directors, Northern California Special Districts Insurance Authority, Yuba County Fire Chiefs Association, Yuba-Sutter Emergency Medical Care Committee, Yuba County Disaster Council, Yuba County Terrorism Task Force.

I HEREBY DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNATURE

[Signature]

DATE

6/7/14

Return this application to
Yuba County Community Services Commission
950 Tharp Road, Suite 1303, Yuba City, CA 95993
(530) 751-8555

Attach additional sheets as deemed necessary

The County of Yuba

Community Development & Services Agency

Kevin Mallen, Director

Phone – (530) 749-5430 • Fax – (530) 749-5434
915 8th Street, Suite 123
Marysville, California 95901

www.co.yuba.ca.us



(259-0616) Adopt... - 1 of 4

CODE ENFORCEMENT
749-5455 • Fax 749-5464

ENVIRONMENTAL HEALTH • CUPA
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PLANNING
749-5470 • Fax 749-5434

PUBLIC WORKS • SURVEYOR
749-5420 • Fax 749-5424

FINANCE AND ADMINISTRATION
749-5430 • Fax 749-5434

TO: BOARD OF SUPERVISORS

FROM: Daniel W. Peterson, Principal Engineer, Department of Public Works

SUBJECT: Resolution of Support for Yuba County Water Agency's South Canal Fish Screen Project Planning Grant Application

DATE: June 28, 2016

Recommendation

That the Board adopt a resolution supporting the Yuba County Water Agency's South Canal Fish Screen Project - planning grant application.

Background

The Yuba County Water Agency operates a fish screen on the Yuba River; this fish screen has been the subject of ongoing Federal and state agency discussions regarding potential adverse effects to local fish species. The YCWA is requesting a planning grant to address Federal and state concerns regarding the operation of the existing fish screen.

Discussion

The California Department of Fish and Wildlife (CDFW) is making available \$31.4 million in direct funding for planning, design, and implementation, of watershed restoration grant projects through the Proposition 1 Restoration Grant Program. The Yuba County Water Agency is submitting a planning grant application to examine concerns regarding the operation of its existing fish screen on the Yuba River. Staff believes that it is in the best interests of a wide variety of County stakeholders to devise solutions to natural resource issues such as the fish screen, while still maintaining sustainable agricultural operations which are critical to the local economy.

Due to the Yuba County Water Agency's county-wide jurisdiction and long history of water supply and water management, staff recommends that the Board of Supervisors support the Yuba County Water Agency's planning grant application.

Committee:

This item has already been before the Yuba County Water Agency Board of Directors.

Fiscal Impact:

Should the Yuba County Water Agency be awarded the planning grant funding, the Agency would be responsible for administering the planning process. The fiscal impact on the County would be negligible.

**BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF YUBA**

RESOLUTION SUPPORTING THE YUBA COUNTY)
 WATER AGENCY'S APPLICATION TO THE CA.)
 DEPARTMENT OF FISH AND WILDLIFE FOR FUNDING)
 IN SUPPORT OF THE SOUTH CANAL FISH SCREEN)
 ON THE YUBA RIVER)

RESOLUTION NO:

WHEREAS, the Yuba County Water Agency (YCWA) operates a fish screen on lands owned by the ACE (South Canal Fish Screen), and

WHEREAS, the South Canal Fish Screen is the subject of ongoing Federal and state agency discussions and negotiations to ensure that the screen functions consistently with applicable regulations, and

WHEREAS, it is in the best interests of a wide variety of County stakeholders to devise solutions to natural resource issues such as the Fish Screen, while still maintaining sustainable agricultural operations which are critical to the local economy, and

WHEREAS, the California Department of Fish and Wildlife (CDFW) is making available \$31.4 million in direct grant funding for planning and design, as well as implementation, of (1) Watershed Restoration and (2) Delta Water Quality and Ecosystem Restoration Grant Programs through the Proposition 1 Restoration Grant Program, and

WHEREAS, the South Canal Fish Screen Project is proposed to address concerns regarding the potential adverse effects to local fish species caused by previous diversion facilities owned and operated by YCWA, while assuring the reliability of the water supply for beneficial uses within Yuba County, and

WHEREAS, the South Canal Fish Screen Project is considered a planning project within the guidelines of the Watershed Restoration Grant Program, and

WHEREAS, the South Canal Fish Screen project is fully consistent with the guidelines published on May 19, 2016 by the CDFW- Proposition 1 Restoration Grant Program, and

WHEREAS, the South Canal Fish Screen project is fully consistent with the funding priorities published on May 19, 2016 by the CDFW- Proposition 1 Restoration Grant Program, namely "Protect and Restore Anadromous Fish Habitat", and

WHEREAS, the Yuba County Water Agency has agreed to act as the applicant for the funding application to CDFW for the South Yuba Fish Screen project; and

WHEREAS, the County of Yuba wishes to assist the YCWA and its Member Units address concerns regarding adverse effects to local fish species caused by previous fish screen facilities owned and operated by YCWA through the South Canal Fish Screen project while minimizing the financial impact of such a project on the various agencies.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Yuba hereby supports the YCWA's South Canal Fish Screen Project planning grant application, to design and permit a project that will protect against potential adverse effects to local fish species caused by previous fish screen facilities while assuring the reliability of the water supply for beneficial uses within Yuba County.

PASSED AND ADOPTED by the Board of Supervisors of the County of Yuba, this ____ day of _____, 2016, by the following vote:

AYES:

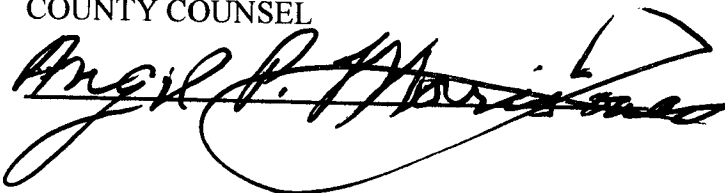
NOES:

ABSENT:

Chairman, Board of Supervisors

ATTEST: DONNA STOTTLEMEYER
CLERK OF THE BOARD OF SUPERVISORS

APPROVED AS TO FORM
COUNTY COUNSEL



The County of Yuba

Community Development & Services Agency

Kevin Mallen, Director

Phone – (530) 749-5430 • Fax – (530) 749-5434
915 8th Street, Suite 123
Marysville, California 95901

www.co.yuba.ca.us



(260-0616) Make ... - 1 of 6

CODE ENFORCEMENT
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FINANCE AND ADMINISTRATION
749-5430 • Fax 749-5434

TO: BOARD OF SUPERVISORS

FROM: Daniel Peterson, Principal Engineer / Public Works

SUBJECT: Finding of Adequate Progress towards Providing Adequate Flood Protection

DATE: June 28, 2016

Recommendation

That the Board make a finding that adequate progress has been made towards providing adequate flood protection facilities.

Background

In 2007, the California Legislature passed six interrelated bills outlining a comprehensive approach to improving flood management at the state and local levels, with elements to address both the chance of flooding and the consequences when flooding does occur. The legislation requires State and Local governments to develop plans to address flood control system problems in the Central Valley, provide updated information on flood risk, and require local land use planning and management to consider potential flood risks.

Among the six bills, Senate Bill 5 (SB 5) contains the provisions most relevant to the *Urban Level of Flood Protection Criteria*. This bill requires all cities and counties within the Sacramento-San Joaquin Valley to make findings related to an urban level of flood protection (ULOP) or demonstrate adequate progress toward providing the urban level of flood protection before (1) entering into a development agreement for property that is located within a flood hazard zone; (2) approving a discretionary permit or entitlement for any property development or use, or approving a ministerial permit that would result in construction of a new residence for a project that is located in a flood hazard zone; or (3) approving a tentative map/parcel map for a subdivision that is located in a flood hazard zone (see California Government Code Sections 65865.5, 65962, and 66474.5).

Discussion

Cities or counties can make four different types of findings related to an ULOP:

1. Flood management facilities provide 200-year level of protection;

2. The city or county has imposed conditions on a development action that are sufficient to provide 200-year level of protection;
3. The local flood management agency is making adequate progress on construction/improvement of flood facilities that will provide 200-year level of protection by 2025; or
4. For property in areas without a finding of 200-year protection, the property meets the 200-year level of protection.

The Three Rivers Levee Improvement Authority (TRLIA) has completed most repairs and improvements to the levees surrounding the urban area of Reclamation District (RD) 784 in South Yuba County. These repairs have been underway since 2004 and had as their purpose to provide 200-year Urban Level of Flood Protection (ULOP) to South Yuba County. TRLIA has supplied the proper information, technical evaluations and certifications in accordance with state requirements and has provided the Substantial Evidence needed for the Board of Supervisors to make a Finding that TRLIA has made adequate progress towards an ULOP for the RD 784 levee system (Finding Type #3). Similarly, the Board of Supervisors can make a finding that the County's current floodplain management ordinance (Title X, Chapter 10.30 of the Yuba County Ordinance Code) imposes conditions on development actions that will provide 100-year level of protection in non-urban areas. A full copy of the Substantial Evidence Engineer's Report is on file at the office of the Clerk of the Board of Supervisors.

Fiscal Impact:

There is no fiscal impact to Yuba County should the Board of Supervisors make a finding of adequate progress. However, should the Board of Supervisors not make a finding of adequate progress, the County would be prohibited by State law from (1) entering into a development agreement for property that is located within a flood hazard zone; (2) approving a discretionary permit or entitlement for any property development or use, or approving a ministerial permit that would result in construction of a new residence for a project that is located in a flood hazard zone; or (3) approving a tentative map/parcel map for a subdivision that is located in a flood hazard zone (see California Government Code Sections 65865.5, 65962, and 66474.5).

Attachments: Adequate Progress Finding by the Three River Levee Improvement Authority;
Certification Statement - Urban Level of Flood Protection, MBK Engineers



THREE RIVERS LEVEE IMPROVEMENT AUTHORITY
1114 Yuba Street, Suite 218
Marysville, CA 95901
Office (530) 749-7841 Fax (530) 749-6990

June 14, 2016

Mr. Daniel Peterson
Principal Engineer Water Resources
Yuba County Public Works Department
915 8th Street, Suite 125
Marysville, California 95901

Subject: Adequate Progress Finding towards an Urban Level of Flood Protection for the
Reclamation District 784 Levee System

Dear Mr. Peterson,

In 2007, the California Legislature passed Senate Bill (SB) 5 which requires all cities and counties within the Sacramento-San Joaquin Valley to make findings related to an urban level of flood protection for urban and urbanizing lands within a flood hazard zone. The bill defined "urban level of flood protection" as the level of flood protection that is necessary to withstand flooding that has a 1-in-200 chance of occurring in any given year using criteria consistent with or developed by the Department of Water Resources (DWR). Further, the legislation required a city or county, prior to making any number of land use decisions beginning July 2, 2016, to demonstrate that there is an urban level of flood protection, impose conditions that will achieve the urban level of flood protection, or demonstrate adequate progress toward providing an urban level of flood protection. Urban Level of Flood Protection (ULOP) Criteria implementation guidance issued in November 2013 by the State, requires that these findings be based on substantial evidence in the record.

The Three Rivers Levee Improvement Authority (TRLIA) has evaluated the Reclamation District (RD) 784 Urban Levee System for the Urban Levee Design Criteria (ULDC) issued by DWR in May 2012. This evaluation is documented in an Engineer's Report, *Substantial Evidence Engineer's Report, Urban Level of Protection, RD 784 Levee System (Engineer's Report)*, dated May 2016, prepared by TRLIA. Based on this evaluation and a review by an Independent Panel of Experts, TRLIA is making an Adequate Progress Finding (APF) towards an Urban Level of Flood Protection for the RD 784 Levee System. This finding is documented in the *Three Rivers Levee Improvement Authority, Adequate Progress Finding towards an Urban Level of Flood Protection Report for the Reclamation District 784 Levee System*, dated June 2016, which is attached. This APF is based on the following:

- An Engineer's Report, *Substantial Evidence Engineer's Report, Urban Level of Protection, RD 784 Levee System (Engineer's Report)*, dated May 2016, prepared by TRLIA, attached, documenting the data and analyses for demonstrating that the RD 784 Urban Levee System for the most part is able to withstand flooding from a 1-in-200-year flood event in accordance with the State of California's Urban Levee Design Criteria (ULDC), issued in May 2012.

- A statement by Mr. Richard Reinhardt, P.E. found in the *Engineer's Report* certifying that the RD 784 Levee System is expected to be able to withstand flooding that has a 1-in-200 chance of occurring in any given year upon completion of all flood system improvements.
- For portions of the RD 784 levee system that do not currently meet ULDC, there are plans for providing an urban level of flood protection by July 2025.

An APF also requires a Concurrence Report from the Independent Panel of Experts (IPE) composed of Mr. Donald Babbitt, P.E., Dr. Faiz Makdisi, P.E., PhD, and Dr. David Williams, P.E., PhD. The Engineers Report has undergone an extensive review by the IPE. The remaining relatively minor, non-safety related editorial comments of the IPE on the Engineer's Report that are still being addressed by TRLIA will not prohibit the IPE from concurring with the assertions made in the Engineer's Report and the Adequate Progress Finding Report. The IPE Concurrence Report is expected very soon.

Please feel free to contact me any time at (530) 749-5679, or Larry Dacus of MBK Engineers at (916) 437-7515, so we may provide you any additional information that you may require or answer any questions pertaining to this Adequate Progress Finding.

Sincerely,

Paul G. Brunner, P.E.
Executive Director
Three Rivers Levee Improvement Authority

Attachments:

1. Three Rivers Levee Improvement Authority, Adequate Progress Finding towards an Urban Level of Flood Protection Report for the Reclamation District 784 Levee System
2. Substantial Evidence Engineer's Report, Urban Level of Protection, RD 784 Levee System

Cc:

Ric Reinhardt – MBK Engineers

8 Certification Requirements

Findings Statement for Urban Level of Protection

This certification is made to the Three Rivers Levee Improvement Authority (TRLIA) and the County of Yuba for the sole purpose of supporting an Adequate Progress Finding (APF) (MBK, 2016e). This certification is made in accordance with the requirements, definitions, and descriptions in the State of California Department of Water Resources' (DWR) *Urban Level of Flood Protection Criteria* (November 2013), Section 2, Subsection EVD-3 and Urban Levee Design Criteria (ULDC) (May 2012), Section 7.0 *Urban Levee Design Criteria*.

All information, calculations, definitions, descriptions, restrictions, limitations, or other pertinent data contained or referenced in this Engineer's Report form the basis of this certification. This certification does not constitute a warranty or guarantee of performance, expressed or implied. This certification is made with respect to the RD 784 Urban Levee System described in this Engineer's Report.

Limits and Conditions of this Certification

This certification shall expire, or become invalid, at the earliest time any of the following conditions are met for the RD 784 levee system as determined by Richard Reinhardt, or a duly qualified designated successor:

1. A certification of an urban level of flood protection for the RD 784 Levee System.
2. Integrity of the levee system has degraded to the point that the identified improvements will not be adequate to provide an urban level of flood protection, as determined by Richard Reinhardt, or a duly qualified designated successor.
3. Discovery of any substantive defect in the condition of any component of the Levee System that was not known at the time this certification was made, and which materially affects the system's ability to provide protection relative to the 0.5 percent annual flood, as determined by Richard Reinhardt, or a duly qualified designated successor.

Certification Statement

At the request of TRLIA, as supported by the information contained and referenced within this Engineer's Report; this is to certify the following:

1. *Certification of Data and Information* – The data and information presented in this Engineer's Report are accurate to the best of my knowledge.
2. *Certification of Analysis* – To the best of my knowledge, the analyses conducted were performed in accordance with DWR's ULDC and/or sound engineering practices, in a manner consistent with the degree of skill and care ordinarily exercised by members of the civil engineering profession currently practicing in the same locality under similar conditions.

I, Richard G. Reinhardt, P.E., a professional registered civil engineer in the State of California, certify that the Reclamation District 784 Urban Levee System, as described in this Engineer's Report and the *Three Rivers Levee Improvement Authority, Adequate Progress towards an Urban Level of Flood Protection Report for the Reclamation District 784 Levee System* (MBK, 2016e), will provide an urban level of flood protection upon completion of the improvements identified in these reports.



A handwritten signature in black ink, appearing to read "Richard G. Reinhardt", written over a horizontal line.

Signature

June 9, 2016

Date

The County of Yuba

Community Development & Services Agency

Kevin Mallen, Director

Phone – (530) 749-5430 • Fax – (530) 749-5434

915 8th Street, Suite 123

Marysville, California 95901

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(261-0616) Appro... - 1 of 8

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FINANCE AND ADMINISTRATION
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June 28, 2016

TO: Board of Supervisors

FROM: Michael Lee, Director of Public Works

SUBJ: Approve Road Project Agreement for construction of a bridge on Oregon Hill Road with the USDA, Forest Service Plumas National Forest and authorize chairman to sign

RECOMMENDATION:

Approve the Road Project Agreement for construction of a bridge on Oregon Hill Road with the USDA, Forest Service Plumas National Forest and authorize chairman to sign.

BACKGROUND:

There are several County maintained roads in Yuba County that also act as Forest Service roads. Historically, the County has worked collaboratively with the USDA Forest Service to maintain these roads. The County recently entered into a Cooperative Forest Road Agreement with the Plumas National Forest Service to set forth the general terms and conditions for the cooperative planning, survey, design, construction, reconstruction, improvement, and maintenance of certain Forest Roads in Yuba County. That agreement has a term of 5 years and is updated periodically. It authorizes the Forest Service to spend money on the identified roads.

DISCUSSION:

The Plumas National Forest Service is proposing to replace a culvert crossing on Oregon Hill Road with a new bridge. The attached Road Project Agreement is a project specific agreement that specifies the terms of the culvert replacement project and authorizes the use of Federal funds for the work. The full cost of the project will be funded with Federal money, except \$50,000 in County staff time we are proposing to contribute toward the effort.

COMMITTEE ACTION:

The Land Use & Public Works Committee was bypassed due to the routine nature of the agreement.

FISCAL IMPACT:

Pursuant to the attached agreement, the County has proposed \$50,000 in staff time for work toward the design of the project.

FS Agreement No. 16-RO-11051100-
Cooperator Agreement No. _____

ROAD PROJECT AGREEMENT
Between The
COUNTY OF YUBA
And The
USDA, FOREST SERVICE, PLUMAS

This Project Agreement (agreement) is hereby made and entered into by and between County of Yuba, hereinafter referred to as "County," and the USDA, Forest Service, Plumas National Forest, hereinafter referred to as the "U.S. Forest Service," as specified under the authority and provisions of the Cooperative Forest Road Agreement #16-RO-11051100-015 executed between the parties on 3/30/2016.

Project Title: Little Oregon Creek AOP

I. BACKGROUND:

The parties entered into a Forest Road Cooperative Agreement (Coop Agreement) on March 30 2016. This Coop Agreement allows for the parties to cooperate in the planning, survey, design, construction, reconstruction, improvement and maintenance of certain forest roads. The Schedule A, which is attached to the Coop Agreement, identifies the maintenance responsibilities of the parties to the specific road systems and may be revised as necessary. The process of revising the Schedule A can be labor intensive and time consuming due to requiring extensive valuations and several levels of formal review. Accordingly, formal revision of the Schedule A does not readily lend itself to rapid response times, adjusting to limited funding opportunities and a high degree of site condition specificity.

The Coop Agreement allows for specific Project Agreements between the parties with the intent of completing work as expeditiously as available funds or work opportunities allow.

The Coop Agreement identifies numerous requirements for the development of Project Agreements. These requirements include but are not limited to:

- The specific project (road) must be included in an approved U.S. Forest Service – Cooperator plan (Schedule A).
- Mutual approval.
- The cost to be borne by each party.
- The amount of cooperative funds as set forth in the Project Agreement shall be the maximum commitment of either party unless changed by a formal modification prior to incurring any expense.
- Work must be completed in accordance with agreed upon standards.

II. PURPOSE:



The purpose of this Project Agreement (agreement) is to document the parties' cooperation in the construction of Little Oregon Creek AOP, where County of Yuba Public Works Department will design and construct structure as follows: remove existing culverts and headwalls, install 35 feet wide by 24 feet in length of bridge, and rechannel existing stream channel to direct stream flow into structure. The work is as described in the hereby incorporated Financial and Operating plan, attached as Exhibit A.

III. THE COUNTY SHALL:

- A. Perform in accordance with the Financial and Operating Plan, Exhibit A.
- B. Bill the U.S. Forest Service for actual costs incurred, not to exceed \$540,000.

IV. THE U.S. FOREST SERVICE SHALL:

- A. Perform in accordance with the Financial and Operating Plan, Exhibit A.
- B. PAYMENT/REIMBURSEMENT. The U.S. Forest Service shall reimburse County for the U.S. Forest Service's share of actual expenses incurred, not to exceed \$540,000, as shown in the Financial Plan. The U.S. Forest Service shall make payment upon receipt of County's quarterly invoice. Each invoice from County must display the total project costs for the billing period.

Each invoice must include, at a minimum:

- 1) County's name, address, and telephone number
- 2) U.S. Forest Service agreement number
- 3) Invoice date
- 4) Performance dates of the work completed (start and end)
- 5) Total invoice amount for the billing period

The invoice must be forwarded to:

U.S. Forest Service
Albuquerque Service Center
Payments – Grants & Agreements
101B Sun Ave NE
Albuquerque, NM 87109

FAX: 877-687-4894

Send a copy to: **Herman Wendell**
Plumas National Forest
875 Mitchell Ave
Oroville, CA 95965
Email: hwendell@fs.fed.us



V. IT IS MUTUALLY AGREED AND UNDERSTOOD BY AND BETWEEN THE PARTIES THAT:

- A. PRINCIPAL CONTACTS. Individuals listed below are authorized to act in their respective areas for matters related to this agreement.

Principal Cooperator Contacts:

Cooperator Program Contact	Cooperator Administrative Contact
Public Works Director Yuba County 915 8 th Street, Ste. 125 Marysville, CA 95901 Telephone: (530) 749-5420 FAX: (530) 749-5424 Email: mlee@co.yuba.ca.us	Tim Young Yuba County 951 8 th Street, Ste. 125 Marysville, CA 95901 Telephone: (530) 749-5420 FAX: (530) 749-5424 Email: tyoung@co.yuba.ca.us

Principal U.S. Forest Service Contacts:

U.S. Forest Service Program Manager Contact	U.S. Forest Service Administrative Contact
Herman Wendell Plumas National Forest 875 Mitchell Ave Oroville, CA 95965 Telephone: (530) 532-7466 FAX: (530) 532-1210 Email: hwendell@fs.fed.us	Louise M. Ewen Tahoe National Forest 631 Coyote St. Nevada City CA 95959 Telephone: (530) 478-6127 FAX: (530) 478-6161 Email: lewen@fs.fed.us

- B. ASSURANCE REGARDING FELONY CONVICTION OR TAX DELINQUENT STATUS FOR CORPORATE ENTITIES. This agreement is subject to the provisions contained in the Department of Interior, Environment, and Related Agencies Appropriations Act, 2012, P.L. No. 112-74, Division E, Section 433 and 434 as continued by Consolidated and Further Continuing Appropriations Act, 2013, P.L. No. 113-6, Division F, Title I, Section 1101 (a)(3) regarding corporate felony convictions and corporate federal tax delinquencies. Accordingly, by entering into this agreement **Error! Reference source not found.** acknowledges that it: 1) does not have a tax delinquency, meaning that it is not subject to any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability, and (2) has not been convicted (or had an officer or agent acting on its behalf convicted) of a felony criminal violation under any Federal law within 24 months preceding the agreement, unless a suspending and debarring official of the United States Department of Agriculture has considered suspension or debarment is not necessary to protect the interests of the Government. If the County fails to comply with these provisions, the U.S. Forest



Service will annul this agreement and may recover any funds County has expended in violation of sections 433 and 434.

- C. In the event of a conflict between this Project Agreement and the Coop Agreement, the latter shall take precedence.
- D. FREEDOM OF INFORMATION ACT (FOIA). Public access to award or agreement records must not be limited, except when such records must be kept confidential and would have been exempted from disclosure pursuant to Freedom of Information regulations (5 USC 552). Requests for research data are subject to 2 CFR 215.36.
- Public access to culturally sensitive data and information of Federally-recognized Tribes may also be explicitly limited by P.L. 110-234, Title VIII Subtitle B §8106 (2008 Farm Bill).
- E. TEXT MESSAGING WHILE DRIVING. In accordance with Executive Order (EO) 13513, "Federal Leadership on Reducing Text Messaging While Driving," any and all text messaging by Federal employees is banned: a) while driving a Government owned vehicle (GOV) or driving a privately owned vehicle (POV) while on official Government business; or b) using any electronic equipment supplied by the Government when driving any vehicle at any time. All Cooperatives, their Employees, Volunteers, and Contractors are encouraged to adopt and enforce policies that ban text messaging when driving company owned, leased or rented vehicles, POVs or GOVs when driving while on official Government business or when performing any work for or on behalf of the Government.
- F. FUNDING EQUIPMENT. Federal funding under this agreement is not available for reimbursement of County's purchase of equipment. Equipment is defined as having a fair market value of \$5,000 or more per unit and a useful life of over 1 year.
- G. PARTICIPATION IN SIMILAR ACTIVITIES. This agreement in no way restricts the U.S. Forest Service or County from participating in similar activities with other public or private agencies, organizations, and individuals.
- H. ENDORSEMENT. Any of County's contributions made under this agreement do not by direct reference or implication convey U.S. Forest Service endorsement of County's products or activities.
- I. ALTERNATE DISPUTE RESOLUTION. In the event of any issue of controversy under this agreement, the parties may pursue Alternate Dispute Resolution procedures to voluntarily resolve those issues. These procedures may include, but are not limited to, conciliation, facilitation, mediation, and fact finding.
- J. PROHIBITION AGAINST INTERNAL CONFIDENTIAL AGREEMENTS. All non federal government entities working on this agreement will adhere to the below



provisions found in the Consolidated Appropriations Act, 2016, Pub. L. 114-113, relating to reporting fraud, waste and abuse to authorities:

- (a) The recipient may not require its employees, contractors, or subrecipients seeking to report fraud, waste, or abuse to sign or comply with internal confidentiality agreements or statements prohibiting or otherwise restricting them from lawfully reporting that waste, fraud, or abuse to a designated investigative or law enforcement representative of a Federal department or agency authorized to receive such information.
- (b) The recipient must notify its employees, contractors, or subrecipients that the prohibitions and restrictions of any internal confidentiality agreements inconsistent with paragraph (a) of this award provision are no longer in effect.
- (c) The prohibition in paragraph (a) of this award provision does not contravene requirements applicable to any other form issued by a Federal department or agency governing the nondisclosure of classified information.
- (d) If the Government determines that the recipient is not in compliance with this award provision, it:
 - (1) Will prohibit the recipient's use of funds under this award, in accordance with sections 743, 744 of Division E of the Consolidated Appropriations Act, 2016, (Pub. L. 114-113) or any successor provision of law; and
 - (2) May pursue other remedies available for the recipient's material failure to comply with award terms and conditions.

K. MODIFICATION. Modifications within the scope of this agreement must be made by mutual consent of the parties, by the issuance of a written modification signed and dated by all properly authorized, signatory officials, prior to any changes being performed. Requests for modification should be made, in writing, at least 30 days prior to implementation of the requested change. The U.S. Forest Service is not obligated to fund any changes not properly approved in advance.

L. TERMINATION. Either party, in writing, may terminate this agreement in whole, or in part, at any time before the date of expiration. Neither party shall incur any new obligations for the terminated portion of this agreement after the effective date and shall cancel as many obligations as possible. Full credit shall be allowed for each party's expenses and all non-cancelable obligations properly incurred up to the effective date of termination. (Excess funds must be refunded within 60 days after the effective date, OR Excess funds must be refunded in accordance with the REFUND provision of the agreement).



M. COMMENCEMENT/EXPIRATION DATE. This agreement is executed as of the date of last signature and is effective through October 31, 2020 at which time it will expire. The expiration date is the final date for completion of all work activities under this agreement.

N. AUTHORIZED REPRESENTATIVES. By signature below, the parties certify that the individuals listed in this document as representatives of each party are authorized to act in their respective areas for matters related to this agreement.

This agreement shall be effective as of the date herein written and shall supersede all prior existing agreements, if any, for the same roads.

ROGER ABE, Chariman
Yuba County Board of Supervisors

Date

DANIEL A. LOVATO, Forest Supervisor
U.S. Forest Service, Plumas National Forest

Date

Approved as to form:

ANGIL P. MORRIS JONES
Yuba County Council

6/21/16

Date



The authority and format of this agreement have been reviewed and approved for signature.

LOUISE M. EWEN

U.S. Forest Service Grants Management Specialist

Date

Burden Statement

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0596-0217. The time required to complete this information collection is estimated to average 4 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at How to File a Program Discrimination Complaint and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

The County of Yuba

Community Development & Services Agency

Kevin Mallen, Director

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262-0616

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June 28, 2016

TO: YUBA COUNTY BOARD OF SUPERVISORS

FROM: MICHAEL G. LEE, DIRECTOR OF PUBLIC WORKS *Team Yuba For*

SUBJ: Award Contract to Apparent Low Bidder for construction of Goldfields Parkway Extension Project from North End of Existing Goldfields Parkway to North Beale Road and Authorize the Chair to Execute Same

RECOMMENDATION:

The Public Works Department recommends that the Board of Supervisors approve award of the contract for the above project to the apparent low bidder, and to authorize its chairman to execute the contract pending contract approval by County Counsel.

BACKGROUND:

This project will entail placing a new bridge and bridge approaches on Scales Road crossing Slate Creek. The project is fully funded through the HBP program utilizing state Toll Credits for the local match. On Tuesday June 23, 2016 bids were opened for the subject project. The three lowest bids received are shown on the attached sheet.

DISCUSSION:

The project consists of constructing two lanes of the ultimate 4-lane arterial from its current terminus at the Orchard Subdivision to N. Beale Road. The project will also include drainage improvements, bike lanes, striping, fencing and other associated items. Once construction is completed a portion of Linda Ave. will be abandoned and returned to Yuba College. (This action will be processed separately by your Board). The new roadway will help alleviate through traffic on Griffith Avenue. The project is expected to be completed by December 2016. Engineers Estimate for the project is approximately \$1.5 million.

COMMITTEE ACTION:

The Land Use and Public Works Committee was bypassed as this is a budgeted item.

FISCAL IMPACT:

The project will be funded roughly according to the following breakdown:

Developer Funding (Trust 395)	\$285,000
East Linda Road & Landscape Impact Fees (Trust 192)	\$915,000
Yuba Community College District	\$300,000

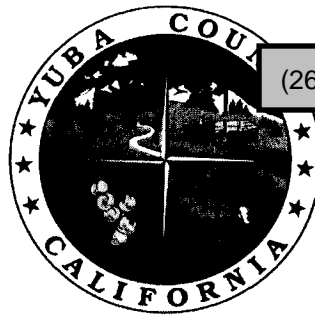
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The County of Yuba

Community Development & Services Agency

Kevin Mallen, Director

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June 28, 2016

TO: YUBA COUNTY BOARD OF SUPERVISORS

FROM: MICHAEL G. LEE, DIRECTOR OF PUBLIC WORKS *for Yuba*

SUBJ: Award Contract to Apparent Low Bidder for Bridge Replacement and Realignment of Scales Road over Slate Creek Project and Authorize the Chair to Execute Same

RECOMMENDATION:

The Public Works Department recommends that the Board of Supervisors approve award of the contract for the above project to the apparent low bidder, and to authorize its chairman to execute the contract pending contract approval by County Counsel.

BACKGROUND:

This project will entail placing a new bridge and bridge approaches on Scales Road crossing Slate Creek. The project is fully funded through the HBP program utilizing state Toll Credits for the local match. On Tuesday June 22, 2016 bids were opened for the subject project. The three lowest bids received are shown on the attached sheet.

DISCUSSION:

The work in general will consist of placing a new wider concrete structure and reconstructing the roadway approaches.

The engineer's estimate for construction and construction engineering costs are projected to be approximately \$2,200,000. The project is expected to be completed by November 2016.

COMMITTEE ACTION:

The Land Use and Public Works Committee was bypassed as this is a budgeted item.

FISCAL IMPACT:

The entire construction phase of this project, including construction engineering, will be funded 100% through the HBP program using federal funds.

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The County of Yuba

Community Development & Services Agency

Kevin Mallen, Director

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June 28, 2016

TO: YUBA COUNTY BOARD OF SUPERVISORS

FROM: MICHAEL G. LEE, DIRECTOR OF PUBLIC WORKS

For

SUBJECT: Award Construction Contract for Hammonton-Smartsville Road Shoulder Widening Project from Doolittle Gate to the East and South Golden Parkway to the West

RECOMMENDATION:

The Public Works Department recommends that the Board of Supervisors approve award of the contract for the above project to the apparent low bidder, and to authorize its chairman to execute the contract pending contract approval by County Counsel.

BACKGROUND:

This project will entail shoulder widening and curve corrections on Hammonton Smartsville Road. The projects are funded through the HSIP program with a local match. On Wednesday June 23, 2016 bids were opened for the subject project. The three lowest bids received are shown on the attached sheet.

DISCUSSION:

This project consists of widening the existing shoulders with 4 feet of asphalt and 3 additional feet of gravel and horizontal and vertical curve improvements. Work also includes a pavement "safety-edge", asphalt overlay, and new striping. The engineer's estimate for construction of the project and construction engineering is approximately \$1,200,000 for Doolittle Gate to the east and \$692,000 for South Golden Parkway to the west (Project combined total \$1,892,000). The project is expected to be completed by December 2016.

COMMITTEE ACTION:

The Land Use & Public Works Committee was bypassed as this project is included in the Public Works Budget.

FISCAL IMPACT:

The project will be funded by the federal HSIP Program (\$1,385,500) with the remainder (\$506,500) provided by the Road Fund and Measure D funds.

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The County of Yuba

Community Development & Services Agency

Kevin Mallen, Director

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(247-0616) Autho... - 1 of 2

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Date: June 21, 2016

To: Board of Supervisors

From: Michael Lee, Public Works Director

A handwritten signature in black ink, appearing to read "Michael Lee", is written over the "From:" line.

Subject: Authorize the borrowing of \$8,000 from CSA 66 to CSA 59 for maintenance of CSA 59 roads

Recommendation:

Authorize the borrowing of \$8,000 from CSA 66 to CSA 59 for maintenance of CSA 59 roads.

Background:

Historically, assessment levels for CSA 59 property owners were very low. The revenues were intended for road maintenance as well as maintenance of a fire suppression pond. Unfortunately, the maintenance of the fire suppression pond absorbed all of the revenues collected from CSA 59 property owners, leaving nothing for road maintenance. As a result, CSA 59 roads became in horrible condition, requiring immediate attention.

Discussion:

Recently, Public Works worked with CSA 59 property owners to pass a Proposition 218 vote increasing the annual assessments in CSA 59. To help the vote pass, Public Works assured property owners that we would improve the condition of their roads that had become almost impassable. However, the Trust Fund for CSA 59 did not have adequate monies to perform the needed repairs. As a result, we are requesting a loan to temporarily cover the cost of the work. Given the recent assessment increase, revenues will now accumulate at a reasonable rate to timely pay back the loan.

CSA 66 has adequate funds in trust to allow for the borrowing without adversely affecting current services and future projects for CSA 66. The loan will be paid back with interest at the County's pooled rate as annual assessments from CSA 59 are collected. CDSA will work the with the Auditor-Controller's office for proper accounting and loan repayment.

Committee Action:

The Land Use & Public Works Committee heard this item and recommends approval.

Fiscal Impact:

The principal amount of the loan shall not exceed \$8,000, the rate of the borrowing will be determined by the county pool rate, and all borrowed funds and interest owed to the CSA 66 trust fund will be repaid from CSA 59 future assessment revenues.

The County of Yuba

Community Development & Services Agency

Kevin Mallen, Director

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June 21, 2016

TO: YUBA COUNTY BOARD OF SUPERVISORS
FROM: MICHAEL LEE, DIRECTOR OF PUBLIC WORKS
SUBJECT: DISBURSEMENT OF MEASURE D FUNDS

A handwritten signature in black ink, appearing to read "Michael Lee", is written over the "FROM:" line of the memo.

RECOMMENDATION:

Authorize the Auditor/Controller to disburse \$441,431.01 in Measure D funds from Fund 807 to the County Road Fund, City of Marysville and City of Wheatland in the following amounts:

\$418,255.88	County Road Fund (Fund 102)
\$17,657.24	City of Marysville
\$5,517.89	City of Wheatland

BACKGROUND:

Measure D was approved by Yuba County voters in November 2004 and established a 15 cent per ton fee on all aggregate and asphalt concrete produced in the County. In December of 2005 the Board decided on an allocation of the funds with half being dedicated to aggregate haul routes in the County and the other half divided by maintained miles between the County, Marysville and Wheatland for road maintenance.

DISCUSSION:

Public Works obtained the state verified maintained road miles from both Marysville and Wheatland, and the fund balance of Measure D funds from the Auditor as of May 31, 2016, which has already had the administrative fee of 3% deducted. There is a total of \$441,431.01 available for disbursement and it is recommended that this amount be distributed to the Road Fund, City of Marysville, and City of Wheatland using the following breakdown. The summary of maintained miles and amounts are as follows:

Yuba County	50% (haul routes)	\$220,715.50	
	<u>Maintained Miles</u>	<u>% of total miles</u>	
Yuba County	652.7 miles	89.5%	\$197,540.38
City of Marysville	58.4 miles	8.0%	\$17,657.24
City of Wheatland	18.4 miles	2.5%	\$5,517.89

COMMITTEE ACTION:

The Land Use and Public Works Committee was bypassed as the method of disbursement was determined by the Board in December 2005. No Committee action is required.

FISCAL IMPACT:

This action will provide revenue to the Road Fund to be used on road improvement projects.

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The County of Yuba

OFFICE OF THE COUNTY ADMINISTRATOR

GOVERNMENT CENTER 915 8TH STREET, SUITE 115
MARYSVILLE, CALIFORNIA 95901-5273
(530) 749-7575 FAX (530) 749-7312



265-0616
ROBERT BENDORF

(265-0616) Autho... - 1 of 2

DEPUTY COUNTY ADMINISTRATOR

RUSS BROWN
COMMUNICATIONS & LEGISLATIVE AFFAIRS
COORDINATOR

AMANDA NIX
EXECUTIVE ASSISTANT TO THE
COUNTY ADMINISTRATOR

TO: Board of Supervisors
FROM: Robert Bendorf, County Administrator *RB*
SUBJECT: Regional Waste Management Authority Grant Application/Use Oil Payment Program
(OPP) Cycle Seven Application for Fiscal Year 2016/17
DATE: June 28, 2016

Recommended Action:

Staff recommends Board of Supervisors authorization of a Regional Waste Management Authority (RWMA) program application to the California Department of Resources Recycling and Recovery (CalRecycle) on the County's behalf for the Used Oil Payment Program for FY 2016/17, by approving submittal of the County Administrator's letter.

Background and Discussion:

The Regional Waste Management Authority (RWMA) is preparing an application to the California Department of Resources Recycling and Recovery (CalRecycle) for the Used Oil Payment Program for FY 2016/17. The program application is due by June 30, 2016, and the letters of authorization and RWMA resolution are due by July 28, 2016. The total payment amount for FY 2015/16 was \$59,761 and the total payment amount for FY 2016/17 is expected to be a similar amount. The final payment amount will be provided by CalRecycle.

The funds will be used to continue ongoing programs, including, but not limited to, the following:

- Public education and information programs related to used oil filter recycling with the recently updated campaign materials
- Support of the English as a Second Language (ESL) teacher training program based on the number of teachers/classes that participate
- Used oil and oil filter collection and recycling costs at the Yuba-Sutter Household Hazardous Waste Facility and the Marysville MRF/Transfer Station
- Load checking costs at the Marysville MRF/Transfer Station
- Administrative costs

The payment program application is being submitted as a regional program under the authority of the RWMA Joint Power Agreement. CalRecycle requires authorization for the RWMA to act on behalf of each of the member jurisdictions. The authorization can be in the form of a letter signed by the County Administrator.

Committee Recommendation:

No Committee recommendation was sought due to the routine nature of the action.

Fiscal Impact:

There are no known costs to the County for this program.

The County of Yuba

OFFICE OF THE COUNTY ADMINISTRATOR

GOVERNMENT CENTER 915 8TH STREET, SUITE 115
MARYSVILLE, CALIFORNIA 95901-5273
(530) 749-7575 FAX (530) 749-7312



ROBERT BENDORF

(265-0616) Autho... - 2 of 2

DEPUTY COUNTY ADMINISTRATOR

RUSS BROWN

COMMUNICATIONS & LEGISLATIVE AFFAIRS
COORDINATOR

AMANDA NIX

EXECUTIVE ASSISTANT TO THE
COUNTY ADMINISTRATOR

June 28, 2016

Keith Martin, Administrator
Regional Waste Management Authority
2100 B Street
Marysville, California 95901

**Re: Authorization Letter for Used Oil Payment Program Cycle 7 for Fiscal Year
2016/2017**

Dear Mr. Martin:

As County Administrator of the County of Yuba, I am authorized to contractually bind the County of Yuba. Pursuant to this authority, I hereby authorize the Regional Waste Management Authority to submit a regional Used Oil Payment Program (OPP) application and act as Lead Agency on behalf of the County of Yuba. The Regional Waste Management Authority is hereby authorized to execute all documents necessary to implement the project under the Used Oil Payment Program (OPP) Cycle 7 for FY 2016/2017.

This authorization is effective until August 15, 2018.

Sincerely,

Robert Bendorf
County Administrator
(530)749-7575

The County of Yuba

OFFICE OF THE DISTRICT ATTORNEY



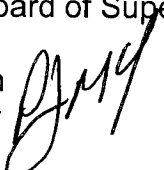
(266-0616) Autho... - 1 of 2

DISTRICT ATTORNEY

(530) 749-7770
FAX (530) 749-7363

DATE: June 14, 2016

TO: Yuba County Board of Supervisors

FROM: Patrick McGrath
District Attorney 

SUBJECT: Approve a Budget Adjustment Request adjusting appropriations to reconcile with year-end expenditures.

RECOMMENDATION: Recommend to the Board the approval of revisions to five line-item appropriation accounts to reconcile with year-end expenditures in the District Attorney FY 15/16 budget.

BACKGROUND: The proposed Budget Transfer will reconcile the District Attorney's adopted budget to actual year-end expenditures over anticipated costs. Of note, an unanticipated administrative hearing expenditure to professional services will be offset by a reduction to salary costs.

The individual details of each appropriation modification are provided on the Budget Transfer and Revenue Revision. The proposal has been reviewed with the County Administrator's office.

DISCUSSION: The action is necessary to reconcile the District Attorney's adopted budget to estimated year end expenditures.

FISCAL IMPACT: The proposed Revision has no net impact on the FY 15/16 General Fund contribution to the District Attorney's budget.

COMMITTEE ACTION: This matter was not taken to the Law and Justice Committee as it involves routine year-end budget reconciliation without any General Fund impact.

Attachment

AUDITOR-CONTROLLER'S OFFICE
BUDGET ADJUSTMENT REQUEST FORM

TRACAF FAN

PREPARED BY/PHONE Patrick McGrath - 7770

EXPLANATION FOR BUDGET ADJUSTMENT:

FUNDING SOURCE FOR INCREASES:

BUDGET TRANSFER #

(assigned by ACO)

MUST INCLUDE DOCUMENTATION FOR THE ADDITIONAL FUNDING

MUST INCLUDE A JOURNAL REQUEST FORM or ACCOUNT BALANCE OF SOURCE FUND(S)

APPROVALS: Availability and appropriateness of budget amounts, balances, and accounts of the above has been verified and approved.

1) DEPARTMENT HEAD:

~~SIGNATURE OF AUTHORIZED OFFICIAL~~

DATE _____

3) AUDITOR-CONTROLLER:

SIGNATURE

DATE _____

2) COUNTY ADMINISTRATOR:

SIGNATURE

DATE _____

BOARD OF SUPERVISORS:

(if necessary)

SIGNATURE

DATE _____

*****AUDITOR USE ONLY BELOW THIS LINE*****

GENERAL LEDGER:

FUND	BASE	4000/8000	DR	CR
	280			
	280			
	280			
	280			

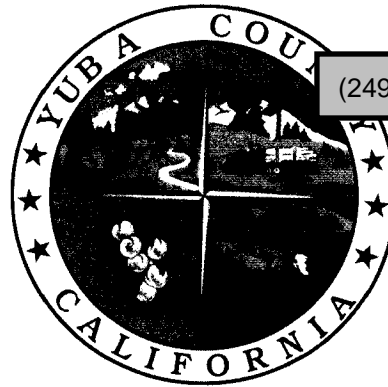
COMPLETED BY:

SIGNATURE

DATE _____

The County of Yuba

OFFICE OF THE DISTRICT ATTORNEY



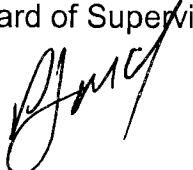
(249-0616) Adopt... - 1 of 4

DISTRICT ATTORNEY

(530) 749-7770
FAX (530) 749-7363

DATE: May 23, 2016

TO: Yuba County Board of Supervisors

FROM: Patrick McGrath
District Attorney 

SUBJECT: Authorize the District Attorney to act as the signing authority on behalf of the Board of Supervisors and execute Grant Award Agreements for funding under the federal Justice Assistance Grant program made available through the United States Bureau of Justice Assistance.

RECOMMENDATION: Recommend that the Board adopt a Resolution authorizing the District Attorney to act as the signing authority to execute grant award documents to receive continuation funding made available through the Justice Assistance Grant program administered through the United States Bureau of Justice Assistance (BJA).

BACKGROUND: The BJA has announced it is extending criminal justice funding to Yuba County for FY 16/17 in the amount of \$15,553 through the Justice Assistance Grant program. JAG funding has been approved in the previous seven fiscal years. The proposed Resolution will authorize the District Attorney to submit the proposal by the June 30th deadline and sign grant-related documents after the application has received final approval from the federal Bureau of Justice Assistance.

DISCUSSION: The award of JAG funding will provide revenue to augment child abuse prosecutions and maintain current service levels in FY 16/17.

FISCAL IMPACT: No matching funds are required. Receipt of the funding will have no general fund impact for FY 16/17.

COMMITTEE ACTION: This item is the extension of a previously approved funding application and due to time constraints imposed under the federal grant guidelines was not taken to the Law and Justice Committee.

Attachment

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BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF YUBA

IN RE:

RESOLUTION AUTHORIZING THE DISTRICT)	
ATTORNEY OF YUBA COUNTY TO ENTER)	
INTO AGREEMENTS WITH THE UNITED STATES)	
BUREAU OF JUSTICE ASSISTANCE FOR GRANT)	
FUNDING AND ACT AS THE SIGNING)	RESOLUTION NO.
AUTHORITY ON BEHALF OF THE COUNTY OF)	
YUBA TO EXECUTE REQUIRED GRANT)	
DOCUMENTS)	
_____)	_____

WHEREAS the Yuba County Board of Supervisors desires to continue a certain project designated as the District Attorney Child Abuser Prosecution Project through funds made available through the Edward Byrne Memorial Justice Assistance Grant Program administered through the United States Bureau of Justice Assistance (hereafter referred to as BJA); and

NOW, THEREFORE, BE IT RESOLVED that the District Attorney of Yuba County is authorized, on its behalf to submit the District Attorney Child Abuser Prosecution Project proposal to the United States Bureau of Justice Assistance and is authorized to sign and approve on behalf of the Yuba County Board of Supervisors the Grant Award Agreements over the grant award period beginning October 1, 2015 and ending September 30, 2019,

including any extensions or amendments thereof upon the review and approval of the County Counsel.

BE IT FURTHER RESOLVED that grant funds received hereunder shall not be used to supplant expenditures controlled by this body.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Yuba, State of California, on the day of _____, 2016, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Roger Abe
CHAIRMAN

ATTEST: DONNA STOTTLEMEYER
Clerk of the Board of Supervisors

By: _____

APPROVED AS TO FORM



ANGIL MORRIS-JONES
COUNTY COUNSEL

The County of Yuba

HEALTH & HUMAN SERVICES DEPARTMENT

Jennifer Vasquez, Director

5730 Packard Ave., Suite 100, P.O. Box 2320, Marysville, California 95901
Phone: (530) 749-6311 FAX: (530) 749-6281



(267-0616) Appro... - 1 of 42

267-0616

Nichole Quick, MD, MPH
Health Officer
Phone: (530) 749-6366

TO: Board of Supervisors
Yuba County

FROM: Jennifer Vasquez, Director
Erich Runge, Program Manager
Health & Human Services Department

DATE: June 28, 2016

SUBJECT: Agreement with GraceSource, Inc. for Differential Response Services under the Child Abuse Prevention, Intervention and Treatment (CAPIT), Community Based Child Abuse Prevention (CBCAP), and County Children's Trust Fund (CCTF) Programs

RECOMMENDATION: It is recommended that the Board of Supervisors approve and execute the attached Agreement for Professional Services between the County of Yuba, on behalf of its Health and Human Services Department (HHSD), and GraceSource, Inc. for the period of July 1, 2016, through June 30, 2018, to provide Differential Response Services under the combined CAPIT, CBCAP and CCTF programs and further authorize the chair to execute any amendments thereto, upon review and approval of County Counsel.

BACKGROUND: The HHSD is the public agency designated to administer the CAPIT, CBCAP and the CCTF. These various funding streams are designated to be used to support community-based efforts to develop, operate, expand and enhance programs and activities to prevent child abuse and neglect, as well as strengthen and support families to reduce the likelihood of child abuse and neglect. Through a request for proposal (RFP) released in 2015, GraceSource, Inc. was competitively awarded the CAPIT/CBCAP/CCTF grant funds to provide Differential Response Services. HHSD is pleased with the services provided by GraceSource, Inc., and desires to contract with them for the remaining two years of the RFP.

COMMITTEE: The Human Services Committee was bypassed because the renewal of the Agreement is routine in nature and does not involve County General Funds.

FISCAL IMPACT: Approval of the Agreement will not impact the County General Fund. The funding for this contract is covered by a combination of Federal, State, Local Revenue 2011, and a percentage of Birth certificate dollars and Kids Plate dollars.

AGREEMENT FOR PROFESSIONAL SERVICES

This AGREEMENT for child abuse prevention services for the "Child Abuse Prevention, Intervention and Treatment" (CAPIT) and "Community Based Child Abuse Prevention" (CBCAP) Programs, and "Children's Trust Funds" (CTF) for Differential Response (DR) services ("Agreement") is made as of the agreement date set forth below by and between the County of Yuba, a political subdivision of the State of California ("the COUNTY"), on behalf of its Health and Human Services Department, and GraceSource Inc. ("CONTRACTOR").

In consideration of the services to be rendered, the sums to be paid, and each and every covenant and condition contained herein, the parties hereto agree as follows:

OPERATIVE PROVISIONS

1. SERVICES.

The CONTRACTOR shall provide those services described in Attachment "A," Provision A-1. CONTRACTOR shall provide said services at the time, place and in the manner specified in Attachment "A," Provisions A-2 through A-3.

2. TERM.

Commencement Date: July 1, 2016

Termination Date: June 30, 2018

The term of this Agreement shall become effective on July 1, 2016, and shall continue in force and effect for a period of two (2) year unless sooner terminated in accordance with the terms of this Agreement.

Notwithstanding the term set forth above, and unless this contract is terminated by either party prior to its termination date, the term of the Agreement may be automatically extended up to ninety (90) days. Any Notice of Termination during this automatic extension period shall be effective upon a ten (10) day written notice to the other party. The purpose of this automatic extension is to allow for continuation of services, and to allow County time in which to complete a novation or renewal contract for CONTRACTOR and COUNTY approval.

CONTRACTOR understands and agrees that there is no representation, implication, or understanding that the services provided by CONTRACTOR pursuant to this Agreement will be purchased by COUNTY under a new agreement following

expiration or termination of this Agreement, and CONTRACTOR waives all rights or claims to notice or hearing respecting any failure to continue purchase of all or any such services from CONTRACTOR.

3. PAYMENT.

COUNTY shall pay CONTRACTOR for services rendered pursuant to this Agreement at the time and in the amount set forth in Attachment "B." The payment specified in Attachment "B" shall be the only payment made to CONTRACTOR for services rendered pursuant to this Agreement. CONTRACTOR shall submit all billings for said services to COUNTY in the manner specified in Attachment "B."

4. FACILITIES, EQUIPMENT AND OTHER MATERIALS AND OBLIGATIONS OF COUNTY.

CONTRACTOR shall, at its sole cost and expense, furnish all facilities, equipment, and other materials which may be required for furnishing services pursuant to this Agreement, unless an exception to this requirement is provided in Attachment "A," Provision A-5.

5. ADDITIONAL PROVISIONS.

Those additional provisions unique to this Agreement are set forth in Attachment "C."

6. GENERAL PROVISIONS.

The general provisions set forth in Attachment "D" are part of this Agreement. Any inconsistency between said general provisions and any other terms or conditions of this Agreement shall be controlled by the other term or condition insofar as it is inconsistent with the general provisions.

7. DESIGNATED REPRESENTATIVES.

The Director of Yuba County Health and Human Services Department is the representative of the COUNTY and will administer this Agreement for the COUNTY. Roy Martin, Executive Director of GraceSource, Inc. is the authorized representative for CONTRACTOR. Changes in designated representatives shall occur only by advance written notice to the other party.

8. ATTACHMENTS.

All attachments referred to herein are attached hereto and by this reference incorporated herein. Attachments include:

Attachment A - Services
Attachment B - Payment
Attachment C - Additional Provisions
Attachment D - General Provisions
Attachment E - Insurance Provisions
Attachment F - Confidentiality Provisions Statements
Attachment G - Invoice Format
Attachment H - Cost Justification
Attachment I - Differential Response Monthly Reporting Form
Attachment J - CAPIT/CBCAP Service Goals and Outcomes Plan
Summary
Attachment K - Annual Reporting for Community-Based Child Abuse
Prevent (CBCAP) Service Array
Attachment L - Vendor Assurance of Compliance (CR50)

9. TERMINATION

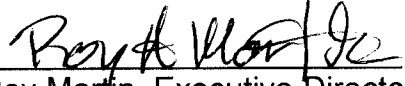
COUNTY and CONTRACTOR shall each have the right to terminate this Agreement upon ten (10) days written notice to the other party.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on _____, 2016.

"COUNTY"
COUNTY OF YUBA

Chair
Board of Supervisors

"CONTRACTOR"
GRACESOURCE, INC.


Roy Martin, Executive Director
Tax I.D. No. 942576604

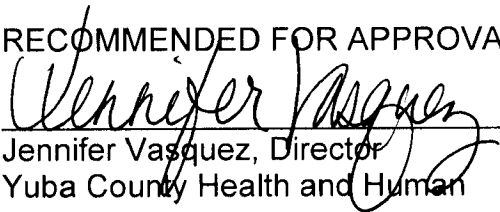
INSURANCE PROVISIONS APPROVED:


Jill Abel
Human Resource Director and Risk Manager

APPROVED AS TO FORM:


Angil Morris-Jones,
County Counsel

RECOMMENDED FOR APPROVAL:


Jennifer Vasquez, Director
Yuba County Health and Human

Services Department

ATTACHMENT A SERVICES

A.1 SCOPE OF SERVICES AND DUTIES.

The services to be provided by CONTRACTOR and the scope of CONTRACTOR's duties include the following:

A.1.1. With the intent to reduce child abuse and situations of risk to help keep children safely in their homes, CONTRACTOR shall provide Differential Response services to families referred to CONTRACTOR by the Children's Services Division of the Health and Human Services Department (hereinafter "Children's Services"). The Differential Response services shall be provided through home visitation/case management services consisting of:

- A. A safety assessment to be conducted on the first visit to determine whether such a risk to the child(ren) exists that the case shall be referred back to Children's Services. The assessment may also include the determination of: primary language, safety and cleanliness of home environment, the assets and strengths of the family, as well as its goals and barriers to achieving those goals;
- B. The development of a strength-based, family-centered case plan with the family's participation to address the risk factors and/or reason(s) for the referral, as well as the identified problems, and provide solutions to the barriers the family faces. Each case plan shall be designed to continue for up to three (3) consecutive months unless an additional three-month extension is specifically approved by COUNTY through a Family Team Conference; and
- C. Neighborhood-centered supportive services that prevent child abuse and/or neglect and assist the family in achieving their identified goal. Such supportive services may include but not be limited to: home visiting, supporting father involvement, parenting, life skills, strengthening families, referral/linkage to treatment of substance abuse, parenting, co-dependency and anger management classes, and transportation as needed to attend classes. Families being served under this Agreement will be invited by the CONTRACTOR to participate in after-school activities held on the CONTRACTOR's premises or at a local park, in addition to field trips and community events.

A.1.2. CONTRACTOR agrees to conduct and chair monthly Multidisciplinary Team (MDT) meetings with Children's Services staff, which may include case

review, case consultation, and information regarding available training. CONTRACTOR shall invite relevant participants and family for case consultation to said MDT meetings, as appropriate. CONTRACTOR further agrees to compile meeting notes and attendance sheets of these meetings, as well as develop a short questionnaire at the approval of COUNTY to be distributed after each monthly meeting for the purpose of collecting information on the effectiveness of the meeting. CONTRACTOR shall review the information gathered by these questionnaires to make suggestions for improved communication. In addition, CONTRACTOR shall make its Differential Response staff available to attend additional meetings with Children's Services staff as needed.

A.1.3. CONTRACTOR agrees to attend all Family Team Conferences related to their cases and scheduled by Children's Services Staff for case planning purposes. CONTRACTOR shall be prepared to report on client's progress and participation at the Family Team Conference.

A.1.4. CONTRACTOR agrees to attend all Children's Council Social Services Functional Group/Child Abuse Prevention Council meetings monthly and attend Children's Council meetings as needed, to share information and progress reports on CAPIT/CBCAP program services and work toward improving the coordination of child abuse prevention activities and services in Yuba County.

A.1.5. REPORTING. CONTRACTOR agrees to conduct the following reporting activities and provide following statistical reports as specified below:

- A. Client Satisfaction. CONTRACTOR shall develop client surveys in a format to be approved by COUNTY to be administered at the end of each activity in which the family participates to assess whether or not the services provided were appropriate and met their needs. CONTRACTOR further agrees to develop at the approval of COUNTY an open-ended questionnaire to be completed by each family served at the end of their three-month service period to assess the services provided. CONTRACTOR shall maintain the information gathered for inclusion in its final Evaluation Report.
- B. Progress Reports. CONTRACTOR agrees to chart the goals and date each goal is met in the case plan for each family served under this Agreement. CONTRACTOR shall compile the information gathered and submit a summary Progress Report of this information at the monthly meeting with Children's Services staff.
- C. Differential Response Monthly Report. CONTRACTOR shall complete Attachment "I"- Differential Response Monthly Reporting Form to evaluate the CAPIT/CBCAP program for the families served. On a monthly basis, CONTRACTOR will submit this report during the month for which payment

is requested and submit one copy electronically to the Children's Services Program Manager, as well as submit a hard copy as an attachment to the monthly invoice submitted to the COUNTY.

- D. CAPIT/CBCAP Service Goals and Outcomes Plan Summary. CONTRACTOR shall complete Attachment "J" - Service Goals and Outcomes Plan Summary to evaluate the CAPIT/CBCAP program for client centered services and client characteristics. On a monthly basis, CONTRACTOR will submit this report for which payment is requested and submit one copy electronically to the Children's Services Program Manager, as well as submit a hard copy as an attachment to the monthly invoice submitted to the COUNTY.
- E. Annual Reporting for Community-Based Child Abuse Prevention (CBCAP) Service Array. CONTRACTOR shall complete Attachment "K"- Annual Reporting for Community-Based Child Abuse Prevention (CBCAP) Service Array. CONTRACTOR shall complete and submit the Annual Report to the Children's Services Program Manager no later than 30 days following the end of the term of this Agreement.
- F. Final Report. CONTRACTOR shall compile all data collected from client surveys, progress reports, staff surveys and participation records in a Final Report in a format to be approved by COUNTY. CONTRACTOR shall complete and submit the Final Report to the Children's Services Program Manager no later than 30 days following the end of the term of this Agreement.

A.2 SCOPE OF DUTIES OF COUNTY

A.2.1 COUNTY shall:

- A. Refer families who meet the Differential Response criteria to CONTRACTOR.
- B. Provide case consultation and technical assistance as needed and available.
- C. Make available training on the Signs of Safety model and the Structured Decision Making risk assessment tool to CONTRACTOR's Differential Response staff, as appropriate.
- D. Provide at least one Social Worker Supervisor with experience in either Emergency Response or supervising out-stationed staff to participate regularly in the monthly meetings with CONTRACTOR.

A.3. TIME SERVICES RENDERED.

Specific dates to be mutually agreed upon by the COUNTY and CONTRACTOR.

A.4. MANNER SERVICES ARE TO BE PERFORMED.

As an independent contractor, CONTRACTOR shall be responsible for providing services and fulfilling obligations hereunder in a professional manner. COUNTY shall not control the manner of performance.

A.5. FACILITIES FURNISHED BY COUNTY.

CONTRACTOR shall, at his/her sole cost and expense, furnish all facilities, equipment, and other materials which may be required for furnishing services pursuant to this Agreement. CONTRACTOR agrees to have a facility that will be centrally located in Yuba County (Marysville, Linda or Olivehurst).

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ATTACHMENT B**PAYMENT**

COUNTY shall pay CONTRACTOR as follows:

B.1 BASE CONTRACT FEE. COUNTY shall pay CONTRACTOR a monthly contract fee per family not to exceed Eight Hundred Eighty-Five Dollars (\$885.00) in accordance with the specified rate, based upon the cost justification specified in Attachment "H" – Cost Justification.

	Yearly Allocated Amount
7/1/2016 through 6/30/2017	\$106,190.00
7/1/2017 through 6/30/2018	\$106,190.00
TOTAL	\$212,380.00

B.2 CONTRACTOR understands that payment for services rendered pursuant to this Agreement must be paid by COUNTY no later than June 10, 2018. For services rendered during the months of July 2016 through May, 2018, CONTRACTOR shall submit a monthly invoice in the format as specified in Attachment "G" – Invoice Format after the completion of services but no later than the tenth (10th) day of the month following the provision of services. COUNTY shall issue payment in accordance with the terms of this Agreement no later than 30 days after the receipt of a complete and accurate invoice.

In the month of June, 2017 and June, 2018, CONTRACTOR shall submit an invoice in accordance with the format specified in Attachment "G" – Invoice Format based upon the estimated cost of services to be rendered no later than June 10, 2017 and June 10, 2018. CONTRACTOR shall submit a final invoice based upon the actual cost of services rendered no later than July 10, 2017 and July 10, 2018. COUNTY shall reconcile the amount of actual costs invoiced against the amount of estimated cost paid and issue payment of any amount due. In the event that CONTRACTOR has been overpaid, CONTRACTOR agrees to reimburse COUNTY the entire amount overpaid immediately upon receipt of written notice by COUNTY.

B.2.1 CONTRACTOR understands and agrees that payment will not be paid unless and until any overdue reports specified by this Agreement are provided by CONTRACTOR.

B.3 FULL COMPENSATION. Both parties understand that each invoice approved and paid shall constitute full and complete compensation to CONTRACTOR for the period of service covered by the invoice.

B.4 TRAVEL COSTS. COUNTY shall not pay CONTRACTOR for meals, lodging or other travel costs not included in this Agreement unless said costs are approved in advance by the COUNTY representative (Operative Provision 7) and then COUNTY shall pay CONTRACTOR per diem rates in effect on the date of invoice upon presentation of invoices.

B.5 AUTHORIZATION REQUIRED. Services performed by CONTRACTOR and not authorized in this Agreement shall not be paid for by COUNTY. Payment for additional services shall be made to CONTRACTOR by COUNTY if, and only if, this Agreement is amended by both parties in advance of performing additional services.

B.6 FISCAL RECORDKEEPING. CONTRACTOR shall establish, maintain, and keep adequate, consistent and accurate fiscal documentation to ensure and demonstrate that the costs of services submitted for payment by CONTRACTOR under this Agreement are unduplicated and applicable solely to the services rendered pursuant to this Agreement (i.e. books, records, documents, and other evidence supporting consistent and established accounting procedures and practices sufficient to reflect properly all direct and indirect costs of whatever nature claimed to have been incurred in the performance of services under this Agreement).

B.7 AUDIT PROVISION. In the event CONTRACTOR claims and receives payment for services rendered under this Agreement and reimbursement is later disallowed by the county, state and/or federal governments, CONTRACTOR shall promptly refund the amount disallowed from any payment due or to become due to the CONTRACTOR under this Agreement and any other agreement. COUNTY will assure CONTRACTOR is advised of potential disallowed costs and given the opportunity to provide any evidence and argument to the auditing agency prior to publication of a final audit.

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ATTACHMENT C

ADDITIONAL PROVISIONS

C.1 FUNDING. CONTRACTOR and COUNTY agree that this Agreement may, at the sole discretion of the COUNTY, be determined null, void, and unenforceable if all or part of the federal or state funds secured by COUNTY for the purposes of this Agreement are not made available to COUNTY.

C.2 CHILD ABUSE/ADULT ABUSE. CONTRACTOR warrants that CONTRACTOR is knowledgeable of the provisions of the Child Abuse and Neglect Reporting Act (Penal Code section 11165 et seq.) and the Elder Abuse and Dependent Adult Civil Protection Act (Welfare and Institutions Code section 15600 et seq.) requiring reporting of suspected abuse. CONTRACTOR agrees that CONTRACTOR and CONTRACTOR's employees will execute appropriate certifications relating to reporting requirements.

C.3 DRUG FREE WORKPLACE. CONTRACTOR warrants that it is knowledgeable of the provisions of Government Code section 8350 et seq. in matters relating to providing a drug-free work place. CONTRACTOR agrees that CONTRACTOR will execute appropriate certifications relating to Drug Free Workplace.

C.4 INSPECTION. CONTRACTOR's performance, place of business, and records pertaining to this Agreement are subject to monitoring, inspection, review, and audit by authorized representatives of COUNTY, the State of California, and the United States government.

C.5 CIVIL RIGHTS. CONTRACTOR warrants that it is aware and understands that the California Department of Social Services (CDSS), in accordance with Division 21 of the Manual of Policies and Procedures (MPP), requires subcontractors that provide services for welfare programs comply with the nondiscrimination statutes as specified in Provision D.12 of this Agreement. CONTRACTOR is hereby informed that additional Civil Rights information and resources are available to CONTRACTOR on the California Department of Social Services, Civil Rights Bureau, website: <http://www.cdss.ca.gov/civilrights> and CONTRACTOR agrees to advise subcontractors of this website source of Civil Rights information. CONTRACTOR also agrees to sign Attachment J-Vendor Assurance of Compliance (CR50).

C.6 LAW, POLICY AND PROCEDURES, LICENSES, AND CERTIFICATES. CONTRACTOR agrees to administer this Agreement in accordance with all applicable local, county, state, and federal laws, rules, and regulations applicable to their operations. CONTRACTOR shall further comply with all laws including, but not limited to, those relevant to wages and hours or employment, occupational safety, fire safety, health, sanitation standards and directives, guidelines, and manuals related to this Agreement. All issues shall be resolved using reasonable administrative practices and

judgment. CONTRACTOR shall keep in effect all licenses, permits, notices, and certificates required by law and by this Agreement.

C.7 CONFIDENTIALITY. CONTRACTOR must maintain compliance with confidentiality regulations. At no time shall CONTRACTOR'S employees, agents, or representatives in any manner, either directly or indirectly, use for personal benefit or divulge, disclose, or communicate in any manner, any information that is confidential to the COUNTY. CONTRACTOR and its employees, agents, and representatives shall protect such information and treat it as strictly confidential.

C.8 PROVISIONAL LIMITATION. It is specified that Provisions D.11 and D.14 shall not be construed to be applicable to confidential client case records.

C.9 RECORDS. CONTRACTOR agrees to maintain and preserve, and to be subject to examination and audit for a period of three (3) years after termination of agreement to the COUNTY's Auditor and/or to any duly authorized fiscal agent of the COUNTY, any books, documents, papers, and records of CONTRACTOR which are relevant to this Agreement for the purpose of making an audit, or an examination, or for taking excerpts and transcriptions.

C.10 DEBARMENT. COUNTY has verified that the CONTRACTOR does not hold any debarment or suspension filings as verified at www.epls.gov. If a new debarment action arises during the term of this agreement, COUNTY reserves the right to suspend or terminate this contract without penalty.

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ATTACHMENT D

GENERAL PROVISIONS

D.1 INDEPENDENT CONTRACTOR STATUS. At all times during the term of this Agreement, the following apply:

D.1.1 All acts of CONTRACTOR shall be performed as an independent Contractor and not as an agent, officer or employee of COUNTY. It is understood by both CONTRACTOR and COUNTY that this Agreement is by and between two independent parties and is not intended to and shall not be construed to create the relationship of agent, servant, employee, partnership, joint venture or association.

D.1.2 CONTRACTOR shall have no claim against COUNTY for employee rights or benefits, including, but not limited to, seniority, vacation time, vacation pay, sick leave, personal time off, overtime, medical, dental or hospital benefits, civil service protection, disability retirement benefits, paid holidays or other paid leaves of absence.

D.1.3 CONTRACTOR is solely obligated to pay all applicable taxes, deductions and other obligations, including, but not limited to, federal and state income taxes, withholding and Social Security taxes, unemployment and disability insurance and Workers' Compensation and Medi-Care payments.

D.1.4 As an independent contractor, CONTRACTOR is not subject to the direction and control of COUNTY except as to the final result contracted for under this Agreement. COUNTY may not require CONTRACTOR to change its manner of doing business, but may require it to redirect its efforts to accomplish what it has agreed to do.

D.1.5 CONTRACTOR may provide service to others during the same period service is provided to COUNTY under this Agreement.

D.1.6 If in the performance of this Agreement any third persons are employed by CONTRACTOR, such persons shall be entirely and exclusively under the direction, supervision and control of CONTRACTOR. All terms of employment including hours, wages, working conditions, discipline, hiring and discharging or any other term of employment or requirements of law shall be determined by the CONTRACTOR.

D.1.7 As an independent contractor, CONTRACTOR hereby indemnifies and holds COUNTY harmless from any and all claims that may be made against COUNTY based on any contention by any third party that an employer-employee relationship exists by reason of this Agreement.

D.2 LICENSES, PERMITS, ETC. CONTRACTOR represents and warrants to COUNTY that it has all licenses, permits, qualifications, and approvals of whatsoever nature which are legally required for CONTRACTOR to practice its profession. CONTRACTOR represents and warrants to COUNTY that CONTRACTOR shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement, any licenses, permits, and approvals which are legally required for CONTRACTOR to practice its profession at the time the services are performed. Failure of the CONTRACTOR to comply with this provision shall authorize the COUNTY to immediately terminate this Agreement notwithstanding any other provision in this Agreement to the contrary.

D.3 TIME. CONTRACTOR shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary for the satisfactory performance of CONTRACTOR's obligations pursuant to this Agreement. Neither party shall be considered in default of this Agreement to the extent performance is prevented or delayed by any cause, present or future, which is beyond the reasonable control of the party.

D.4 INDEMNITY. CONTRACTOR shall defend, indemnify, and hold harmless COUNTY, its elected and appointed councils, boards, commissions, officers, agents, and employees from any liability for damage or claims for damage for personal injury, including death, as well as for property damage, which may arise from the intentional or negligent acts or omissions of CONTRACTOR in the performance of services rendered under this Agreement by CONTRACTOR, or any of CONTRACTOR's officers, agents, employees, contractors, or sub-contractors.

D.5 CONTRACTOR NOT AGENT. Except as COUNTY may specify in writing, CONTRACTOR shall have no authority, express or implied, to act on behalf of COUNTY in any capacity whatsoever as an agent. CONTRACTOR shall have no authority, express or implied, pursuant to this Agreement to bind COUNTY to any obligation whatsoever.

D.6 ASSIGNMENT PROHIBITED. CONTRACTOR may not assign any right or obligation pursuant to this Agreement. Any attempted or purported assignment of any right or obligation pursuant to this Agreement shall be void and of no legal effect.

D.7 PERSONNEL. CONTRACTOR shall assign only competent personnel to perform services pursuant to this Agreement. In the event that COUNTY, in its sole discretion, at any time during the term of this Agreement, desires the removal of any person or persons assigned by CONTRACTOR to perform services pursuant to this Agreement, CONTRACTOR shall remove any such person immediately upon receiving written notice from COUNTY of its desire for removal of such person or persons.

D.8 STANDARD OF PERFORMANCE. CONTRACTOR shall perform all services required pursuant to this Agreement in the manner and according to the standards

observed by a competent practitioner of the profession in which CONTRACTOR is engaged. All products of whatsoever nature which CONTRACTOR delivers to COUNTY pursuant to this Agreement shall be prepared in a first class and workmanlike manner and shall conform to the standards or quality normally observed by a person practicing in CONTRACTOR's profession.

D.9 POSSESSORY INTEREST. The parties to this Agreement recognize that certain rights to property may create a "possessory interest," as those words are used in the California Revenue and Taxation Code, §107. For all purposes of compliance by COUNTY with Section 107.6 of the California Revenue and Taxation Code, this recital shall be deemed full compliance by the COUNTY. All questions of initial determination of possessory interest and valuation of such interest, if any, shall be the responsibility of the County Assessor and the contracting parties hereto. A taxable possessory interest may be created by this contract; and if created, the party in whom such an interest is vested will be subject to the payment of property taxes levied on such an interest.

D.10 TAXES. CONTRACTOR hereby grants to the COUNTY the authority to deduct from any payments to CONTRACTOR any COUNTY imposed taxes, fines, penalties and related charges which are delinquent at the time such payments under this Agreement are due to CONTRACTOR.

D.11 TERMINATION. Upon termination of this Agreement as otherwise provided herein, CONTRACTOR shall immediately cease rendering service upon the termination date and the following shall apply:

D.11.1 CONTRACTOR shall deliver copies of all writings prepared by it pursuant to this Agreement. The term "writings" shall be construed to mean and include: handwriting, typewriting, printing, photostating, photographing, and every other means of recording upon any tangible thing and form of communication or representation, including letters, words, pictures, sounds, or symbols, or combinations thereof.

D.11.2 COUNTY shall have full ownership and control of all such writings or other communications delivered by CONTRACTOR pursuant to this Agreement.

D.11.3 COUNTY shall pay CONTRACTOR the reasonable value of services rendered by CONTRACTOR to the date of termination pursuant to this Agreement not to exceed the amount documented by CONTRACTOR and approved by COUNTY as work accomplished to date; provided, however, COUNTY shall not in any manner be liable for lost profits which might have been made by CONTRACTOR had CONTRACTOR completed the services required by this Agreement. In this regard, CONTRACTOR shall furnish to COUNTY such financial information as in the judgment of the COUNTY is necessary to determine the reasonable value of the services rendered by CONTRACTOR. In the event of a dispute as to the reasonable value of the services rendered by

CONTRACTOR, the decision of the COUNTY shall be final. The foregoing is cumulative and does not affect any right or remedy which COUNTY may have in law or equity.

CONTRACTOR may terminate its services under this Agreement upon thirty (30) days written notice to the COUNTY, without liability for damages, if CONTRACTOR is not compensated according to the provisions of the Agreement or upon any other material breach of the Agreement by COUNTY.

D.12 NON-DISCRIMINATION. Throughout the duration of this Agreement, CONTRACTOR shall not unlawfully discriminate against any employee of the CONTRACTOR or of the COUNTY or applicant for employment or for services or any member of the public because of race, religion, color, national origin, ancestry, physical or mental disability, medical condition, marital status, age, sex or sexual orientation. CONTRACTOR shall ensure that in the provision of services under this Agreement, its employees and applicants for employment and any member of the public are free from such discrimination. CONTRACTOR shall comply with the provisions of the Fair Employment and Housing Act (Government Code Section 12900 et seq.). The applicable regulations of the Fair Employment Housing Commission implementing Government Code Section 12900, set forth in Chapter 5, Division 4 of Title 2 of the California Code of Regulations are incorporated into this Agreement by reference and made a part hereof as if set forth in full. CONTRACTOR shall also abide by the Federal Civil Rights Act of 1964 and all amendments thereto, and all administrative rules and regulations issued pursuant to said Act. CONTRACTOR shall give written notice of its obligations under this clause to any labor agreement. CONTRACTOR shall include the non-discrimination and compliance provision of this paragraph in all subcontracts to perform work under this Agreement.

D.13 REHABILITATION ACT OF 1973/AMERICANS WITH DISABILITIES ACT OF 1990. In addition to application of the non-discrimination provision of this Agreement, above, CONTRACTOR agrees to comply with all provisions of section 504 et seq. of the Rehabilitation Act of 1973, and with all provisions of the Americans with Disabilities Act of 1990, and all amendments thereto, and all administrative rules and regulations issued pursuant to said Acts, pertaining to the prohibition of discrimination against qualified handicapped and disabled persons, in all programs or activities, as to employees or recipients of services.

D.14 OWNERSHIP OF INFORMATION. All professional and technical information developed under this Agreement and all work sheets, reports, and related data shall become the property of COUNTY, and CONTRACTOR agrees to deliver reproducible copies of such documents to COUNTY on completion of the services hereunder. The COUNTY agrees to indemnify and hold CONTRACTOR harmless from any claim arising out of reuse of the information for other than this Agreement.

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D.15 WAIVER. A waiver by any party of any breach of any term, covenant or condition herein contained or a waiver of any right or remedy of such party available hereunder at law or in equity shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or condition herein contained or of any continued or subsequent right to the same right or remedy. No party shall be deemed to have made any such waiver unless it is in writing and signed by the party so waiving.

D.16 COMPLETENESS OF INSTRUMENT. This Agreement, together with its specific references and attachments, constitutes all of the agreements, understandings, representations, conditions, warranties and covenants made by and between the parties hereto. Unless set forth herein, neither party shall be liable for any representations made express or implied.

D.17 SUPERSEDES PRIOR AGREEMENTS. It is the intention of the parties hereto that this Agreement shall supersede any prior agreements, discussions, commitments, representations, or agreements, written or oral, between the parties hereto.

D.18 CAPTIONS. The captions of this Agreement are for convenience in reference only and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Agreement.

D.19 DEFINITIONS. Unless otherwise provided in this Agreement, or unless the context otherwise requires, the following definitions and rules of construction shall apply herein.

D.19.1 NUMBER AND GENDER. In this Agreement, the neuter gender includes the feminine and masculine, and the singular includes the plural, the word "person" includes corporations, partnerships, firms or associations, wherever the context so requires.

D.19.2 MANDATORY AND PERMISSIVE. "Shall" and "will" and "agrees" are mandatory. "May" is permissive.

D.20 TERM INCLUDES EXTENSIONS. All references to the term of this Agreement or the Agreement Term shall include any extensions of such term.

D.21 SUCCESSORS AND ASSIGNS. All representations, covenants and warranties specifically set forth in this Agreement, by or on behalf of, or for the benefit of any or all of the parties hereto, shall be binding upon and inure to the benefit of such party, its successors and assigns.

D.22 MODIFICATION. No modification or waiver of any provision of this Agreement or its attachments shall be effective unless such waiver or modification shall be in writing, signed by all parties, and then shall be effective only for the period and on the condition, and for the specific instance for which given.

D.23 COUNTERPARTS. This Agreement may be executed simultaneously and in several counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument.

D.24 OTHER DOCUMENTS. The parties agree that they shall cooperate in good faith to accomplish the object of this Agreement and to that end, agree to execute and deliver such other and further instruments and documents as may be necessary and convenient to the fulfillment of these purposes.

D.25 PARTIAL INVALIDITY. If any term, covenant, condition or provision of this Agreement is held by a Court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provision and/or provisions shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

D.26 JURISDICTION. It is agreed by the parties hereto that unless otherwise expressly waived by them, any action brought to enforce any of the provisions hereof or for declaratory relief hereunder shall be filed and remain in a Court of competent jurisdiction in the County of Yuba, State of California.

D.27 CONTROLLING LAW. The validity, interpretation and performance of this Agreement shall be controlled by and construed under the laws of the State of California.

D.28 TIME IS OF THE ESSENCE. Time is of the essence of this Agreement and each covenant and term a condition herein.

D.29 AUTHORITY. All parties to this Agreement warrant and represent that they have the power and authority to enter into this Agreement in the names, titles and capacities herein stated and on behalf of any entities, persons, estates or firms represented or purported to be represented by such entity(s), person(s), estate(s) or firm(s) and that all formal requirements necessary or required by any state and/or federal law in order to enter into this Agreement have been fully complied with. Further, by entering into this Agreement, neither party hereto shall have breached the terms or conditions of any other contract or agreement to which such party is obligated, which such breach would have a material effect hereon.

D.30 CONFLICT OF INTEREST. Neither a COUNTY employee whose position in COUNTY enables such employee to influence the award of this Agreement or any competing Agreement, nor a spouse or economic dependent of such employee, shall be employed in any capacity by CONTRACTOR herein, or have any other direct or indirect financial interest in this Agreement.

CONTRACTOR may be subject to the disclosure requirements of the COUNTY conflict of interest code if in a position to make decisions or influence decisions that could have

an effect on the CONTRACTOR's financial interest. The County Administrator shall determine in writing if CONTRACTOR has been hired to perform a range of duties that is limited in scope and thus is not required to fully comply with the disclosure requirements described in the Yuba County Conflict of Interest Code.

D.31 NOTICES. All notices and demands of any kind which either party may require or desire to serve on the other in connection with this Agreement must be served in writing either by personal service or by registered or certified mail, return receipt requested, and shall be deposited in the United States Mail, with postage thereon fully prepaid, and addressed to the party so to be served as follows:

If to "COUNTY":

Jennifer Vasquez,
Director
Yuba County Health and
Human Services Department
5730 Packard Avenue, Suite 100
P.O. Box 2320
Marysville, CA 95901

With a copy to:

County Counsel
County of Yuba
915 8th Street, Suite 111
Marysville, CA 95901

If to "CONTRACTOR":

Roy A. Martin,
Executive Director
GraceSource, Inc.
1114 Yuba St. Suite 150
Marysville, CA 95901

ATTACHMENT E

INSURANCE PROVISIONS

E.1 INSURANCE. CONTRACTOR shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the CONTRACTOR, its agents, representatives, or employees.

E.2 MINIMUM SCOPE AND LIMIT OF INSURANCE. Coverage shall be at least as broad as:

E.2.1 Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis for bodily injury and property damage, including products-completed operations, personal injury and advertising injury, with limits no less than \$1,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

E.2.2 Automobile Liability: Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if CONTRACTOR has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than \$1,000,000 per accident for bodily injury and property damage.

E.2.3 Workers' Compensation insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than \$1,000,000 per accident for bodily injury or disease.

E.2.4 Professional Liability (Errors and Omissions) Insurance as appropriate to CONTRACTOR's profession, with limits no less than \$1,000,000 per occurrence or claim, \$2,000,000 aggregate.

If the CONTRACTOR maintains higher limits than the minimums shown above, COUNTY requires and shall be entitled to coverage for the higher limits maintained by CONTRACTOR.

E.3 Other Insurance Provisions. The insurance policies are to contain, or be endorsed to contain, the following provisions:

E.4 Additional Insured Status. COUNTY, its officers, officials, employees, and volunteers are to be covered as additional insureds on the auto policy with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of CONTRACTOR; and on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of CONTRACTOR including materials, parts, or

equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the CONTRACTOR's insurance (at least as broad as ISO Form CG 20 10, 11 85 or both CG 20 10 and CG 23 37 forms if later revisions used).

E.5 Primary Coverage. For any claims related to this contract, **CONTRACTOR's insurance coverage shall be primary** insurance as respects COUNTY, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by COUNTY, its officers, officials, employees, or volunteers shall be excess of CONTRACTOR's insurance and shall not contribute with it.

E.6 Notice of Cancellation. Each insurance policy required above shall state that **coverage shall not be canceled, except with notice to the COUNTY.**

E.7 Waiver of Subrogation. CONTRACTOR hereby grants to COUNTY a waiver of any right to subrogation which any insurer of said CONTRACTOR may acquire against COUNTY by virtue of the payment of any loss under such insurance. CONTRACTOR agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not COUNTY has received a waiver of subrogation endorsement from the insurer.

E.8 Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by COUNTY. COUNTY may require CONTRACTOR to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

E.9 Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the COUNTY.

E.10 Claims Made Policies. If any of the required policies provide coverage on a claims-made basis:

E.10.1 The Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work.

E.10.2 Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the contract of work.

E.10.3 If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, CONTRACTOR must purchase "extended reporting" coverage for a minimum of five (5) years after completion of contract work.

E.11 Verification of Coverage. CONTRACTOR shall furnish COUNTY with original certificates and amendatory endorsements or copies of the applicable policy language

effecting coverage required by this clause. All certificates and endorsements are to be received and approved by COUNTY before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive CONTRACTOR's obligation to provide them. COUNTY reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

E.12 Subcontractors. CONTRACTOR shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein.

E.13 Special Risks or Circumstances. COUNTY reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

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ATTACHMENT F
COUNTY OF YUBA
CONFIDENTIALITY PROVISIONS AND STATEMENTS

F.1. INTRODUCTION.

For the purposes of carrying out a contract for differential response services entered into between the COUNTY OF YUBA (hereinafter "COUNTY") and GraceSource Inc., (hereinafter "CONTRACTOR"), the COUNTY has provided the CONTRACTOR access to Confidential Information. The provisions and statements sets forth in this document outline the CONTRACTOR's responsibilities for safeguarding this information.

F.2 DEFINITIONS.

F.2.1 CONFIDENTIAL INFORMATION shall include, but is not limited to, personally identifiable information, protected health information, financial information, financial account numbers, driver's license numbers, social security numbers, marital status, etc.

F.2.2 PERSONALLY IDENTIFIABLE INFORMATION is confidential information and includes, but is not limited to, names, dates of birth, social security numbers, addresses, phone numbers, driver's license numbers, State ID numbers, etc.

F.2.3 BREACH shall mean the acquisition, access, use or disclosure of confidential information which compromises the security or privacy of such information.

F.2.4 SECURITY INCIDENT shall mean any known successful or unsuccessful attempt by an authorized or unauthorized individual to inappropriately use, disclose, modify, access, or destroy any confidential information.

F.3 BACKGROUND.

The COUNTY maintains confidential information to perform functions, activities, and/or services directly related to the administration of a social service program. Such confidential information may not be used, accessed, or disclosed for any other purposes.

The COUNTY must take appropriate steps to ensure its compliance with all applicable state and federal confidentiality laws and desires to protect the privacy of those to which it provides services. As such, it must require that CONTRACTOR also obey all applicable state and federal laws. Any individual who violates the privacy,

confidentiality, or security of confidential information in any form or medium may be subject to civil and/or criminal prosecution under state and federal law.

Establishing safeguards for confidential information can limit the potential exposure of confidential information and CONTRACTOR is expected to adhere to current industry standards and best practices in the management of data collected by, or on behalf of, the COUNTY, and within the CONTRACTOR's possession.

However, even with sound practices and safeguards, exposure can occur as a result of a theft, loss, compromise or breach of the data and/or systems containing data. At these times, the CONTRACTOR must immediately report the incident surrounding the loss or breach of data in the CONTRACTOR's possession and absorb any associated costs as deemed by the COUNTY to be reasonable and necessary.

F.4 PROVISIONS.

F.4.1 The CONTRACTOR shall sign the "Confidentiality Provisions and Statements" and adopt it by reference in the underlying Agreement.

F.4.2 The COUNTY requires at least the following minimum standards of care in handling the confidential information:

F.4.2.1 Securing all areas where confidential information is maintained and/or stored;

F.4.2.2 Utilizing all industry standard encryption and methodology through which confidential information is transmitted and/or stored. This includes desktop and laptop computers (whole drive encryption – not file encryption), personal digital assistants (PDA), smart phones, thumb or flash-type drives, CDs, diskettes, backup tapes, etc.;

F.4.2.3 Limiting the removal of confidential information from the CONTRACTOR's premises except for those purposes as designated in the underlying Agreement;

F.4.2.4 Ensuring only the minimum necessary amount of confidential information is downloaded and/or accessed when absolutely necessary for the purposes as designated in the underlying Agreement;

F.4.2.5 Not leaving unattended or accessible to unauthorized individuals; and

F.4.2.6 Disposing of confidential information, after obtaining COUNTY authorization and approval, through confidential means for the purposes designated in the underlying Agreement.

F.4.3 Confidential information shall only be used or disclosed for the purposes designed in the underlying Agreement and at no time shall be disclosed or used for personal, non-contract/agreement related reasons, unless specifically authorized by the COUNTY.

F.4.4 In all circumstances, the CONTRACTOR shall have no ownership rights or interests in any data or information, including confidential information. All data collected by the CONTRACTOR on behalf of the COUNTY, or received by the CONTRACTOR on behalf of the COUNTY, is owned by the COUNTY. There are no exceptions to this provision.

F.4.5 The COUNTY may periodically monitor and/or audit use of the information systems and other record-keeping systems at a CONTRACTOR's location or COUNTY location in an effort to ensure compliance with these provisions.

F.4.6 If there is an incident involving theft, loss, compromise, and/or breach of confidential information, the CONTRACTOR must notify the COUNTY immediately and under no circumstances no less than twenty four (24) hours after discovery of such an incident.

F.4.7 If the incident involves a theft or is incidental to another crime, the CONTRACTOR shall notify the appropriate law enforcement officials and a police report generated to document the circumstances of the incident so as to establish whether the crime involved a motive to obtain the confidential information. The police report will be forwarded to the COUNTY within forty eight (48) hours of receipt of the report.

F.4.8 NOTIFICATION OF BREACH.

F.4.8.1 Upon the suspicion or discovery of a breach, security incident, intrusion, or unauthorized use or disclosure of confidential information, the CONTRACTOR shall notify the COUNTY within twenty four (24) hours by telephone in addition to follow up by either email or fax.

F.4.8.2 Notification of any breach, security incident, or unauthorized access as described in section 4.8.1 shall be provided to:

Yuba County Privacy Officer
 Phone: (530) 749-6356 or (530) 749-6311
 E-Mail: securityincidents_hhsd@co.yuba.ca.us
 Fax: (530) 749-6281

F.4.8.3 The CONTRACTOR shall immediately investigate such actual or suspected breach, security incident, or unauthorized access of confidential information. Within seventy two (72) hours of the discovery, if an actual

breach has occurred, the CONTRACTOR shall notify the individual identified in section 4.8.2 of the following:

- (a) What data elements were involved and the extent of the data involved in the breach (e.g. number of records or affected individual's data);
- (b) The identity of the unauthorized persons known or reasonably believed to have improperly used or disclosed Personally Identifiable Information and/or confidential information;
- (c) A description of where the confidential information is believed to have been improperly transmitted, sent, or utilized;
- (d) A description of the probable causes of the improper use or disclosure; and
- (e) Whether any state or federal laws requiring individual notifications of breaches are triggered.

F.4.8.4 The COUNTY will coordinate with the CONTRACTOR to determine additional specific actions that will be required of the CONTRACTOR for mitigation of the breach, which may include notification to the individual or other authorities.

F.4.8.5 All associated costs shall be borne by the CONTRACTOR. This may include, but is not limited to, costs associated with notifying the affected individuals.

F.4.9 The COUNTY may require that the CONTRACTOR provide evidence of adequate background checks for individuals who are entrusted by the CONTRACTOR to work with the COUNTY's confidential information.

F.4.10 The COUNTY requires that the CONTRACTOR have comprehensive policies and procedures to adequately safeguard the confidential information before it is conveyed to the CONTRACTOR. The CONTRACTOR's policies should articulate all safeguards in place for the COUNTY's confidential information, including provisions for destruction of all data and backup copies of data. All COUNTY-owned media containing confidential information shall be returned to the COUNTY when no longer legitimately needed by the CONTRACTOR.

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F.5 ACKNOWLEDGEMENT OF RECEIPT AND SIGNATURE.

The CONTRACTOR hereby understands the above provisions and statements. The CONTRACTOR further understands the sensitivity of the confidential information and understands that the CONTRACTOR must protect the confidentiality of all COUNTY information placed within the CONTRACTOR's care or which the CONTRACTOR may come across during the course of the Agreement.

DATED: 5/27/16

CONTRACTOR

Roy B. Martin
Roy Martin, Executive Director

ATTACHMENT G
INVOICE FORMAT

Contractor's Name: GraceSource, Inc.

Contractor's Address: 1114 Yuba St. Suite 150 Marysville, CA 95901

Contact Name: Terri Gentile
Phone Number: 530-749-4941
Email: T.Gentile@gracesoureinc.org

Period of Service: MONTH, YEAR

<u>Invoice</u> <u>Services</u>			
<u>Type</u>	<u>Rate Basis</u>	<u># of Families</u>	<u>Amount</u>
Differential Response	\$ <u>885.00</u>	<u> </u>	<u> </u>
Invoice Grand Total			<u> </u>

Certification:

I certify that this invoice is in all respects true and correct; that all material, supplies, or services claimed have been received or performed, and were used or performed exclusively in connection with the contract; that payment has not been previously received for the amount invoiced herein; and that the original invoices, payrolls, or other documentation are on file.

Authorized Signature

Date

Mail original invoice and monthly reporting forms to:
Yuba County Health and Human Services Department
Attention: Fiscal
P.O. Box 2320
Marysville, CA 95901

ATTACHMENT H COST JUSTIFICATION

COST JUSTIFICATION WORKSHEET 2016-2017					
PERSONNEL EXPENSE					
SALARY		% of		Annual	
Position	Name	Time to	Salary	Amount to	In-kind
		Service	per month	Service	
FRC Manager	T. Gentile	100.0%	\$ 2,457	\$ 29,484	
GSI Case Manager	S. Tenorio	100.0%	\$ 1,638	\$ 19,656	
CWS AmeriCorps Mbrs(2)*	To be hired	100.0%	*	\$ 18,000	\$ 16,000
*AmeriCorps is a national service program. Members receive a living stipend and are eligible for health care and child care assistance. Each slot draws down \$8,000 federal dollars. Our partner, Prevent Child Abuse - California, uses the drawn down dollars to support the member stipends and provide operational oversight.					
Total Salaries				\$ 67,140	\$ 16,000
BENEFITS		% of		Annual	
Position	Type	Time to	Rate	Amount to	In-kind
		Service	per month	Service	
DR Coordinator	FICA/MediCare	100.0%	\$ 188.00	\$ 2,256	
	SUI/ETT	100.0%	\$ 27.17	\$ 326	
	Worker's Comp	100.0%	\$ 62.17	\$ 746	
	Health Ins.	n/a	n/a	n/a	
GSI Case Manager	FICA/MediCare	100.0%	\$ 125.33	\$ 1,504	
	SUI/ETT	100.0%	\$ 27.17	\$ 326	
	Worker's Comp	100.0%	\$ 41.50	\$ 498	
	Health Ins.	n/a	n/a	n/a	
CWS AmeriCorps	FICA/MediCare	100.0%	n/a	\$ -	
	SUI/ETT	100.0%	n/a	\$ -	
	Worker's Comp	100.0%	n/a	\$ -	
	Health Ins.	100.0%	n/a	\$ -	
Total Benefits				\$ 5,656	\$ -
Total Personnel Expense				\$ 72,796	\$ 16,000

COST JUSTIFICATION WORKSHEET 2016-2017				
OPERATING EXPENSE		Methodology	Service	In-kind
Bookkeeping	Program cost based on estimate supplied by the provider for issuing monthly payroll and expense checks, providing payroll and profit and loss reports, tax completion, and state and federal filings.		\$ 1,200	
Communications	Program cost based on historical usage of telephone and internet and costs of telephone equipment. Based on stand-alone program.		\$ 3,000	
Duplicating/ Publishing	Program cost based on providing marketing materials and duplication of project materials for similar projects. Based on stand-alone program.		\$ 800	
Maintenance	Program cost based on maintenance of equipment and facilities for similar projects. Based on stand-alone program.		\$ 150	
Facilities	Program cost based on historical costs of providing space and equipment usage for similar projects. Costs include but are not limited to copier, alarm, cleaning, utilities, building repairs, insurance, etc. Based on stand-alone program.		\$ 2,600	
Group Activities	Program cost based on historical costs of providing groups for similar projects. Costs include but are not limited to group materials, incentives for group participation, food and beverages for attendees, etc. Based on stand-alone program.		\$ 600	
Office Supplies	Program cost based on historical costs of providing office materials for similar projects. Costs include but are not limited to paper, pens, forms, ink cartridges, water, educational materials, postage, small office equipment, etc. Based on stand-alone program.		\$ 1,800	
Office Equipment	Estimated cost for four desktop computers to be used for program related services including but not limited to email, case notes, marketing materials, research, etc.		\$ -	
Training	Program cost based on costs of providing employment, estimated number of required trainings and on-going employee development, etc.		\$ 900	
Travel/Lodging/ Per Diem	Program cost based on estimated number of required trainings, historical costs of providing on-going employee development, and mileage for providing quality home visitation services to families enrolled in the project.		\$ 5,500	
Rent	100 sq.ft. x \$1.00/sq.ft. x 100%FTE x 12 mos. x 4 AC members 200 sq.ft. x \$1.00/sq.ft. x 75%FTE x 12 mos. X 1 DR Coord.			
Total Operating Expense			\$ 16,550	\$ -
SUBCONTRACTORS		Methodology		
Victor Services	Historical contract costs for a Licensed Marriage and Family Therapist		\$ 11,000	\$ -
INDIRECT		Methodology		
	Historical costs associated with contract at 6.687% of Total Personnel Expense. GSIs usual rate is 10% but has been modified to meet budget restrictions.		\$ 4,844	
DIRECT		Methodology		
	Direct costs associated with services delivered to families including transportation assistance (bus passes/gas cards), temporary food assistance, housing (cleaning supplies/dumpster rental), furniture (beds), clothing, materials to implement case plan activities, and limited past-due bill support. Estimated abased on historical usage.		\$ 1,000	
TOTAL ANNUAL AMOUNT TO SERVICE			\$ 106,190	\$ 16,000
		Methodology		
COST PER SERVICE UNIT Total /12 mos./10 open case plans/month			\$ 884.92	

COST JUSTIFICATION WORKSHEET 2017-2018**PERSONNEL EXPENSE**

SALARY		% of	Salary	Annual	
Position	Name	Time to	per month	Amount to	In-kind
FRC Manager	T. Gentile	100.0%	\$ 2,457	\$ 29,484	
GSI Case Manager	S. Tenorio	100.0%	\$ 1,638	\$ 19,656	
CWS AmeriCorps Mbrs(2)*	To be hired	100.0%	*	\$ 18,000	\$ 16,000

*AmeriCorps is a national service program. Members receive a living stipend and are eligible for health care and child care assistance. Each slot draws down \$8,000 federal dollars. Our partner, Prevent Child Abuse - California, uses the drawn down dollars to support the member stipends and provide operational oversight.

Total Salaries

\$ 67,140	\$ 16,000
------------------	------------------

BENEFITS		% of	Rate	Annual	
Position	Type	Time to	per month	Amount to	In-kind
DR Coordinator	FICA/MediCare	100.0%	\$ 188.00	\$ 2,256	
	SUI/ETT	100.0%	\$ 27.17	\$ 326	
	Worker's Comp	100.0%	\$ 62.17	\$ 746	
	Health Ins.	n/a	n/a	n/a	
GSI Case Manager	FICA/MediCare	100.0%	\$ 125.33	\$ 1,504	
	SUI/ETT	100.0%	\$ 27.17	\$ 326	
	Worker's Comp	100.0%	\$ 41.50	\$ 498	
	Health Ins.	n/a	n/a	n/a	
CWS AmeriCorps	FICA/MediCare	100.0%	n/a	\$ -	
	SUI/ETT	100.0%	n/a	\$ -	
	Worker's Comp	100.0%	n/a	\$ -	
	Health Ins.	100.0%	n/a	\$ -	
Total Benefits				\$ 5,656	\$ -
Total Personnel Expense				\$ 72,796	\$ 16,000

COST JUSTIFICATION WORKSHEET 2017-2018				
OPERATING EXPENSE		Methodology	Service	In-kind
Bookkeeping	Program cost based on estimate supplied by the provider for issuing monthly payroll and expense checks, providing payroll and profit and loss reports, tax completion, and state and federal filings.		\$ 1,200	
Communications	Program cost based on historical usage of telephone and internet and costs of telephone equipment. Based on stand-alone program.		\$ 3,000	
Duplicating/ Publishing	Program cost based on providing marketing materials and duplication of project materials for similar projects. Based on stand-alone program.		\$ 800	
Maintenance	Program cost based on maintenance of equipment and facilities for similar projects. Based on stand-alone program.		\$ 150	
Facilities	Program cost based on historical costs of providing space and equipment usage for similar projects. Costs include but are not limited to copier, alarm, cleaning, utilities, building repairs, insurance, etc. Based on stand-alone program.		\$ 2,600	
Group Activities	Program cost based on historical costs of providing groups for similar projects. Costs include but are not limited to group materials, incentives for group participation, food and beverages for attendees, etc. Based on stand-alone program.		\$ 600	
Office Supplies	Program cost based on historical costs of providing office materials for similar projects. Costs include but are not limited to paper, pens, forms, ink cartridges, water, educational materials, postage, small office equipment, etc. Based on stand-alone program.		\$ 1,800	
Office Equipment	Estimated cost for four desktop computers to be used for program related services including but not limited to email, case notes, marketing materials, research, etc.		\$ -	
Training	Program cost based on costs of providing employment, estimated number of required trainings and on-going employee development, etc.		\$ 900	
Travel/Lodging/ Per Diem	Program cost based on estimated number of required trainings, historical costs of providing on-going employee development, and mileage for providing quality home visitation services to families enrolled in the project.		\$ 5,500	
Rent	100 sq.ft. x \$1.00/sq.ft. x 100%FTE x 12 mos. x 4 AC members 200 sq.ft. x \$1.00/sq.ft. x 75%FTE x 12 mos. X 1 DR Coord.			
Total Operating Expense			\$ 16,550	\$ -
SUBCONTRACTORS		Methodology		
Victor Services	Historical contract costs for a Licensed Marriage and Family Therapist		\$ 11,000	\$ -
INDIRECT		Methodology		
	Historical costs associated with contract at 6.687% of Total Personnel Expense. GSI's usual rate is 10% but has been modified to meet budget restrictions.		\$ 4,844	
DIRECT		Methodology		
	Direct costs associated with services delivered to families including transportation assistance (bus passes/gas cards), temporary food assistance, housing (cleaning supplies/dumpster rental), furniture (beds), clothing, materials to implement case plan activities, and limited past-due bill support. Estimated abased on historical usage.		\$ 1,000	
TOTAL ANNUAL AMOUNT TO SERVICE			\$ 106,190	\$ 16,000
COST PER SERVICE UNIT		Methodology		
Total /12 mos /10 open case plans/month			\$ 884.92	

ATTACHMENT I

DIFFERENTIAL RESPONSE MONTHLY REPORTING FORM

Agency: _____ Month: _____

- | | |
|--|-------|
| 1. Total active DR cases at beginning of month: | _____ |
| 2. DR cases closed this month: | _____ |
| 3. # of families referred for DR this month: | _____ |
| 4. # of families accepting DR services this month: | _____ |
| 5. # of cases where DR was declined this month: | _____ |
| 6. # of DR case plans developed and signed this month: | _____ |
| 7. # of referrals that had first engagement visit: | _____ |
| 8. Total DR cases at end of month: | _____ |

Services / Outcomes

Identified Service Needs: areas that parents have identified for themselves or for their children. Multiple needs may be counted for each family.

- | | | | |
|---|--------------------------|----------------------------|--------------------------|
| Safety in community | <input type="checkbox"/> | Food Security: | <input type="checkbox"/> |
| Safety issues in the home (ex. Domestic violence) | <input type="checkbox"/> | Drug/alcohol abuse: | <input type="checkbox"/> |
| Health Care: | <input type="checkbox"/> | Relationship issues: | <input type="checkbox"/> |
| Mental Health | <input type="checkbox"/> | Parenting education: | <input type="checkbox"/> |
| Social Isolation: | <input type="checkbox"/> | Child development: | <input type="checkbox"/> |
| Employment: | <input type="checkbox"/> | School/pre-school related: | <input type="checkbox"/> |
| | | Daycare: | <input type="checkbox"/> |

Service Outcomes: areas that parents have identified as having improved as a result of services being offered. Multiple areas of improvement may be counted for each family.

- | | | | |
|---|--------------------------|----------------------------|--------------------------|
| Safety in community | <input type="checkbox"/> | Food Security: | <input type="checkbox"/> |
| Safety issues in the home (ex. Domestic violence) | <input type="checkbox"/> | Drug/alcohol abuse: | <input type="checkbox"/> |
| Health Care: | <input type="checkbox"/> | Relationship issues: | <input type="checkbox"/> |
| Mental Health | <input type="checkbox"/> | Parenting education: | <input type="checkbox"/> |
| Social Isolation: | <input type="checkbox"/> | Child development: | <input type="checkbox"/> |
| Employment: | <input type="checkbox"/> | School/pre-school related: | <input type="checkbox"/> |
| | | Daycare: | <input type="checkbox"/> |

Case example of service needs/outcomes during this period:

Signature of person responsible for filling out this report:

ATTACHMENT J

CAPIT/CBCAP SERVICE GOALS AND OUTCOME PLAN SUMMARY

CAPIT/CBCAP Service Goals and Outcomes Plan Summary

INSTRUCTIONS: Please provide information as requested. Check box designating whether report is for CAPIT or CBCAP.
 This summary is Service Focused. Clients may access multiple services and shall be counted each time a service is provided during the reporting period. Count families only when services are provided to the entire family unit.

CAPIT

☒

CBCAP

☒

Agency _____

Date _____

Report Period _____ TO _____

Client Centered Services	Total number of clients completing services						Families
	ages 0 - 5		ages 6 - 18		Adults (18 years +)		
	with disabilities	without disabilities	with disabilities	without disabilities	with disabilities	without disabilities	
Family Counseling							
Parent Education and Support							
Home Visiting							
Psychiatric Evaluations							
Respite Care							
Day Care/Child Care							
Transportation							
Multidisciplinary Team Services							
Teaching and Demonstrating Homemakers							
Family Workers							
Temp In Home Caretakers							
Health Services							
Special Law Enforcement							
Voluntary Home Visiting							
Parenting Program (Classes)							
Parent Mutual Support							
Family Resource Center							
Family Support Program							
Other Specify							
Other Specify							
Other Specify							
Other Specify							
	0 to 5	0 to 5	6 to 18	6 to 18	Adults	Adults	Families
	with disabilities	without disabilities	with disabilities	without disabilities	with disabilities	without disabilities	
TOTALS	0	0	0	0	0	0	0

Page 1 of 2

Service Goals and Outcome Summary Report for the Month of

Client Characteristics:	Total number of clients receiving services						Gender			
	ages 0-5		ages 6-18		Adults (19year older)		Children		Adult	
	without disabilities	with disabilities	without disabilities	with disabilities	without disabilities	with disabilities	Female	Male	Female	Male
White (non-Hispanic)										
Hispanic										
Black										
Asian										
Native American										
Other (specify)										
TOTALS	0-5 w/o disabilities	0-5 w disabilities	6-18 w/o disabilities	6-18 w disabilities	Adults w/o disabilities	Adults w disabilities	Female	Male	Female	Male
	0	0	0	0	0	0	0	0	0	0
Agency Centered	NUMBER OF PARTICIPANTS									
Activities:	Parent(consumer of services)		County agency staff		Private nonprofit staff		Child Abuse Council Staff		Other (specify)	
State or Regional Training										
Peer Review										
Evaluation/Research										
Other (Specify)										

Page 2 of 2

ATTACHMENT K

Annual Reporting for Community-Based Child Abuse Prevention (CBCAP) Service Array

1. CBCAP SERVICES AND ACTIVITIES

A. Interdisciplinary/Innovative Services and Funding

CBCAP funding is intended to promote innovation and collaboration between disciplines to maximize the use of the various federal, state, local and private funds to enhance child abuse prevention programs. The following sample illustrates how the template should be completed.

Sample:

<i>Name of the program:</i>	
<i>Family Resource Centers (FRC) Network</i>	
<i>Name of the service provider:</i>	
<i>Bedrock Community Foundation</i>	
<i>Description of the program:</i>	
<i>FRC Network is a comprehensive, countywide integrated service delivery system composed of 7 FRCs. The network provides peer support, training, evaluation and quality assurance, technical assistance and seeks resources to sustain the FRC's.</i>	
<i>List the services this program provides:</i>	
<i>Parenting education and support, public awareness/education, individual and family counseling, respite care, and information and referral.</i>	
<i>Identify the agencies who collaborated to develop and implement this program:</i>	
<i>The FRCs utilize a multidisciplinary approach supported through a commitment from child welfare, public health, mental health, developmental health services, CalWORKs and public and private agencies who are committed to the prevention of child abuse and neglect.</i>	
<i>In addition to CBCAP funds, list other funds used to support this program:</i>	
<i>The following funding streams were used in the development, implementation and maintenance of this network and its FRC members: County Children's Trust Fund, Healthy Families, CBCAP, CAPIT, PSSF, Child Welfare Services Outcome Improvement Project, First Five, Health Services Targeted Case Management, Mental Health Services Act, private donations and Stuart Foundation Grant.</i>	
<i>Enter an "X" to indicate the program's service delivery system:</i>	
<input checked="" type="checkbox"/>	<i>Family Resource Center</i>
<input checked="" type="checkbox"/>	<i>Family Resource Center Network</i>
<input type="checkbox"/>	<i>In-Home Visiting Program</i>
<input type="checkbox"/>	<i>Linkages</i>
<input type="checkbox"/>	<i>Respite Care</i>
<input type="checkbox"/>	<i>Parent Support Program</i>
<input type="checkbox"/>	<i>Target Population:</i>
<input type="checkbox"/>	<i>Parenting Program</i>
<input type="checkbox"/>	<i>Target Population:</i>
<i>Community-based response, i.e. Differential Response, Path I</i>	
<input type="checkbox"/>	<i>Web-based – Explain:</i>
<input type="checkbox"/>	<i>Other:</i>
<input type="checkbox"/>	<i>None</i>

Utilizing the template below identify and describe a community-based and prevention-focused program developed, implemented or operating in the county that was a result of innovative funding and interdisciplinary collaboration. The program selected must be supported with CBCAP funds.

Name of the program:		
Name of the service provider:		
Description of the program:		
List the services this program provides:		
Parent education and support, early child development and screening, and improving family access to formal and informal resources.		
Identify the agencies who collaborated to develop and implement this program:		
First5Yuba.		
In addition to CBCAP funds, list other funds used to support this program:		
Camptonville Community Partnership applied for and received a grant funding from First5Yuba to start and run the 1, 2, 3, Grow program through June 2012.		
Enter an "X" to indicate the program's service delivery system:		
<input type="checkbox"/>	Family Resource Center	
<input type="checkbox"/>	Family Resource Center Network	
<input type="checkbox"/>	In-Home Visiting Program	
<input type="checkbox"/>	Linkages	
<input type="checkbox"/>	Respite Care	
<input type="checkbox"/>	Parent Support Program	Target Population:
<input type="checkbox"/>	Parenting Program	Target Population:
<input type="checkbox"/>	Community-based response, i.e. Differential Response, Path I	
<input type="checkbox"/>	Web-based – Explain:	
<input type="checkbox"/>	Other:	
<input type="checkbox"/>	None	

B. **Prevention Direct Services that Meet Community Needs**

Provide an example of a direct service activity that addresses an unmet need identified in the community. An unmet need is when the data points to a particular need where a service or resource is unavailable.

Sample:

Describe the unmet need as determined/identified in the county's current OCAP Plan or integrated CSA:
<i>The integrated CSA indicates a 5% increase in teen pregnancy in the county. Child Welfare referral rates show a prevalence of child neglect among teen parents. A focus group of teen parents indicated the need for training in parenting skills.</i>
Describe/identify/list a direct service activity that was implemented or in operation to meet the above unmet need during this reporting period:
<i>The County implemented the Project SafeCare, an In-home Intervention Program. The program provides teen parents with training in three aspects of child care: treating illnesses and maximizing their health-care skills (health), positive and effective parent-child interaction skills (bonding), and maintaining hazard-free homes (safety) for their children.</i>
In addition to CBCAP funds, list the funds used to support this program and/or activity.
<i>Stuart Foundation and Maternal, Child and Adolescent Health (MCAH) funds</i>

Below report on one CBCAP funded direct service activity that was implemented during the reporting period. **Do not use the same program reported in question 1.A., "Interdisciplinary/Innovative Services and Funding."**

<input type="checkbox"/>	Enter an "X" if there are no other direct service programs or this question does not apply.
Describe the unmet need as determined/identified in the county's current OCAP Plan or CSA:	

Describe/identify/list a direct service activity that was implemented or in operation to meet the above unmet need during this reporting period:
In addition to CBCAP funds, list the funds used to support this program and/or activity.

C. **Prevention Network Activity**

How has the county supported (through contracts, interagency agreement and/or other means) the effective development, operation and expansion of community-based and prevention focused programs and activities.

<input type="checkbox"/> Enter an "x" if no prevention network activities were conducted during this reporting period.
Describe the activities conducted during the reporting period?
What was the need that was identified in the county's OCAP Plan or integrated CSA that was addressed by these activities?
What is the expected outcome?

1. CBCAP EVALUATION

A. **CBCAP Peer Review**

Peer Review is a form of quality assurance that uses a process of self-assessment and external review by two or more similar CBCAP programs. The CBCAP Peer Review process is in addition to the Peer Quality Case Review (PQCR) used in the California Children and Families Services Review. The PQCR cannot supplant the CBCAP Peer Review process as they are two separate requirements. For more information regarding the CBCAP Peer Review visit:

<http://www.friendsnrc.org/outcome/review.htm>

Below enter an "x" to select one of the following two options to report on peer review activities:

If option "i" is selected, enter an "x" to indicate all CBCAP Peer Review activities that were conducted during this reporting period. Provide a brief description of one of the activities selected.

i	Local CBCAP peer review activities included:
	CBCAP peer review training
	On-site visit by peers that included observation and discussion
	Case review by peers for the purpose of self assessment and improvement of practice
	Facilitated focus group with peers for the purpose of self assessment and improvement
	Other, describe:

Provide a description of one of the activities selected above. Include the name of the CBCAP program selected for peer review, at least one finding, and strategies discussed for program/practice improvement:

If option "ii" is selected, include a description of the challenges that prevented the implementation of the CBCAP peer review process.

ii.	Enter an "x" if no CBCAP peer review activities occurred during the reporting period. Describe the challenges that prevented the implementation of a peer review process:

B. Client Satisfaction

- i. Below provide a case specific example of a parent/consumer who benefited from CBCAP services during the reporting period. Include the services the parent/consumer received and the change in the parent/consumer's behavior that demonstrated how the parent/consumer benefited from the service. Include the name of the CBCAP program.

Description of case, service received and change in parent/consumer's beliefs, attitude and/or behavior:
Provide the name of the CBCAP program:

- ii. Below enter an "x" to select the tool used to assess the parent/consumer's satisfaction in the services received from the program identified in B.i., above.

	Telephone Survey
	In-person Interview
	On-line Survey
	In person pre and post test
	Focus Group
	Other, explain:

- iii. Below describe changes, if any, the service provider will implement as a result of the feedback received from parent/consumers of the CBCAP program indicated in section B.i.

Although no new programs were implemented because of consumer feedback the issue of transportation for consumers has become a problem. Many of the Spanish speaking only families are afraid of the local bus system and refuse to use it. In an effort to assist families in accessing public transportation home visitors take the time to show families how to use the local bus system to gain confidence and overcome their fears.

C. Evaluating and Reporting on CBCAP Outcomes

Outcomes can be:

- **Short-term outcomes** that may result in changes in attitude, beliefs and knowledge;
- **Intermediate outcomes** that may result in the development and practice of new skills;
- **Long term outcomes** that may result in permanent changes at an individual level or changes that create an impact on larger social structures.

Select one of the CBCAP funded programs in your county and using one of the CBCAP outcomes (listed above) demonstrate how this outcome is used to measure the effectiveness of this program.

Sample:

Name of CBCAP Program, Public	Regional Intervention Program (RIP)
-------------------------------	-------------------------------------

Awareness or Prevention Network Activity:			
Services or activity:	x	Program/Services	Public Awareness Activity
Purpose:	To teach parents methods for interacting with children that will maximize positive, developmentally appropriate behavior, while minimizing noncompliant and negative behaviors.		
Description:	The parent training has three modules: <ul style="list-style-type: none"> • Behavioral Skills Training • Social Skills Training • Preschool Classroom. Each segment of the training takes place in the context of a variety of structured adult-child interaction sessions on-site as well as daily-living programs at home.		
Enter an "x" to select one of the outcomes below:	Intermediate Outcomes that were achieved for RIP parents and children: <ul style="list-style-type: none"> • Parents demonstrated improved child behavior management skills. • Children demonstrated increased compliant behavior in the school setting and at home. • Children demonstrated more appropriate and positive social interaction. 		
How was the outcome measured:	Pre and post 30 minute observation sessions at home and school.		

Below provide the name, purpose, description of a CBCAP funded program, public awareness, or prevention network activity. Select one outcome and describe how the outcome was achieved and how the outcome was measured.

Name of CBCAP Program, Public Awareness, or Prevention Network Activity:			
Services or activity:		Program/Services	Public Awareness Activity
Purpose:			
Description:			
Enter an "x" to select one of the outcomes below:	<input type="checkbox"/> Short-term <input type="checkbox"/> Intermediate-term <input type="checkbox"/> Long-term		
How was the outcome measured:			

3. PARENTS/CONSUMERS

A. PARENT LEADERSHIP AND FAMILY INVOLVEMENT

The OCAP maintains a commitment to strengthen parent leadership and parent involvement throughout the State. Meaningful parent involvement can occur when parents are viewed as effective leaders in shaping the direction of their families, programs and communities. Parent leaders assist counties with their efforts to improve service delivery and outcomes.

- i. Below enter an "x" to indicate which activities were provided to enhance parent participation and leadership in the prevention of child abuse and neglect:

<input type="checkbox"/>	Skill Development Training	<input type="checkbox"/>	Invitation to staff meetings
<input type="checkbox"/>	Agency Orientation	<input type="checkbox"/>	Stipend
<input type="checkbox"/>	Conference (sponsored attendance)	<input type="checkbox"/>	Child Care
<input type="checkbox"/>	Convenient time and location for meetings	<input type="checkbox"/>	Transportation
<input type="checkbox"/>	Awards, Recognition or Scholarship	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Provision of ongoing training	<input type="checkbox"/>	Other:

<input type="checkbox"/>	Enter an "x" if no activities were provided to enhance parent participation and leadership in the prevention of child abuse and neglect during this reporting period.
--------------------------	---

- ii. Choose one of the activities that was selected in question 3.A.i.. Provide details on the efforts to enhance parent participation and leadership.

Activity selected:
Description of the efforts to enhance parent participation and leadership:

- iii. Enter an "x" to indicate the activities where parents were active participants:

<input type="checkbox"/>	Grant making board or committee	<input type="checkbox"/>	Served as a mentor for other families
<input type="checkbox"/>	Agency advisory board or council	<input type="checkbox"/>	Recruitment of volunteers
<input type="checkbox"/>	State or local board or council	<input type="checkbox"/>	Participated in the hiring process
<input type="checkbox"/>	Development of the County Self Assessment	<input type="checkbox"/>	Developed educational material
<input type="checkbox"/>	Development of the County System Improvement Plan	<input type="checkbox"/>	Participated in fund raising activities
<input type="checkbox"/>	Program monitoring and evaluation	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Review and selection of grant proposals	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Training staff and volunteers	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Provided outreach activities	<input type="checkbox"/>	Other:

<input type="checkbox"/>	Enter an "x" if parents were not active participants in the planning, implementing and evaluating of child abuse prevention programs during this reporting period.
--------------------------	--

- iv. Describe the challenges or technical assistance needs regarding the recruitment and retention of parent leaders:

--

- v. From the above in 5.A.iii. provide details of one of the activities where the parent was an active participant in the planning, implementing and evaluating child abuse prevention programs. Include strengths and challenges.

Activity selected:
Description of the project, role and activities the parent performed as an active participant:

- vi. Enter an "x" to identify the funding source that supported the activities indicated above, 3.A.i and 3.A.iii:

<input type="checkbox"/>	CBCAP	<input type="checkbox"/>	CAPIT
<input type="checkbox"/>	PSSF	<input type="checkbox"/>	Other

ATTACHMENT L
VENDOR ASSURANCE OF COMPLIANCE WITH
THE YUBA COUNTY
WELFARE DEPARTMENT

NONDISCRIMINATION IN STATE AND FEDERALLY ASSISTED PROGRAMS

VENDOR/RECIPIENT HEREBY AGREES THAT it will comply with Title VI and VII of the Civil Rights Act of 1964 as amended; Section 504 of the Rehabilitation Act of 1973 as amended; the Age Discrimination Act of 1975 as amended; the Food Stamp Act of 1977, as amended and in particular section 272.6; Title II of the Americans with Disabilities Act of 1990; California Civil Code Section 51 et seq., as amended; California Government Code section 11135-11139.5, as amended; California Government Code section 12940 (c), (h) (1), (i), and (j); California Government Code section 4450; Title 22, California Code of Regulations section 98000 – 98413; Title 24 of the California Code of Regulations, Section 3105A(e); the Dymally-Alatorre Bilingual Services Act (California Government Code Section 7290-7299.8); Section 1808 of the Removal of Barriers to Interethnic Adoption Act of 1996; and other applicable federal and state laws, as well as their implementing regulations [including 45 Code of Federal Regulations (CFR) Parts 80, 84, and 91, 7 CFR Part 15, and 28 CFR Part 42], by ensuring that employment practices and the administration of public assistance and social services programs are nondiscriminatory, to the effect that no person shall because of ethnic group identification, age, sex, color, disability, medical condition, national origin, race, ancestry, marital status, religion, religious creed or political belief be excluded from participation in or be denied the benefits of, or be otherwise subject to discrimination under any program or activity receiving federal or state financial assistance; and HEREBY GIVE ASSURANCE THAT it will immediately take any measures necessary to effectuate this agreement.

THIS ASSURANCE is given in consideration of and for the purpose of obtaining any and all federal and state assistance; and THE VENDOR/RECIPIENT HEREBY GIVES ASSURANCE

THAT administrative methods/procedures which have the effect of subjecting individuals to discrimination or defeating the objectives of the California Department of Social Services (CDSS) Manual of Policies and Procedures (MPP) Chapter 21, will be prohibited.

BY ACCEPTING THIS ASSURANCE, the vendor/recipient agrees to compile data, maintain records and submit reports as required, to permit effective enforcement of the aforementioned laws, rules and regulations and permit authorized CDSS and/or federal government personnel, during normal working hours, to review such records, books and accounts as needed to ascertain compliance. If there are any violations of this assurance, CDSS shall have the right to invoke fiscal sanctions or other legal remedies in accordance with Welfare and Institutions Code section 10605, or Government Code section 11135-11139.5, or any other laws, or the issue may be referred to the appropriate federal agency for further compliance action and enforcement of this assurance.

THIS ASSURANCE is binding on the vendor/recipient directly or through contract, license, or other provider services, as long as it receives federal or state assistance.

May 27, 2016
 Date

Ray A. White
 Contractor's Signature

1114 Yuba St. Suite 150 Marysville, CA 95901,
 Address of vendor/recipient

(08/13/01)

CR50-Vendor Assurance of Compliance

The County of Yuba

(268-0616) Appro... - 1 of 4

268-0616

HEALTH & HUMAN SERVICES DEPARTMENT

Jennifer Vasquez, Director

5730 Packard Ave., Suite 100, P.O. Box 2320, Marysville, California 95901
Phone: (530) 749-6311 FAX: (530) 749-6281



Nichole Quick, MD, MPH
Health Officer
Phone: (530) 749-6366

TO: Board of Supervisors
Yuba County

FROM: Jennifer Vasquez, Director
Erich Runge, Program Manager
Tracy Bryan, Program Manager
Health & Human Services Department

DATE: June 21, 2016

SUBJECT: Board of Supervisors Approval to Increase Funding to Agreements for Services and for the Chair to Execute the Amendments to the Agreements

RECOMMENDATION: It is recommended that the Board of Supervisors approve the Health and Human Services Department (HHSD) request to amend current agreements for services as follows:

- Increase Progress House by \$25,000 to a total of \$85,000 for the provision of residential treatment services for CalWORKs and Child Welfare Services (CWS) clients; and
- Increase Community Recovery Resources (CORR) by \$25,000 to a total of \$52,500 for residential facility services.

It is further recommended that the Chair of the Board be authorized to execute, on behalf of the County of Yuba, the attached Amendments after they have been signed by the contractors.

BACKGROUND: Yuba County Purchasing and Contract Policy Manual, Section 6.3(f) Consultant and Professional Services Contracts states, in part, that contract increases greater than "ten percent of the original contract amount or for more than \$10,000.00" require Board of Supervisors approval.

DISCUSSION: HHSD contracted with Progress House and CORR to provide residential and/or detoxification treatment services to CalWORKs and CWS clients. Both of these contracts were previously amended to increase the budgeted amount due to a significant increase in the number of clients required to participate in treatment services. A second budget increase is required in order to continue providing needed services to clients until new agreements can be negotiated.

COMMITTEE: Committee was bypassed due to the urgency of the request.

FISCAL IMPACT: Approval of this authorization will not impact County General Funds. Costs for residential treatment services. In addition, the increased costs are within the Contracted Services budgeted line item.

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**SECOND AMENDMENT TO THE AGREEMENT
FOR PROFESSIONAL SERVICES
BETWEEN THE COUNTY OF YUBA
AND PROGRESS HOUSE**

This is the second amendment to the agreement, dated October 16, 2015, and subsequently amended on March 15, 2016, for the provision of residential treatment facility services for CalWORKs and Child Welfare Services clients between the County of Yuba ("the COUNTY"), on behalf of its Health and Human Services Department, and Progress House ("CONTRACTOR").

Pursuant to Operative Provision D.22, "Modifications," of the basic agreement, the following changes are hereby made:

1. Provision B.2 of Attachment B is hereby amended to read in its entirety as follows:

B.2. BASE CONTRACT FEE. COUNTY shall pay CONTRACTOR a contract fee not to exceed Eighty-Five Thousand Dollars (\$85,000.00) for Fiscal Year 2015/16. In no event shall total compensation paid to CONTRACTOR under Provision B.1 exceed Eighty-Five Thousand Dollars (\$85,000.00) for Fiscal Year 2015/16, without an amendment to this Agreement mutually agreed to by both parties in writing.

COUNTY agrees to negotiate in good faith any reasonable rate increases requested by CONTRACTOR.

All remaining provisions of the Agreement for Professional Services between the COUNTY and CONTRACTOR entered into on October 16, 2015, and subsequently amended on March 15, 2015, shall remain in full force and effect.

In witness thereof, the parties hereto have executed this Second Amendment to the Agreement on _____, 2016.

"COUNTY"
COUNTY OF YUBA

"CONTRACTOR"
PROGRESS HOUSE

_____, Chair

Barbara Vermilyea
Executive Director

Authorized Pursuant to Board
Minute # _____ -0616

APPROVED AS TO FORM:

Angil F. Morris-Jones,
County Counsel

RECOMMENDED FOR APPROVAL:

Jennifer Vasquez, Director
Yuba County Health and Human Services
Department

**SECOND AMENDMENT TO THE AGREEMENT
FOR PROFESSIONAL SERVICES
BETWEEN THE COUNTY OF YUBA
AND COMMUNITY RECOVERY RESOURCES**

This is the second amendment to the Agreement for Professional Services, dated November 11, 2015, and subsequently amended on March 15, 2016, for the provision of residential facility services for CalWORKs and Child Welfare Services clients between the County of Yuba ("the COUNTY"), on behalf of its Health and Human Services Department, and Community Recovery Resources ("CONTRACTOR").

Pursuant to Operative Provision D.22, "Modifications," of the basic agreement, the following changes are hereby made:

1. Provision B.2 of Attachment B is hereby amended to read in its entirety as follows:

B.2. BASE CONTRACT FEE. COUNTY shall pay CONTRACTOR a contract fee not to exceed Fifty-Two Thousand Five Hundred Dollars (\$52,500.00) for Fiscal Year 2015/16. In no event shall total compensation paid to CONTRACTOR under Provision B.1 exceed Fifty-Two Thousand Five Hundred Dollars (\$52,500.00) for Fiscal Year 2015/16, without an amendment to this Agreement mutually agreed to by both parties in writing.

COUNTY agrees to negotiate in good faith any reasonable rate increases requested by CONTRACTOR.

All remaining provisions of the Agreement for Professional Services between the COUNTY and CONTRACTOR entered into on November 11, 2015, and subsequently amended on March 15, 2016, shall remain in full force and effect.

In witness thereof, the parties hereto have executed this Second Amendment to the Agreement on _____, 2016.

"COUNTY"
COUNTY OF YUBA

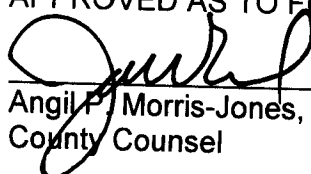
"CONTRACTOR"
COMMUNITY RECOVERY RESOURCES

_____, Chair

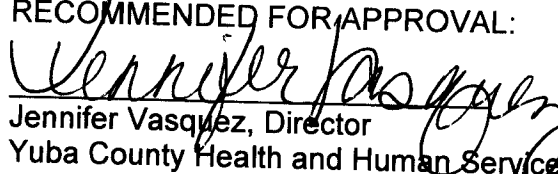
Warren Daniels,
Chief Executive Officer

Authorized Pursuant to Board
Minute # _____ -0616

APPROVED AS TO FORM:


Angil P. Morris-Jones,
County Counsel

RECOMMENDED FOR APPROVAL:


Jennifer Vasquez, Director
Yuba County Health and Human Services
Department

The County of Yuba

(269-0616) Adopt... - 1 of 4

269-0616

HEALTH & HUMAN SERVICES DEPARTMENT

Jennifer Vasquez, Director

5730 Packard Ave., Suite 100, P.O. Box 2320, Marysville, California 95901
Phone: (530) 749-6311 FAX: (530) 749-6281



Nichole Quick, MD, MPH
Health Officer
Phone: (530) 749-6366

TO: Board of Supervisors
Yuba County

FROM: Jennifer Vasquez, Director
Homer Rice, MPH, PhD
Health & Human Services Department

DATE: June 28, 2016

SUBJECT: Resolution Authorizing the Health & Human Services Department to Enter into Agreement with the California Department of Public Health SNAP-Ed Program for Federal Fiscal Year 2016-2019, and Authorizing the Chair to Execute and Amend Documents as Required by the Grant and to Accept Funds

RECOMMENDATION: It is recommended that the Board of Supervisors approve the Resolution authorizing the Health & Human Services Department (HHSD) to enter into agreement with the California Department of Public Health (CDPH) Supplemental Nutrition Assistance Program Education (SNAP-Ed) for the period of October 1, 2016 through September 30, 2019, and further authorizing the Chair of the Board to execute and amend documents as required by the grant and to accept funds.

BACKGROUND: California SNAP-Ed is federally funded by the United States Department of Agriculture (USDA) and administered at the State level by CDPH. HHSD will receive an allocation of \$272,000 per year for the period of October 1, 2016, through September 30, 2019, to partner and coordinate efforts to manage the SNAP-Ed program at the local level.

DISCUSSION: Approval of this Resolution will allow HHSD to continue participating in the SNAP-Ed program and utilize the funds to provide nutrition interventions and education to the low-income residents in an effort to increase healthier food choices and daily physical activity in an effort to reverse the obesity epidemic and reduce health disparities for Yuba County's vulnerable populations.

COMMITTEE: The Human Services Committee was bypassed because the Agreement is routine in nature and does not involve County General Funds.

FISCAL IMPACT: Adoption of this Resolution of the Board will not impact County General Fund. The funding for this program is covered by a combination of Federal and State Revenue.

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**BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF YUBA**

**AUTHORIZE THE YUBA COUNTY)
HEALTH AND HUMAN SERVICES)
DEPARTMENT TO ENTER INTO)
AGREEMENT WITH THE STATE OF)
CALIFORNIA FOR THE SUPPLEMENTAL)
NUTRITION ASSISTANCE PROGRAM)
EDUCATION (SNAP-Ed) GRANT FOR THE)
PERIOD OF OCTOBER 1, 2016,) RESOLUTION NO. _____
THROUGH SEPTEMBER 30, 2019, AND)
FURTHER AUTHORIZE THE CHAIR OF)
THE BOARD TO EXECUTE DOCUMENTS)
AS REQUIRED BY THE GRANT AND ANY)
PERTINENT DOCUMENTS TO THIS)
PROGRAM AND TO AUTHORIZE THE)
ACCEPTANCE OF FUNDS)**

WHEREAS, the State of California has made funds available through California's Supplemental Nutrition Assistance Program Education (SNAP-Ed) to provide nutrition education to Californians participating or eligible to participate in CalFresh. California SNAP-Ed is federally funded by the United States Department of Agriculture (USDA) and administered at the state level by the California Department of Public Health (CDPH); and

WHEREAS, Yuba County Health & Human Services Department will receive an allocation of \$272,000 per federal fiscal year for the period of October 1, 2016, through September 30, 2019, for the purpose of continuing the partnership of managing the SNAP-Ed program at the local level; and

WHEREAS, it is in the best interest of the residents of Yuba County to continue participating in the SNAP-Ed program and utilize the funds to provide nutrition interventions and education to the low-income residents in an effort to increase healthier food choices and daily physical activity in an effort to reverse the obesity epidemic and reduce health disparities for Yuba County's vulnerable populations.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Yuba as follows: That the Yuba County Health and Human Services

Department is authorized to enter into the SNAP-Ed Agreement for the term of October 1, 2016 through September 30, 2019; the Chair of the Board is hereby authorized to accept \$272,000 each grant year for the stated period, and any subsequent funds awarded for the stated period; to execute, upon review and approval of the County Counsel, documents as required by the program for the stated period; to authorize and execute the transfer and allocation of funds for the stated period, and further, the Chair of the Board is granted permission to execute agreements, amendments or memorandums of understanding developed under the program. A copy of the said contracts or any amendments thereto, shall be filed in the office of the Clerk of the Board, County of Yuba.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Yuba, State of California, on the _____ day of _____, 2016, by the following vote:

AYES: _____

NOES: _____

ABSENT: _____

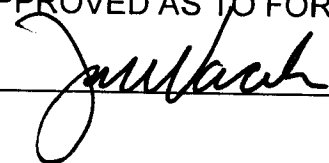
ABSTAIN: _____

County of Yuba

By: _____
Chair

ATTEST: DONNA STOTTLEMEYER
Clerk of the Board of Supervisors

ANGIL MORRIS-JONES
COUNTY COUNSEL
APPROVED AS TO FORM:





COUNTY OF YUBA

OFFICE OF EMERGENCY SERVICES

(250-0616) Adopt... - 1 of 4


COUNTY ADMINISTRATOR
DIRECTOR OF EMERGENCY SERVICES

SCOTT BRYAN
EMERGENCY OPERATIONS MANAGER

BRIANA SCHUETTE
EMERGENCY OPERATIONS PLANNER

Board Memo

To: Board of Supervisors

Fr: Scott Bryan, Emergency Operations Manager 

Re: Proclaim the existence of a local emergency in the County of Yuba

Date: June 21, 2016

Recommendation:

The Board of Supervisors adopts a resolution proclaiming the continuation of a local emergency due to the ongoing drought conditions.

Background:

On January 17, 2014 Governor Edmund G. Brown Jr. declared a Statewide Drought Emergency due to the impacts on the State of California as a result of four continuous years of drought. On February 18, 2014 the Director of Emergency Services proclaimed a local emergency due to the effects the drought has had within the County of Yuba. Your Board ratified said proclamation on February 25, 2014 and extended on May 24, 2016.

Discussion:

With an on-going water shortage affecting the County of Yuba, the final duration of the emergency has not yet been determined. The current seasonal rainfall totals have been below normal when compared to average rainfall totals. The National Weather Service continues to designate the County of Yuba as being in a severe drought. Therefore it is recommended that your Board extend the current proclamation of a local emergency until the end of the incident period per (Govt. Code Section 8630 (c)). This proclamation of emergency will be reviewed and renewed no less than once every thirty days. Per Govt. Code Section 8630(d), this proclamation of emergency shall be terminated as soon as reasonably possible.

Committee Action:

No committee action was taken due to time constraints.

Fiscal Impact:

There is an unknown impact to the general fund as of this date.

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**BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF YUBA**

RESOLUTION:

**THE BOARD OF SUPERVISORS
ADOPT A RESOLUTION
PROCLAIMING THE EXISTENCE OF
AN ONGOING LOCAL DROUGHT
EMERGENCY IN THE COUNTY OF
YUBA.**

)
)
)
)
)
)

RESOLUTION NO. _____

WHEREAS, the Yuba County Director of Emergency Services did hereby proclaim a local emergency in the County of Yuba on February 18, 2014 per Ordinance Code section 4.20; and

WHEREAS, conditions of peril to public health and safety remain in the County of Yuba due to the statewide drought; and

WHEREAS, the County of Yuba Board of Supervisors does hereby find that the aforesaid conditions of peril do warrant and necessitate a proclamation of the existence of a local emergency due to a statewide drought; and

NOW, THEREFORE, IT IS HEREBY PROCLAIMED, that a local emergency continues to exist in the County of Yuba and the Board of Supervisors Proclamations through this resolution of the continuance of a Local Emergency in the County of Yuba.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Yuba, State of California on the _____ day of _____ 2016.

AYES:

NOES:

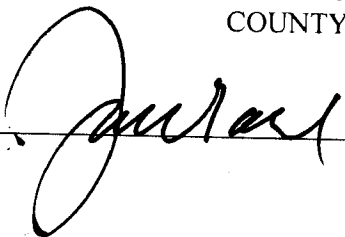
ABSENT:

ABSTAIN:

Chair

ATTEST: DONNA STOTTLEMEYER
CLERK OF THE BOARD OF SUPERVISORS

APPROVE AS TO FORM:
COUNTY COUNSEL



The County of Yuba

YUBA COUNTY PUBLIC GUARDIAN

Public Guardian / Conservator / Conservator Investigator



(270-0616) Appro... - 1 of 10

270-0616

Asha Davis

Public Guardian / Conservator

TO: Board of Supervisors
FROM: Public Guardian, Asha Davis
SUBJECT: Contract Approval
DATE: 6/20/16

Recommendation

Approve contract with Sutter Yuba Mental Health from 7/1/16 through 6/30/18 for revenue totaling \$131,653.00 annually.

Background

This is a renewal of the Public Guardian Departments bi-annual contract with Sutter Yuba Mental Health.

Discussion

Upon board approval, the contract prepared by Sutter County Mental Health, will be submitted to Sutter County Board of Supervisors for final approval.

Fiscal Impact:

Approval of the contract will provide continued revenue for the Public Guardian Department.

Attachment

**MEMORANDUM OF UNDERSTANDING
BETWEEN
YUBA COUNTY PUBLIC GUARDIAN/CONSERVATOR
AND
SUTTER-YUBA MENTAL HEALTH SERVICES**

This Memorandum of Understanding (hereafter "MOU") is effective as of July 1, 2016, by and between the Yuba County Public Guardian/Conservator (hereafter "Conservator") and Sutter-Yuba Mental Health Services (hereafter "Mental Health").

RECITALS

WHEREAS, Mental Health requires the services of a Conservator, Conservator's Investigator, and Temporary Conservator to render services to clients of Mental Health under the Lanterman Petris Short Act; and

WHEREAS, Mental Health has determined that service for said clients would best be provided by contractual arrangements therefore; and

WHEREAS, The Lanterman Petris Short Act and the Short-Doyle law allow for contractual arrangements between Mental Health and persons providing services as Conservators, Temporary Conservators and Conservator Investigators; and

WHEREAS, Yuba County Public Guardian/Conservator's Office has been designated to furnish said services at a reasonable rate as stated herein;

NOW, THEREFORE, the parties hereto agree as follows:

1. TERM: The term of this MOU shall be from July 1, 2016, through June 30, 2018.

2. SERVICES: Mental Health will make an initial evaluation of persons under the care of Mental Health to determine whether or not it appears that the patient may be in need of conservatorship. Once the evaluation has been made by Mental Health that a person appears to need conservatorship, a letter will be forwarded to the Conservator outlining the opinions of Mental Health as they relate to the patient's need for conservatorship. In addition, Mental Health will notify the Conservator of the current residence of the patient and any other pertinent data that the Conservator may require to assist Conservator in beginning the investigation for the need of conservatorship. The Conservator will conduct an investigation into the patient's background, history, and current mental status. Such investigation and any subsequent report will be of sufficient detail to assist the Court in making a determination regarding the need for conservatorship.

Mental Health will assure that a qualified psychiatrist or psychologist will be available to testify in any contested conservatorship proceeding.

Conservator shall maintain the confidentiality of its records relating to Mental Health pursuant to Welfare and Institutions Code Section 5328. Conservator shall inform all of its officers and employees and agents of the confidentiality provisions of said statute.

3. REIMBURSEMENT FOR SERVICES: Mental Health shall reimburse Conservator for services rendered in connection with investigation, establishment, administration and termination of conservatorships for those clients referred by Mental Health. The maximum amount of such reimbursement for services rendered during the term of this MOU shall be **ONE HUNDRED THIRTY-ONE THOUSAND SIX HUNDRED AND FIFTY-THREE DOLLARS (\$131,653.00)** for investigation and administration, annually. Mental Health agrees to pay Conservator monthly payments equal to one-twelfth of the maximum amount payable under this MOU.

Mental Health shall pay for only those clients who have been approved by the Director of Mental Health or his designee as needing a conservatorship.

4. RECORDS AND AUDIT: Conservator agrees to maintain accurate books and accounting records as required by Mental Health. Such books and accounting records shall be open to inspection by State, Federal and local auditors at any reasonable time. Conservator further agrees to maintain and prepare reports as required by Mental Health. Conservator shall retain financial records for at least four years and make them available to audit upon request of Mental Health and/or the State of California.

Conservator shall maintain financial records that clearly reflect the cost of each type of service. Any cost apportionments shall be made under generally accepted accounting principles and shall evidence proper audit trails reflecting the true cost of the Services. State, Federal and local auditors shall have access to Conservator's records during normal business hours. Conservator shall provide the Assistant Director of Human Services for Mental Health an Annual Financial Report prepared by a Public Accountant or Certified Public Accountant. Three (3) copies of the report shall be submitted to the Director of Human Services for Mental Health within ninety (90) days of the close of the fiscal year or termination of this MOU.

The funding of this MOU in whole or in part with Federal funds does not meet the level of funding necessary to require compliance with OMB Circular A-133 requirements.

The Conservator shall have a clause in its contract with the Public Accountant or Certified Public Accountant that permits access by Mental Health, State Department of Health Care Services to the working papers of the external, independent auditor. The working papers and the audit reports shall be retained by the auditor for a minimum of three (3) years from the date of the audit report, unless the auditor is notified in writing by the State to extend the retention period.

This MOU shall be subject to the examination and audit by the State Auditor General for a period of three (3) years from the date that final payment is made pursuant to the MOU.

5. AGENTS: Conservator and its agents and employees, in the performance of this MOU, are employees, agents, or officers of County of Yuba and are not officers or employees of Mental Health, nor of the County of Sutter.

6. TRANSPORTATION: Costs will be reimbursed to Conservator through Short-Doyle cost report mechanism at the end of each fiscal year.

Necessary transportation for each client will be the shared responsibility of the Community Support Services (CSS) program, the Conservator, and the family care home operator if applicable. Clients will be encouraged to utilize public transportation (Dial-A-Ride) if appropriate. Local transportation to court shall be the primary responsibility of Mental Health. However, in special cases or staff shortages, Conservator may be used as a back-up. Transportation of Conservatees or potential Conservatees to Court from locked facilities, State Hospitals, or out-of-county facilities shall be solely the responsibility of Mental Health.

7. CONSULTATION: Mental Health shall maintain on call one of its professional staff to provide consultation to any member of the Conservator's staff at any time such consultation is requested from Mental Health for patients being investigated for conservatorship or having been placed on conservatorship.

8. CLAIMS: The Conservator shall each month submit a claim form as agreed to by the local Mental Health Director and the Conservator. Mental Health shall pay the Conservator within 30 days after receipt of the form. Payment shall be as described in Paragraph 3 above.

9. REPORTS: Conservator agrees to furnish to Mental Health such quarterly reports as are required by the State Department of Health Care Services. Conservator shall complete the form Quarterly Report of Conservatorships established by the Superior Court of the County (DHCS 1009). Conservator shall complete the report by the end of the month immediately following the end of each calendar quarter. Mental Health shall furnish to Conservator the necessary forms and the name and contact information of the person to whom the completed forms are to be transmitted.

10. ASSIGNMENT PROHIBITED: Neither party shall assign any right or obligation of this MOU or any interest therein without the written consent of the other party first.

**MEMORANDUM OF UNDERSTANDING
BETWEEN
YUBA COUNTY PUBLIC GUARDIAN/CONSERVATOR
AND
SUTTER-YUBA MENTAL HEALTH SERVICES**

This Memorandum of Understanding (hereafter "MOU") is effective as of July 1, 2016, by and between the Yuba County Public Guardian/Conservator (hereafter "Conservator") and Sutter-Yuba Mental Health Services (hereafter "Mental Health").

RECITALS

WHEREAS, Mental Health requires the services of a Conservator, Conservator's Investigator, and Temporary Conservator to render services to clients of Mental Health under the Lanterman Petris Short Act; and

WHEREAS, Mental Health has determined that service for said clients would best be provided by contractual arrangements therefore; and

WHEREAS, The Lanterman Petris Short Act and the Short-Doyle law allow for contractual arrangements between Mental Health and persons providing services as Conservators, Temporary Conservators and Conservator Investigators; and

WHEREAS, Yuba County Public Guardian/Conservator's Office has been designated to furnish said services at a reasonable rate as stated herein;

NOW, THEREFORE, the parties hereto agree as follows:

1. TERM: The term of this MOU shall be from July 1, 2016, through June 30, 2018.

2. SERVICES: Mental Health will make an initial evaluation of persons under the care of Mental Health to determine whether or not it appears that the patient may be in need of conservatorship. Once the evaluation has been made by Mental Health that a person appears to need conservatorship, a letter will be forwarded to the Conservator outlining the opinions of Mental Health as they relate to the patient's need for conservatorship. In addition, Mental Health will notify the Conservator of the current residence of the patient and any other pertinent data that the Conservator may require to assist Conservator in beginning the investigation for the need of conservatorship. The Conservator will conduct an investigation into the patient's background, history, and current mental status. Such investigation and any subsequent report will be of sufficient detail to assist the Court in making a determination regarding the need for conservatorship.

Mental Health will assure that a qualified psychiatrist or psychologist will be available to testify in any contested conservatorship proceeding.

Conservator shall maintain the confidentiality of its records relating to Mental Health pursuant to Welfare and Institutions Code Section 5328. Conservator shall inform all of its officers and employees and agents of the confidentiality provisions of said statute.

3. REIMBURSEMENT FOR SERVICES: Mental Health shall reimburse Conservator for services rendered in connection with investigation, establishment, administration and termination of conservatorships for those clients referred by Mental Health. The maximum amount of such reimbursement for services rendered during the term of this MOU shall be **ONE HUNDRED THIRTY-ONE THOUSAND SIX HUNDRED AND FIFTY-THREE DOLLARS (\$131,653.00)** for investigation and administration, annually. Mental Health agrees to pay Conservator monthly payments equal to one-twelfth of the maximum amount payable under this MOU.

Mental Health shall pay for only those clients who have been approved by the Director of Mental Health or his designee as needing a conservatorship.

4. RECORDS AND AUDIT: Conservator agrees to maintain accurate books and accounting records as required by Mental Health. Such books and accounting records shall be open to inspection by State, Federal and local auditors at any reasonable time. Conservator further agrees to maintain and prepare reports as required by Mental Health. Conservator shall retain financial records for at least four years and make them available to audit upon request of Mental Health and/or the State of California.

Conservator shall maintain financial records that clearly reflect the cost of each type of service. Any cost apportionments shall be made under generally accepted accounting principles and shall evidence proper audit trails reflecting the true cost of the Services. State, Federal and local auditors shall have access to Conservator's records during normal business hours. Conservator shall provide the Assistant Director of Human Services for Mental Health an Annual Financial Report prepared by a Public Accountant or Certified Public Accountant. Three (3) copies of the report shall be submitted to the Director of Human Services for Mental Health within ninety (90) days of the close of the fiscal year or termination of this MOU.

The funding of this MOU in whole or in part with Federal funds does not meet the level of funding necessary to require compliance with OMB Circular A-133 requirements.

The Conservator shall have a clause in its contract with the Public Accountant or Certified Public Accountant that permits access by Mental Health, State Department of Health Care Services to the working papers of the external, independent auditor. The working papers and the audit reports shall be retained by the auditor for a minimum of three (3) years from the date of the audit report, unless the auditor is notified in writing by the State to extend the retention period.

This MOU shall be subject to the examination and audit by the State Auditor General for a period of three (3) years from the date that final payment is made pursuant to the MOU.

5. AGENTS: Conservator and its agents and employees, in the performance of this MOU, are employees, agents, or officers of County of Yuba and are not officers or employees of Mental Health, nor of the County of Sutter.

6. TRANSPORTATION: Costs will be reimbursed to Conservator through Short-Doyle cost report mechanism at the end of each fiscal year.

Necessary transportation for each client will be the shared responsibility of the Community Support Services (CSS) program, the Conservator, and the family care home operator if applicable. Clients will be encouraged to utilize public transportation (Dial-A-Ride) if appropriate. Local transportation to court shall be the primary responsibility of Mental Health. However, in special cases or staff shortages, Conservator may be used as a back-up. Transportation of Conservatees or potential Conservatees to Court from locked facilities, State Hospitals, or out-of-county facilities shall be solely the responsibility of Mental Health.

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The County of Yuba

YUBA COUNTY PUBLIC GUARDIAN

Public Guardian / Conservator / Conservator Investigator



(270-0616) Appro... - 1 of 10

270-0616

Asha Davis

Public Guardian / Conservator

TO: Board of Supervisors
FROM: Public Guardian, Asha Davis
SUBJECT: Contract Approval
DATE: 6/20/16

Recommendation

Approve contract with Sutter Yuba Mental Health from 7/1/16 through 6/30/18 for revenue totaling \$131,653.00 annually.

Background

This is a renewal of the Public Guardian Departments bi-annual contract with Sutter Yuba Mental Health.

Discussion

Upon board approval, the contract prepared by Sutter County Mental Health, will be submitted to Sutter County Board of Supervisors for final approval.

Fiscal Impact:

Approval of the contract will provide continued revenue for the Public Guardian Department.

Attachment

The County of Yuba

YUBA COUNTY PUBLIC GUARDIAN

Public Guardian / Conservator / Conservator Investigator



(270-0616) Appro... - 1 of 10

270-0616

Asha Davis

Public Guardian / Conservator

TO: Board of Supervisors
FROM: Public Guardian, Asha Davis
SUBJECT: Contract Approval
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Discussion

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Fiscal Impact:

Approval of the contract will provide continued revenue for the Public Guardian Department.

Attachment

**MEMORANDUM OF UNDERSTANDING
BETWEEN
YUBA COUNTY PUBLIC GUARDIAN/CONSERVATOR
AND
SUTTER-YUBA MENTAL HEALTH SERVICES**

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RECITALS

WHEREAS, Mental Health requires the services of a Conservator, Conservator's Investigator, and Temporary Conservator to render services to clients of Mental Health under the Lanterman Petris Short Act; and

WHEREAS, Mental Health has determined that service for said clients would best be provided by contractual arrangements therefore; and

WHEREAS, The Lanterman Petris Short Act and the Short-Doyle law allow for contractual arrangements between Mental Health and persons providing services as Conservators, Temporary Conservators and Conservator Investigators; and

WHEREAS, Yuba County Public Guardian/Conservator's Office has been designated to furnish said services at a reasonable rate as stated herein;

NOW, THEREFORE, the parties hereto agree as follows:

1. TERM: The term of this MOU shall be from July 1, 2016, through June 30, 2018.

2. SERVICES: Mental Health will make an initial evaluation of persons under the care of Mental Health to determine whether or not it appears that the patient may be in need of conservatorship. Once the evaluation has been made by Mental Health that a person appears to need conservatorship, a letter will be forwarded to the Conservator outlining the opinions of Mental Health as they relate to the patient's need for conservatorship. In addition, Mental Health will notify the Conservator of the current residence of the patient and any other pertinent data that the Conservator may require to assist Conservator in beginning the investigation for the need of conservatorship. The Conservator will conduct an investigation into the patient's background, history, and current mental status. Such investigation and any subsequent report will be of sufficient detail to assist the Court in making a determination regarding the need for conservatorship.

Mental Health will assure that a qualified psychiatrist or psychologist will be available to testify in any contested conservatorship proceeding.

Conservator shall maintain the confidentiality of its records relating to Mental Health pursuant to Welfare and Institutions Code Section 5328. Conservator shall inform all of its officers and employees and agents of the confidentiality provisions of said statute.

3. REIMBURSEMENT FOR SERVICES: Mental Health shall reimburse Conservator for services rendered in connection with investigation, establishment, administration and termination of conservatorships for those clients referred by Mental Health. The maximum amount of such reimbursement for services rendered during the term of this MOU shall be **ONE HUNDRED THIRTY-ONE THOUSAND SIX HUNDRED AND FIFTY-THREE DOLLARS (\$131,653.00)** for investigation and administration, annually. Mental Health agrees to pay Conservator monthly payments equal to one-twelfth of the maximum amount payable under this MOU.

Mental Health shall pay for only those clients who have been approved by the Director of Mental Health or his designee as needing a conservatorship.

4. RECORDS AND AUDIT: Conservator agrees to maintain accurate books and accounting records as required by Mental Health. Such books and accounting records shall be open to inspection by State, Federal and local auditors at any reasonable time. Conservator further agrees to maintain and prepare reports as required by Mental Health. Conservator shall retain financial records for at least four years and make them available to audit upon request of Mental Health and/or the State of California.

Conservator shall maintain financial records that clearly reflect the cost of each type of service. Any cost apportionments shall be made under generally accepted accounting principles and shall evidence proper audit trails reflecting the true cost of the Services. State, Federal and local auditors shall have access to Conservator's records during normal business hours. Conservator shall provide the Assistant Director of Human Services for Mental Health an Annual Financial Report prepared by a Public Accountant or Certified Public Accountant. Three (3) copies of the report shall be submitted to the Director of Human Services for Mental Health within ninety (90) days of the close of the fiscal year or termination of this MOU.

The funding of this MOU in whole or in part with Federal funds does not meet the level of funding necessary to require compliance with OMB Circular A-133 requirements.

The Conservator shall have a clause in its contract with the Public Accountant or Certified Public Accountant that permits access by Mental Health, State Department of Health Care Services to the working papers of the external, independent auditor. The working papers and the audit reports shall be retained by the auditor for a minimum of three (3) years from the date of the audit report, unless the auditor is notified in writing by the State to extend the retention period.

This MOU shall be subject to the examination and audit by the State Auditor General for a period of three (3) years from the date that final payment is made pursuant to the MOU.

5. AGENTS: Conservator and its agents and employees, in the performance of this MOU, are employees, agents, or officers of County of Yuba and are not officers or employees of Mental Health, nor of the County of Sutter.

6. TRANSPORTATION: Costs will be reimbursed to Conservator through Short-Doyle cost report mechanism at the end of each fiscal year.

Necessary transportation for each client will be the shared responsibility of the Community Support Services (CSS) program, the Conservator, and the family care home operator if applicable. Clients will be encouraged to utilize public transportation (Dial-A-Ride) if appropriate. Local transportation to court shall be the primary responsibility of Mental Health. However, in special cases or staff shortages, Conservator may be used as a back-up. Transportation of Conservatees or potential Conservatees to Court from locked facilities, State Hospitals, or out-of-county facilities shall be solely the responsibility of Mental Health.

7. CONSULTATION: Mental Health shall maintain on call one of its professional staff to provide consultation to any member of the Conservator's staff at any time such consultation is requested from Mental Health for patients being investigated for conservatorship or having been placed on conservatorship.

8. CLAIMS: The Conservator shall each month submit a claim form as agreed to by the local Mental Health Director and the Conservator. Mental Health shall pay the Conservator within 30 days after receipt of the form. Payment shall be as described in Paragraph 3 above.

9. REPORTS: Conservator agrees to furnish to Mental Health such quarterly reports as are required by the State Department of Health Care Services. Conservator shall complete the form Quarterly Report of Conservatorships established by the Superior Court of the County (DHCS 1009). Conservator shall complete the report by the end of the month immediately following the end of each calendar quarter. Mental Health shall furnish to Conservator the necessary forms and the name and contact information of the person to whom the completed forms are to be transmitted.

10. ASSIGNMENT PROHIBITED: Neither party shall assign any right or obligation of this MOU or any interest therein without the written consent of the other party first.

11. NOTICE: Any and all notices required to be given by this MOU must be given either personally or by first class postage prepaid U.S. mail or overnight courier service addressed as follows:

If to Conservator:

Yuba County Conservator/Public Guardian

915 8th Street, Suite 129
P.O. Box 225
Marysville, CA 95901

with copy to:

County Counsel
915 8th Street, Suite 111
Marysville, CA 95901

If to Mental Health:

Sutter-Yuba Mental Health
1965 Live Oak Blvd., Suite A P.O Box 1520
Yuba City, California 95992-1520

with copy to

County Counsel
1160 Civic Center Blvd
Yuba City, CA 95993

12. PRIOR APPROVAL REQUIRED: Notwithstanding any provision of this MOU, this MOU shall not be effective until such time as the Sutter and Yuba County Boards of Supervisors adopt a budget appropriation to cover the cost of Services to be provided, and until such time as this MOU is reviewed by the California Department of Health Care Services, if necessary.

13. INDEMNIFICATION:

(a) Conservator and County of Yuba shall indemnify, defend and hold harmless Sutter-Yuba Mental Health Services and County of Sutter, and their officers, employees and agents against any liability for damage or claims for damage for personal injury, including death, as well as for property damage that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of Conservator, which may arise from

the intentional or negligent acts or omissions of Conservator in the performance of services rendered under this MOU by Conservator or any of its officers, agents, or employees.

(b) Mental Health and County of Sutter shall indemnify, defend and hold harmless Conservator and County of Yuba and their officers, employees and agents, against any liability for damage or claims for damage for personal injury, including death, as well as for property damage that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of Mental Health, which may arise from the intentional or negligent acts or omissions of Mental Health in the performance of services rendered under this MOU by Mental Health or any of its officers, agents, or employees.

14. INSURANCE: Conservator shall maintain at its sole cost and expense, and keep in force during the term of this agreement, the following insurance coverages:

Workers' Compensation Insurance with statutory limits, as required by the laws of the State of California and; Employer's Liability insurance on an "occurrence" basis with a limit of not less than \$1,000,000.

Commercial General Liability Insurance at least as broad as CG 00 01, covering premises and operations and including but not limited to, owners and contractors protective, product and completed operations, personal and advertising injury and contractual liability coverage with a minimum per occurrence limit of \$1,000,000 covering bodily injury and property damage; General Aggregate limit of \$2,000,000; Products and Completed Operations Aggregate limit of \$2,000,000 and Personal & Advertising Injury limit of \$2,000,000, written on an occurrence form.

Automobile Liability Insurance at least as broad as CA 00 01 with Code 1 (any auto), covering use of all owned, non-owned, and hired automobiles with a minimum combined single limit of \$1,000,000 per occurrence for bodily injury and property damage liability.

Professional Liability Insurance covering liability imposed by law or contract arising out of an error, omission or negligent act in the performance, or lack thereof, of professional services and any physical property damage, bodily injury or death resulting there from, with a limit of not less than \$1,000,000 per claim and in the aggregate. The insurance shall include a vicarious liability endorsement to indemnify, defend, and hold harmless Mental Health for claims arising out of covered professional services and shall have an extended reporting period of not less than two years. That policy retroactive date coincides with or precedes CONSERVATOR's start of work (including subsequent policies purchased as renewals or replacements).

If the policy is terminated for any reason during the term of this Agreement, CONSERVATOR shall either purchase a replacement policy with a retroactive date coinciding with or preceding the retroactive date of the terminating policy, or shall purchase an extended reporting provision of at least two years to report claims arising from work performed in connection with this Agreement and a replacement policy with a retroactive date coinciding with or preceding the expiration date of the terminating policy.

If this Agreement is terminated or not renewed, CONSERVATOR shall maintain the policy in effect on the date of termination or non-renewal for a period of not less than two years there from. If that policy is terminated for any reason during the two year period, CONSERVATOR shall purchase an extended reporting provision at least covering the balance of the two year period to report claims arising from work performed in connection with this Agreement or a replacement policy with a retroactive date coinciding with or preceding the retroactive date of the terminating policy.

All policies of insurance shall provide for the following:

- (i) Name Mental Health, Sutter County, members of the Board of Supervisors of Sutter County, its officers, agents and employees, as additional insureds except with respect to Workers' Compensation and Professional Liability.
- (ii) Be primary and non-contributory with respect to all obligations assumed by CONSERVATOR pursuant to this Agreement or any other services provided. Any insurance carried by Mental Health shall not contribute to, or be excess of insurance maintained by CONSERVATOR, nor in any way provide benefit to CONSERVATOR, its affiliates, officers, directors, employees, subsidiaries, parent company, if any, or agents.
- (iii) Be issued by insurance carriers with a rating of not less than A VII, as rated in the most currently available "Best's Insurance Guide."
- (iv) Include a severability of interest clause and cross-liability coverage where Mental Health is an additional insured.
- (v) Provide a waiver of subrogation in favor of Mental Health, Sutter County, members of the Board of Supervisors of Sutter County, its officers, agents and employees.
- (vi) Provide defense in addition to limits of liability.

Upon execution of this Agreement and each extension of the Term thereafter, CONSERVATOR shall cause its insurers to issue certificates of insurance evidencing that the coverages and policy endorsements required under this Agreement are maintained in force and that not less than 30

days written notice shall be given to Mental Health prior to any material modification, cancellation, or non-renewal of the policies. Certificates shall expressly confirm at least the following: (i) Mental Health's additional insured status on the general liability, and auto liability policies; (ii) and the waiver of subrogation applicable to the workers' compensation and professional liability policies. CONSERVATOR shall also furnish Mental Health with endorsements effecting coverage required by this insurance requirements clause. The endorsements are to be signed by a person authorized by the Insurer to bind coverage on its behalf. The certificate of insurance and all required endorsements shall be delivered to Mental Health's address as set forth in the Notices provision of this Agreement.

All endorsements are to be received and approved by the Mental Health before work commences. However, failure to do so shall not operate as a waiver of these insurance requirements.

Unless otherwise agreed by the parties, CONSERVATOR shall cause all of its

Subcontractors to maintain the insurance coverages specified in this Insurance section and name CONSERVATOR as an additional insured on all such coverages. Evidence thereof shall be furnished as Mental Health may reasonably request.

The coverage types and limits required pursuant to this Agreement shall in no way limit the liability of CONSERVATOR.

15. ELIGIBILITY FOR SERVICE: Conservator agrees to furnish services under this MOU only to those clients referred by Mental Health and further agrees:

(a) To have available to the public a written statement of admission policies which shall include the provision that persons are accepted for services without discrimination on the basis of race, color, religion, national origin, ancestry, age, sex or handicap.

(b) Not to employ any discriminatory practices in admission of clients, employment of personnel, or in any other aspect on the basis of race, color, religion, national origin, ancestry, age, sex or handicap.

16. TERMINATION: Either party may terminate this MOU upon sixty (60) days' written notice to the other party.

17. CONTRACT MONITORING: Conservator and Mental Health agree that Conservator will provide all services in conformity with Federal Regulations 504 as they pertain to provision of services to the handicapped.

Mental Health will monitor this MOU for fiscal and programmatic compliance and will monitor this MOU to assure compliance with 504 Regulations as they relate to provision of services to the handicapped.

18. AMENDMENTS: This MOU may be modified at any time only by a written Amendment executed by all of the parties hereto.

19. CONSTRUCTION: This MOU reflects the contributions of both parties and accordingly the provisions of Civil Code section 1654 shall not apply to address or interpret any uncertainty.

20. ENTIRE AGREEMENT: This MOU constitutes the entire agreement between the parties with respect to the subject matter and supercedes all prior and contemporaneous agreements and understandings of the parties.

21. GOVERNING LAW: The laws of the State of California shall govern this MOU.

IN WITNESS WHEREOF, the parties hereto have executed this MOU as of the dates of their signatures.

SUTTER-YUBA MENTAL HEALTH SERVICES

By _____ Date: _____
Tony Hobson, Ph.D., Assistant Director of Human Services for Mental Health

YUBA COUNTY PUBLIC GUARDIAN

By:  _____ Date: 6.20.16
Asha Davis, Public Guardian/Conservator

SUTTER COUNTY BOARD OF SUPERVISORS

By: _____ Date: _____
Chair

STAFF REPORT

DATE: June 28, 2016

TO: Yuba County Board of Supervisors

FROM: Tony Hobson, Ph.D., Assistant Director of Human Services for Mental Health

SUBJECT: Rename Sutter-Yuba Mental Health Services to Sutter-Yuba Behavioral Health Beginning July 1, 2016

Recommendation: It is recommended that the Board of Supervisors rename Sutter-Yuba Mental Health Services to Sutter-Yuba Behavioral Health beginning July 1, 2016 to reflect all the services we provide. It is also recommended that the Board adopt a Resolution outlining this action.

Background & Discussion: Sutter-Yuba Mental Health Services offers more services than just mental health. The name change will reflect the integration of mental health and alcohol and other drug services into a singular treatment system. By integrating these disciplines, services are being tailored to better address the needs of individuals with complex behavioral health and substance use challenges. In addition, across the state, the merging of mental health and substance use disorder functions at the county level has increased the use of the term "behavioral" which succinctly bridges the traditional gap between the disciplines of mental health and alcohol and other drug providers. The proposed name is in alignment with the term increasingly used by similar agencies throughout the state and nation. At the July 22, 2014, Board meeting it was approved to combine the Mental Health Advisory Board and the Substance Abuse Advisory Board into the Behavioral Health Advisory Board.

Past Consideration of the Board: This item has not been considered previously.

Alternatives: The Board could choose to continue to use Sutter-Yuba Mental Health Services.

Other Department or Agency Involvement: This item was approved by the Sutter County Board of Supervisors at their May 24, 2016 meeting.

Action Following Approval: County staff will need to notify State agencies and community partners. Signage, business cards and identification badges will need to be replaced.

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**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF YUBA, STATE OF CALIFORNIA**

**RESOLUTION TO RENAME SUTTER-YUBA)
MENTAL HEALTH SERVICES TO SUTTER-YUBA)
BEHAVIORAL HEALTH)**

RESOLUTION NO. _____

WHEREAS, Sutter-Yuba Mental Health Services offer more services than just mental health; and

WHEREAS, changing the name to Sutter-Yuba Behavioral Health will reflect the integration of mental health and alcohol and other drug services into a singular treatment system; and

WHEREAS, by integrating these disciplines, services are being tailored to better address the needs of individuals with complex behavioral health and substance use challenges; and

WHEREAS, the proposed name is in alignment with the term increasingly used by similar agencies throughout the state and nation; and

WHEREAS, at the July 22, 2014 Yuba County Board meeting it was approved to combine the Mental Health Advisory Board and the Substance Abuse Advisory Board into the Behavioral Health Advisory Board.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of Yuba, State of California, that the Board of Supervisors hereby renames Sutter-Yuba Mental Health Service to Sutter-Yuba Behavioral Health beginning July 1, 2016.

PASSED AND ADOPTED by the Board of Supervisors of the County of Yuba, State of California, this 28th day of June of 2016, by the following vote:

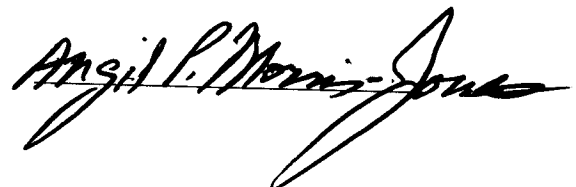
AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Clerk, Board of Supervisors

Chairperson of the Board of Supervisors
County of Yuba, State of California

APPROVE AS TO FORM:
COUNTY COUNSEL



Fiscal Impact: There is no impact on the County General Fund. There is limited costs associated with this change such as new business cards and signage.

Attachments or Document Enclosures:

Resolution

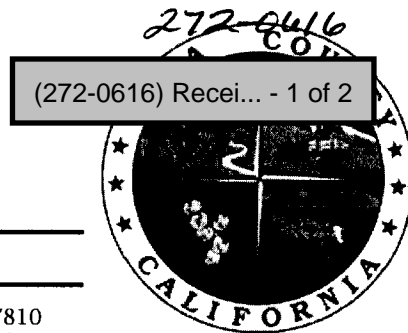
P:\MH Contracts\2016 CONTRACTS\Staff Reports\BOS\Rename SYMHS to SYBH BOS-Yuba.docx

The County of Yuba


Office of the Auditor-Controller

Richard Eberle, CPA
Yuba County Government Center
915 8th Street, Suite 105
Marysville, CA 95901

Phone: (530) 749-7810
Fax: (530) 749-7814
Email: reberle@co.yuba.ca.us



TO: Board of Supervisors

FROM: Auditor-Controller's Office, Richard Eberle, Auditor-Controller 

SUBJECT: Financial Statements FY 2014-15

DATE: 06/28/2016

Recommendation

It is recommended that the Board of Supervisors receive the Audited Financial Statements for Fiscal Year 2014-15.

Background

Annually the Auditor-Controller coordinates the mandates countywide audit through a third party authorized by the Board of Supervisors. The audit for fiscal year 2014-15 was performed by the firm of Gallina, LLP. The audit procedures performed by Gallina, LLP resulted in three reports for the County: The audited financial statements, which present the financial position of the County; the Single Audit, which audits financial information related to, and documents compliance with, federal grant requirements; and the Management Letter which communicates deficiencies in the internal control or organizational structure of the County. The audits for fiscal year ended June 30, 2015 were completed on May 18, 2016.

Committee Action

This item is presented to the full Board.

Fiscal Impact:

None

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The County of Yuba

(273-0616) Autho... - 1 of 2

215-0616

HEALTH & HUMAN SERVICES DEPARTMENT

Jennifer Vasquez, Director

5730 Packard Ave., Suite 100, P.O. Box 2320, Marysville, California 95901
Phone: (530) 749-6311 FAX: (530) 749-6281



Nichole Quick, MD, MPH
Health Officer
Phone: (530) 749-6366

TO: Board of Supervisors
Yuba County

FROM: Jennifer Vasquez, Director
Health & Human Services Department

DATE: June 21, 2016

SUBJECT: Authorization for Appropriation and Transfer of Funds

RECOMMENDATION: It is recommended that the Board of Supervisors approve and authorize the General Fund Contingency request in the amount of \$10,000 to cover the increase in General Assistance program expenditures incurred and projected for fiscal year 2015-2016.

BACKGROUND: The Health and Human Services Department (HHSD) administers the General Assistance Program to meet minimum subsistence needs of indigent residents in Yuba County pursuant to Welfare and Institutions Code Section 17000. The purpose of General Assistance is to provide and care for indigent persons who are lawful residents of the County when such persons are not supported and relieved by their relatives or friends, their own means or other assistance programs. On December 15, 2015, the Yuba County General Assistance Handbook was adopted by the Board of Supervisors. This handbook implemented revised rules, regulations, and policies, and established standards of aid and care for the indigent and dependent poor of the County of Yuba pursuant to Welfare and Institutions Code Section 17000.5 regarding General Assistance.

DISCUSSION: During the December 15, 2015, Board meeting, the Board of Supervisors was made aware of the potential increase in costs associated with the adoption and implementation of the Yuba County General Assistance Handbook. HHSD hereby requests authorization to decrease \$10,000.00 from Account Number 101-6900-410.71-01 (Contingency-General Fund) and increase expenditure appropriations of \$10,000.00 each to Account Numbers 101-6100-410-7011 (Operating Transfer Out-Welfare) and 101-5400-453-4000 (GR-Support & Care of Persons) and increase revenue appropriations in the amount of \$10,000.00 to Account Number 100-0000-371.99-02 (County Contribution) to cover the increase in General Assistance Program expenditures incurred and projected for fiscal year 2015-2016.

COMMITTEE: The Human Services Committee recommended approval on June 14, 2016.

FISCAL IMPACT: General Assistance is a program financed by the General Fund. General Assistance is included in the annual budget adopted by the Board of Supervisors.

JUN 02 2016

RECEIVED

JUN 02 2016

(273-0616) Autho... - 2 of 2

COUNTY OF YUBA

AUDITOR-CONTROLLER'S OFFICE
BUDGET ADJUSTMENT REQUEST FORM

COUNTY OF YUBA
AUDITOR - CONTROLLER

FISCAL YEAR 2013-14

COUNTY ADMINISTRATOR

DEPARTMENT:

HHSD - Human Services Division

PREPARED BY/PHONE C. Sartell - 749-6355

REVENUE APPROPRIATIONS					
Account Number				Account Name	Amount INC/(DEC)
FUND	DEPT	BASE	EL-OB		
100	0000	372	9902	County Contribution	10,000.00
TOTAL NET REVENUE INCREASE/(DECREASE)					10,000.00

EXPENDITURE APPROPRIATIONS					
Account Number				Account Name	Amount INC/(DEC)
FUND	DEPT	BASE	EL-OB		
101	6900	410	7101	Contingency - General Fund	(10,000.00)
101	6100	410	7011	Operating Trans Out-Welfare	10,000.00
100	5400	453	4000	GR-Support & Care of Persons	10,000.00
TOTAL NET EXPENDITURES INCREASE/(DECREASE)					10,000.00

EXPLANATION FOR BUDGET ADJUSTMENT:

The General Fund Contingency request in the amount of \$10,000 is necessary to cover the increase in General Assistance Program expenditures incurred and projected for fiscal year 2015-2016.

FUNDING SOURCE FOR INCREASES:

BUDGET TRANSFER #

(assigned by ACO)

EXTERNAL
INTERNAL

	✓

MUST INCLUDE DOCUMENTATION FOR THE ADDITIONAL FUNDING

MUST INCLUDE A JOURNAL REQUEST FORM or ACCOUNT BALANCE OF SOURCE FUND(S)

Included 4th Qtr subsidy tax ~~mg error~~

APPROVALS: Availability and appropriateness of budget amounts, balances, and accounts of the above has been verified and approved.

1) DEPARTMENT HEAD:

SIGNATURE OF AUTHORIZED OFFICIAL

DATE _____

3) AUDITOR-CONTROLLER:

SIGNATURE

DATE _____

2) COUNTY ADMINISTRATOR:

SIGNATURE

DATE _____

BOARD OF SUPERVISORS:

(if necessary)

SIGNATURE

DATE _____

GENERAL LEDGER:

FUND	BASE	4000/8000	DR	CR
	280			
	280			
	280			
	280			

COMPLETED BY:

SIGNATURE

DATE _____



STAFF REPORT

DATE: June 13, 2016

TO: The Honorable Roger Abe, Chairman
Members of the Yuba County Board of Supervisors

FROM: Brynda Stranix, District Director
Yuba-Sutter Economic Development District

SUBJECT: Yuba-Sutter Economic Development District
2016 Comprehensive Economic Development Strategy (CEDS)

BACKGROUND

This Comprehensive Economic Development Strategy (CEDS) is the result of a local planning process designed to guide the economic growth of the Yuba-Sutter region. The CEDS process helps create jobs, foster a more stable and diverse economy, and improve living conditions. It provides a mechanism for coordinating the efforts of individuals, organizations, local governments, and private industry concerned with economic development.

An annually updated CEDS is required to qualify for U.S. Department of Commerce, Economic Development Administration (EDA) assistance under its public works, economic adjustment, and most planning programs.

This document represents the goals and objectives of the Yuba-Sutter Economic Development District which is comprised of Yuba and Sutter counties and the cities of Marysville, Live Oak, and Wheatland.

DISCUSSION

The CEDS process is a continuing economic development planning process, developed with broad-based and diverse community participation. The CEDS document contains:

- An analysis of economic and community development problems and opportunities;
- An economic development background of the Yuba-Sutter district, with a discussion of the economy, including geography, population, labor force, resources and the environment;
- A section setting forth goals and objectives for taking advantage of the opportunities and solving the economic development problems based on a SWOT analysis conducted in March 2015 with the participation of all five jurisdictions and private sector business leaders; and,
- A plan of action, including suggested projects to implement objectives and goals set forth in the strategy.

The CEDS reflects the specific challenges and opportunities of the Yuba-Sutter Economic Development District and assesses the state of the regional economy, the opportunities and threats posed by external trends and forces and the availability of partners and resources for economic development. The community's vision and goals, together with an appraisal of the region's competitive advantages set the strategic direction of the action plan. The action plan establishes program priorities for implementation.

I would also like to point out that in this analysis, many of the goals and projects included in the final document are supported by all jurisdictions in the District. Those specific goals and projects are wastewater treatment facilities, regional flood control, and reconstruction of the 5th Street Bridge.

The CEDS Committee's purpose is to formulate a regional economic strategy for the District. It incorporated direction from both Yuba and Sutter counties and the cities of Live Oak, Marysville and Wheatland.

The committee was comprised of community and business leaders representing a diverse cross section of the region and I would like to take this opportunity to mention them by name and thank them for their effort and devotion to this process. They are:

Kevin DeHoff	The Country Florist, Owner
Rachel Farrell	Harmony Health, CEO/PA-C
Renee Garcia	US Bank, Vice President
Adam Hansen	Caltrans District 3, Transportation Planner
Bob Harlan	Yuba-Sutter United Way, Executive Director
Kary Hauck	Sapphire Marketing Group, Owner/Partner
Lee Jones	The Harkey House, Owner/Operator
Suzanne Melim	Caltrans Office of Planning and Modal Programs, Chief
Steve Miller	Appeal-Democrat, Editor
Coleen Morehead	Sutter Buttes Regional Land Trust, Executive Director
Cynthia Roderick	YSEDC/YSEDD, Grant Research & Writing/Statistics
Rikki Shaffer	Chamber of Commerce, Executive Director, Yuba-Sutter Chamber of Commerce
Brynda Stranix	YSEDC/YSEDD, President/Chief Operating Officer
Claudia Street	Yuba-Sutter Farm Bureau, Executive Director
Jon Walz	Beale Air Force Base, Installation Support, Deputy Director

Each jurisdiction included in the District was also represented on the committee, those individuals are:

Jim Goodwin	City of Live Oak, City Manager
Kevin Mallen	Yuba County Community Development and Services Agency, Director
Walter Munchheimer	City of Marysville, City Manager
Al Sawyer	Sutter County, Assistant Director for Public Works
Greg Greeson	City of Wheatland, City Manager

I am happy to report that our community was well represented in the CEDS process by these individuals. We, as a community, can take special pride in knowing we have such dedicated citizens among us. It has been my distinct pleasure working with each of them.

The 2016 Comprehensive Economic Development Strategy is available at www.ysedc.org.

FISCAL IMPACT

We anticipate no fiscal impact as a result of this agenda item.

ACTION REQUESTED

Approve and adopt the 2016 Comprehensive Economic Development Strategy report and authorize its submittal to the United States Department of Commerce, Economic Development Administration as set out in the resolution before you.

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF YUBA, STATE OF CALIFORNIA

RESOLUTION APPROVING THE)
2016 COMPREHENSIVE)
ECONOMIC DEVELOPMENT STRATEGY)
AND PROGRAM PROJECTION FOR)
THE YUBA-SUTTER ECONOMIC)
DEVELOPMENT DISTRICT AS)
PREPARED AND RECOMMENDED BY)
YUBA-SUTTER ECONOMIC)
DEVELOPMENT CORPORATION AND)
THE COMPREHENSIVE ECONOMIC)
DEVELOPMENT STRATEGY COMMITTEE.)

RESOLUTION NO.

WHEREAS, U.S. Department of Commerce, Economic Development Administration (EDA) requires the preparation and adoption of a Comprehensive Economic Development Strategy (CEDS) by the local Comprehensive Economic Development Strategy Committee to contain public works projects approved by the County of Yuba, the CEDS Committee, Yuba-Sutter Economic Development District and EDA prior to consideration of federal funding of said public works projects; and

WHEREAS, the CEDS Committee began preparation of the required annual report in March 2016, and approved and adopted said document June 2016; and

WHEREAS, said action also directed the CEDS document be submitted to the Yuba County Board of Supervisors for its review and action;

NOW THEREFORE BE IT RESOLVED, that the Yuba County Board of Supervisors, after reviewing said CEDS document, hereby approves the report and authorizes its submittal to the Economic Development Administration.

Passed and adopted this ____ day of _____ 2016 by the following vote:

AYE:

NO:

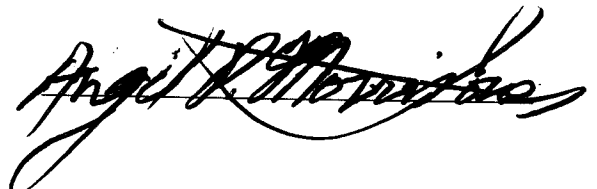
ABSENT:

ABSTAIN

CHAIR

ATTEST: DONNA STOTTEMEYER
CLERK OF THE BOARD OF SUPERVISORS

APPROVE AS TO FORM:
COUNTY COUNSEL



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2016 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

YUBA-SUTTER ECONOMIC DEVELOPMENT DISTRICT

This report was prepared under an award from and approved by the U.S. Department of Commerce Economic Development Administration.

Data current at March, 2016.

THIS PUBLICATION WAS PREPARED BY YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION. THE STATEMENTS, CONCLUSIONS AND RECOMMENDATIONS ARE THOSE OF THE AUTHOR AND DO NOT NECESSARILY REFLECT THE VIEWS OF U.S. DEPARTMENT OF COMMERCE ECONOMIC DEVELOPMENT ADMINISTRATION.



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COMMITTEE & STAFF

The CEDS Committee's purpose was to formulate a regional economic strategy for the District. It incorporated direction from representatives of Sutter County, Yuba County, City of Live Oak, City of Marysville and City of Wheatland.

The committee was comprised of community and business leaders representing a diverse cross section of the region. The committee began meeting March 2016 and concluded June 2016.

Yuba-Sutter Economic Development District CEDS Committee Members and Staff 2016

Name	Representation	YSEDD/CEDS Start Date
Kevin DeHoff	Wholesale & Retail Trade	2013
Rachel Farrell	Healthcare	2012
Renee Garcia	Finance	2002
Jim Goodwin	Government – City of Live Oak	2008
Greg Greeson	Government – City of Wheatland	2015
Adam Hansen	Transportation	2016
Bob Harlan	Non-profit Organizations	2011
Kary Hauck	Information	2013
John Hodges	Manufacturing	2011
Lee Jones	Leisure & Hospitality	2011
Kevin Mallen	Government – Yuba County	2010
Suzanne Melim	Transportation	2013
Steve Miller	Information	2014
Coleen Morehead	Natural Resources, Mining & Construction	2011
Walter Munchheimer	Government – City of Marysville	2013
Cynthia Roderick	YSEDC Staff	2016
James Rodrigues	Manufacturing	2016
Al Sawyer	Government – Sutter County	2014
Rikki Shaffer	Yuba-Sutter Chamber of Commerce	2014
Brynda Stranix	Economic Development & Chamber of Commerce	2001
Claudia Street	Agriculture	2015
Jon Walz	Beale Air Force Base	2016

SECTION 1: SUMMARY BACKGROUND

This Comprehensive Economic Development Strategy (CEDS) is the result of a local planning process designed to guide the economic growth of the Yuba-Sutter region. The CEDS process will help create jobs, foster a more stable and diverse economy, and improve living conditions. It provides a mechanism for coordinating the efforts of individuals, organizations, local governments, and private industry concerned with economic development.

The CEDS is required to qualify for U.S. Department of Commerce, Economic Development Administration (EDA) assistance under its public works, economic adjustment, and most planning programs, and is a prerequisite for designation by EDA as an Economic Development District. Jurisdictions seeking EDA funding for public works and planning projects must first be included in an EDA-approved CEDS to be considered for funding.

This update is in accordance with guidelines specified by EDA and funded by financial assistance award Number 07-83-07229 from U.S. Department of Commerce, Economic Development Administration.

The CEDS represents the Yuba-Sutter Economic Development District; the District represents Yuba and Sutter counties in northern California and the cities of Live Oak, Marysville and Wheatland.

The CEDS process is a continuing economic development planning process, developed with broad-based and diverse community participation. CEDS reflects the specific challenges and opportunities of the Yuba-Sutter Economic Development District and contains this background summary, SWOT analysis and strategic direction comprised of goals, objectives, action plan and progress evaluation.

The analysis assesses the state of the regional economy, the opportunities and threats posed by external trends and forces and the

availability of partners and resources for economic development. The community's vision and goals, together with an appraisal of the region's competitive advantages set the strategic direction of the action plan. The action plan establishes program priorities for implementation.

Yuba-Sutter Economic Development District (YSEDD) is generally synonymous with Yuba-Sutter Economic Development Corporation (YSEDC).

Yuba and Sutter counties are located in the north/central part of the state of California, just 45 minutes north of its capital city of Sacramento. Sacramento International Airport is adjacent to Sutter County's southern boundary and Yuba County's eastern border stretches to the foothills of the Sierra Nevada mountain range. Yuba City is the county seat of Sutter County and Marysville is the county seat of Yuba County.

The region containing both Yuba and Sutter counties is referred to as the Yuba City Metropolitan Statistical Area (MSA) as defined by U.S. Office of Management and Budget and used by the U.S. Census Bureau and other U.S. government agencies for statistical purposes. A metropolitan statistical area is a geographical region with a relatively high population density at its core and close economic ties throughout the area.

REGIONAL ANALYSIS

Marysville and Yuba City in Northern California's Central Valley within the Greater Sacramento area, are approximately 125 miles northeast of San Francisco and 125 miles west of Reno, Nevada. Nearly 11 million people live within a two-hour drive of the Yuba-Sutter area.

Environment

The Yuba-Sutter area is 1,252 square miles and is geographically diverse, offering many recreational opportunities, such as fishing, boating, hunting, water skiing, hiking and camping. Some of the best duck hunting and trophy fishing in the country can be found minutes from the downtown areas.

The climate is typically one of warm, dry summers and moderately cold winters. January low temperatures average in the high 30s while July high temperatures average in the mid-90s. Average annual rainfall is 22.17 inches with the majority falling from December through March.



The Yuba-Sutter region typically enjoys a plentiful water supply, 19 square miles or more than 12,000 acres, although the region, as well as the rest of the state, is experiencing severe drought. Drought conditions have lessened this year but measures continue to be in effect. The Sacramento, Feather and Yuba rivers are predominant with many smaller

tributaries that feed these larger rivers. Dams, lakes and reservoirs provide debris control, diversion, regulation and storage. Water uses include domestic, irrigation, municipal, industrial, power and recreation.



Portions of the Plumas and Tahoe National forests sit in Yuba County providing numerous campgrounds and day-use facilities. The Sutter Buttes, the world's smallest mountain range, are the remnants of a volcano that has been dormant for over a million years rising 2,130 feet above sea level in a ten-mile circle in Sutter County; through various organizations guided hikes that provide access to the privately-owned land are available.

The Pacific Coast is just a few hours' drive to the west and the Sierra Nevada mountain range and Lake Tahoe are just two hours to the east. Sacramento is a 45-minute drive south and San Francisco is just another hour or so beyond that to the west. The rivers, lakes, mountains, year-round festivals and fairs, golf courses, community theater, fine dining establishments, bikeways, historic downtown shopping and Yuba-Sutter's own professional-grade Gold Sox baseball team make the region a wonderful place to live or visit.

The region is served by state routes 20, 49, 65, 70, 99 and 113 and is just north of the intersection of two major interstates, I-5 and I-80. The Yuba-Sutter area is only 35 miles from the Sacramento International Airport on 6,000 acres, which serves general aviation, passenger and freight traffic and operates two 8,600-foot parallel runways, two terminals and 32 gates. The airport averages 323 flights a day with 16 passenger carriers. Passenger volume was 9.6 million in 2015.

The Yuba County Airport on 933 acres is a modern general aviation airport featuring a 6,006-foot primary runway and a 3,281-foot crosswind runway with capabilities to accommodate jet air carriers, freight carriers, and all general aviation business jets and private aircraft. Recent improvements include the complete overlay of the primary runway, overlays and sealing of the entire taxiway system, new fueling facilities, and rehabilitation of the apron. The Yuba County Industrial Park,



adjacent to the airport, is available for development. A 1.8 million grant was awarded to Yuba County by the federal Economic Development Administration in support of a large employer in need of waste water system improvements. Skyway Business park has 8 buildings on 5 acres suitable for manufacturing or distribution. Each building is 7,920 SF and brand new spec development with all utilities is in place. Easy access to highways 70, 65, 99, and 20 and is half an hour from I-5, I-80 and the Sacramento International Airport.

Sutter County Airport, 170 acres, accommodates smaller aircraft such as crop dusters and private single-engine aircraft with one runway. Control of day-to-day airport operations has been transferred to a nonprofit group of local pilots to reduce costs and operate at a surplus, ending historic operational deficits associated with government control of the airport.

Union Pacific Railroad connects the Yuba-Sutter area to the nation's railway system. The rail system is used primarily to transport agricultural goods and other goods produced in the region. Amtrak serves passenger travel needs.

The inland Port of Sacramento, now known as the Port of West Sacramento, is centered in one of the richest agricultural regions in the world. Cargo ships access the Port through San Francisco Bay and passage up the Sacramento River and the Sacramento deep-water channel.

Yuba and Sutter counties are close enough to the major markets of the 13 western states to be an economically viable location for business and industry.

Yuba-Sutter Transit, the public transportation agency that serves the region, runs six local bus routes in Marysville, Yuba City and surrounding communities that run from Monday to Saturday. There are also two express commuter lines to Sacramento available on weekdays in addition to three rural routes to Live Oak, the Yuba County Foothills, and Wheatland. Dial-a-Ride service is made available to seniors and those with disabilities as both a paratransit and door-to-door service.

Military Asset – Beale Air Force Base

Mission:

The 9th Reconnaissance Wing's mission is to train, deploy, and employ our Airmen and assets to deliver globally integrated Intelligence, Surveillance, and Reconnaissance in support of National Objectives. To accomplish this mission, the wing is equipped with the nation's fleet of U-2, RQ-4 reconnaissance aircraft, and associated support equipment. The wing also maintains a high state of readiness in its expeditionary combat support forces for potential deployment in response to theater contingencies.

The 940th Wing is the Air Force Reserve Command's preeminent force provider for command and control, intelligence, surveillance, and reconnaissance and mission support, in support of Air Combat Command, Pacific Air Forces and the Air Force intelligence, Surveillance and Reconnaissance Agency. The 940th Wing is recognized as the Air Force Model for total force integration, providing in-garrison and in-theater combat support and C2ISR expertise to warfighters across the spectrum of conflict through training, developing and retaining experience mission-ready Citizen Airmen.



History:

Camp Beale, named for Edward Fitzgerald Beale (1822-1893), opened in October 1942 as a training site for the 13th Armored and the 81st and 96th Infantry Divisions. During World War II, Camp Beale's 86,000 acres were home for more than 60,000 soldiers, a prisoner-of-war encampment, and 1,000 bed hospital. In 1948, the camp transferred from the Army to the Air Force and has been under several commands, including Air Training Command, Continental Air Command, Aviation Engineer Force, the Strategic Air Command, and since June 1, 1992 Air Combat Command.

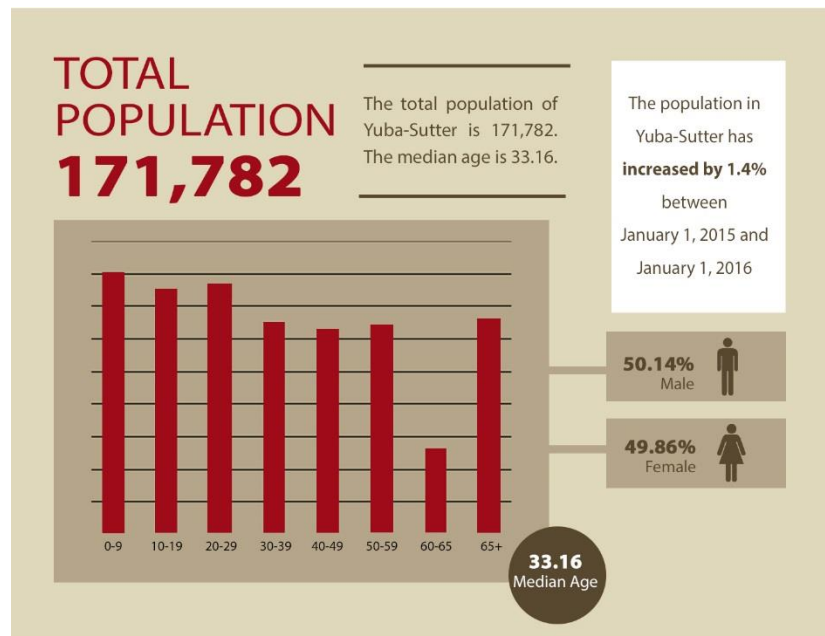
From 1959 until 1965 Beale was support base for three Titan I missile sites near Lincoln, Chico and the Sutter Buttes and in 1979 the Phased Array Warning System (Pave Paws) was brought to the base. Beale AFB was the home of two of the world's most unique aircraft: the supersonic

reconnaissance aircraft, SR-71 “Blackbird” and reconnaissance aircraft, the U-2. Today, covering 23,000 acres, Beale AFB with its unique name and mission, historic past, and promising future is home for the U-2 Dragon Lady, T-38 Talon, RQ-4 Global Hawk, and KC-135 Refueling Wing.

Local Economic Impact:

Beale AFB has a huge economic impact on the Yuba-Sutter community. The base supports 4,926 military personnel, 1,339 civilians and 5,118 dependents with total payroll of \$323,501,136.00. Beale expended over \$160 million in local contracts in 2015. There were a total 1,778 jobs created with an estimated annual dollar value of \$77.6 million. (Source: BAFB Economic Impact Statement Fiscal Year 2015). Beale AFB provides the community with a trained workforce with its 30,000 retirees living within a one-hour drive.





Population

According to the California Department of Finance, Sutter County's estimated population was 97,308 as of January 1, 2016, an increase over 2015 data of 0.4 percent. Almost 70 percent of county residents reside in Yuba City, the county seat and largest city. Yuba City serves as the center for shopping and business for Sutter and Yuba counties as well as parts of Butte and Colusa counties.

The county's total population is projected to reach 112,384 residents by the year 2025, an increase of 18 percent over Census 2010 figures. Sutter County's population is projected to increase nearly 80 percent by 2060.

Yuba County's estimated population of 74,385 as of January 1, 2016, is an increase over 2015 data of 0.5 percent. The largest city within the county, Marysville, is the county seat and one of California's most historic

Data Source: Applied Geographic Solutions, 2015

cities; its history as a community dates back to California's Gold Rush era. Much of Yuba-Sutter's agricultural, recreational, educational and industrial activities are located in Yuba County. Of the Yuba County population, more than 73 percent reside in the unincorporated areas. The population in Yuba County is projected to reach 88,285 by the year 2025, an increase of 21 percent above the 2010 census. Yuba County's population is projected to increase 80 percent by 2060.

As the area's population is expected to increase 80 percent over the next 40 years, the cities and counties are working to manage this growth by improving infrastructure elements such as roads, water, wastewater, and levee systems. Special attention to major transportation arteries will be especially critical.

Households

A household includes all the persons who occupy a housing unit as their usual place of residence. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from outside the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. (People not living in households are classified as living in group quarters.)

According to the 2010 Census, of the 55,744 households in Yuba-Sutter, the average number of persons per household is 2.95 and is similar to that of the state at, 2.90; 73.2 percent are family households, 53.1 percent are married.

Income and Poverty

A household includes the related family members and all the unrelated people who occupy a housing unit. A person living alone in a housing unit or a group of unrelated people sharing a housing unit is also counted as

a household. The 2010-2014 American Community Survey estimates California's median household income at \$61,489; Yuba County's at \$45,470; and, Sutter County's at \$51,527.

As defined by the U.S. Census Bureau, a family is a group of two or more people (one of whom is the householder) related by birth, marriage or adoption and residing together; all such people, including related subfamily members, are considered as members of one family. The 2010 – 2014 American Community Survey estimated California's median family income at \$70,187; Yuba County's at \$49,560; and, Sutter County's at \$58,434.

In the 2010-2014 American Community Survey poverty estimates, the percentage of Yuba-Sutter's families for which poverty status is determined, overall is higher than the state's percentage of 12.3 percent; 13.7 percent of Sutter County's families were determined to be below the poverty level as were 16.9 percent of Yuba County's families. In California, 16.4 percent of the entire population lived below the poverty level; 16.8 percent of Sutter County's population and 22.2 percent of Yuba County's population lived below the poverty level.

Education Attainment

School enrollment for the population three years and older in Yuba City MSA, including nursery and preschool, kindergarten, elementary, high school, college and graduate school, in 2010-2014 U.S. Census Bureau American Community Survey five-year estimates was 19,036 or 30.5 percent of that population, exceeding the 27.5 percentage of the nation.

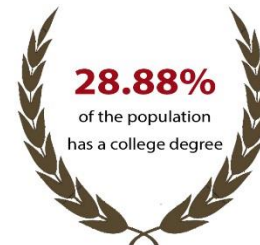
Yuba City MSA had a 78.8 percent high school graduate or higher education rate and 18.9 percent have attained a Bachelor's Degree or higher in 2010-2014 estimates of population 25 years and over. Nationally, 86 percent are high school graduates or higher and 31.9 percent have attained a Bachelor's Degree or higher.

EDUCATIONAL ATTAINMENT

The majority of the Yuba-Sutter population has completed at least a high school degree

Less than 9th grade	9th to 12th grade, no diploma	High school graduate or equivalency	Some college, no degree	Associate's degree	Bachelor's degree	Graduate or professional degree
9.87%	9.96%	24.85%	26.44	11.2%	12.38%	5.38%

Data Source: Applied Geographic Solutions, 2015



Employment

Job growth creates opportunity and is considered one measure of economic health. Within the Yuba City MSA, the total civilian labor force in March 2016 was estimated by California Employment Development Department to be 73,200, up from 73,000 a year ago. The area's total industry employment gained 1,300 jobs in the same time period.

From 1994 to 2014 the annual average unemployment rate for the Yuba-Sutter region was at a high of 18.1 percent in 2010 and dropped as low as 8.8 percent in 2000; the current jobless rate is 11.0 percent for March 2016.

TOP 5 OCCUPATIONS



Office and administrative support
14.6%



Sales and related
12.2%



Food prep and serving related
11.3%



Education, training and library
10.9%



Healthcare practitioner and technical
5.6%

Source: California EDD 2015Q4

Yuba-Sutter's is a service-based economy. In the 10-year period from 2006 to 2015, private service-providing jobs increased 1100 or 4.41 percent largely in educational and health services and leisure and hospitality; government service providing jobs decreased by 600 or 9.6 percent. Goods-producing jobs experienced a net loss of 1,000 jobs or 19.23 percent. In the 10-year period natural resources, mining and construction experienced a net loss of 800 jobs or 40 percent; manufacturing lost 200 jobs or 8 percent.

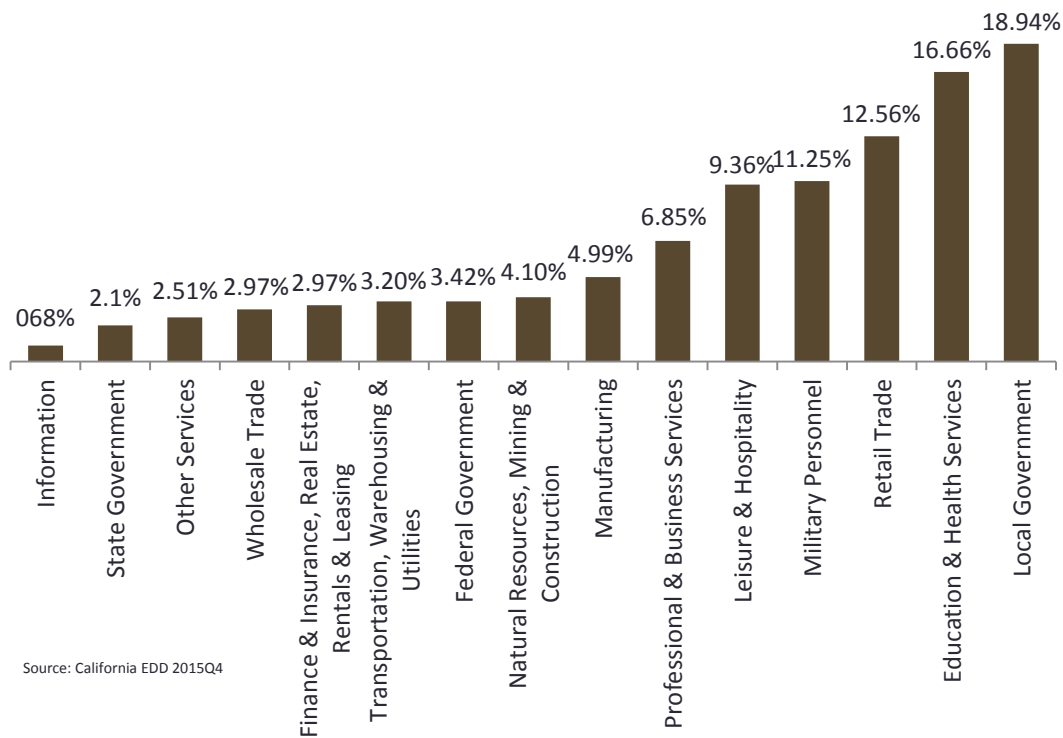
Yuba-Sutter's major employers include Beale Air Force Base, Rideout Health Group, Yuba City Unified School District, Marysville Joint Unified School District, Walmart (in Yuba City and Linda), Sutter County, Yuba County, Caltrans, Sunsweet Growers, Inc., and Sutter Medical Foundation.

**LABOR
FORCE
73,449**

Yuba-Sutter has a labor force of 73,449 people, with a job growth rate of 3.4% for 2015, and an average unemployment rate of 11% at March 2015.

**JOB GROWTH
3.4%
2015**

Source: California EDD 2015Q4



Industry

California Employment Development Department reported the highest concentration of civilian employment in the District in 2014 was as shown in the chart above.

In the last year, a net of 1,500 jobs were gained in the District: 300 were gained in goods producing, 500 were gained in service providing, and government gained 200; agriculture gained 200.

TOP 5 INDUSTRIES BY JOBS

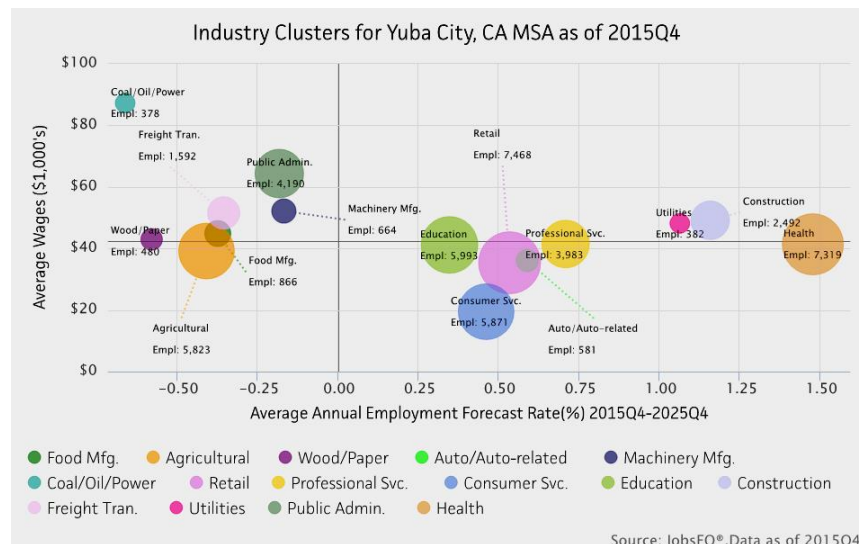


Source: California EDD 2015Q4

Industry Clusters

A cluster is defined as a geographic concentration of interrelated industries or occupations. There are three types of clusters analyzed by this CEDS. Industry Clusters, Career Ladder Clusters and SCCI Clusters (developed by the State's Career Clusters Initiative. If a regional cluster has a location quotient of 1.25 or higher it is considered to possess a "competitive advantage" in that industry; a location quotient less than 1 indicates the region has a lower concentration of employment in the cluster than the nation.

The industry cluster in the Yuba City MSA with the highest relative concentration is Agricultural with a location quotient of 7.66. This cluster employs 5,823 workers in the region with an average wage of \$39,200. Employment in the Agricultural cluster is projected to contract in the region about 0.4% per year over the next 10 years.



Agriculture

The agriculture, forestry, fishing and hunting sector comprises establishments primarily engaged in growing crops, raising animals, harvesting timber, and harvesting fish and other animals from a farm, ranch, or their natural habitats.

The establishments in this sector are often described as farms, ranches, dairies, greenhouses, nurseries, orchards, or hatcheries. A farm may consist of a single tract of land or a number of separate tracts that may be held under different tenures. For example, one tract may be owned by the farm operator and another rented. It may be operated by the operator alone or with the assistance of members of the household or hired



employees, or it may be operated by a partnership, corporation, or other type of organization. When a landowner has one or more tenants, renters, croppers, or managers, the land operated by each is considered a farm.

The sector distinguishes two basic activities: agricultural production and agricultural support activities. Agricultural production includes establishments performing the complete farm or ranch operation, such as farm owner-operators, tenant farm operators, and sharecroppers. Agricultural support activities include establishments that perform one or more activities associated with farm operation, such as soil preparation, planting, harvesting, and management, on a contract or fee basis.

Excluded from the agriculture, forestry, hunting and fishing sector are establishments primarily engaged in agricultural research and establishments primarily engaged in administering programs for regulating and conserving land, mineral, wildlife, and forest use.

Yuba-Sutter enjoys an abundant water supply, good soil and a long growing season. More than 600,000 of the 798,000 acres (75 percent) in Yuba-Sutter are in agricultural use. The largest use of agricultural land is for field crops and vegetables. Fruit and nut crops account for the second highest use of acreage.

According to the Annual Sutter County Crop Report, in 2014, Sutter County's gross agricultural production value was \$726 million, about \$126.8 million more than the previous year. One of the effects of the drought was the rise of walnuts to the top ranking this crop year, replacing rice which was the leader for the past 24 years. Walnuts brought in 191.6 million, rice and prunes were the second and third leading crops respectively, at \$142.8 million for rice and \$107.6 million for prunes.

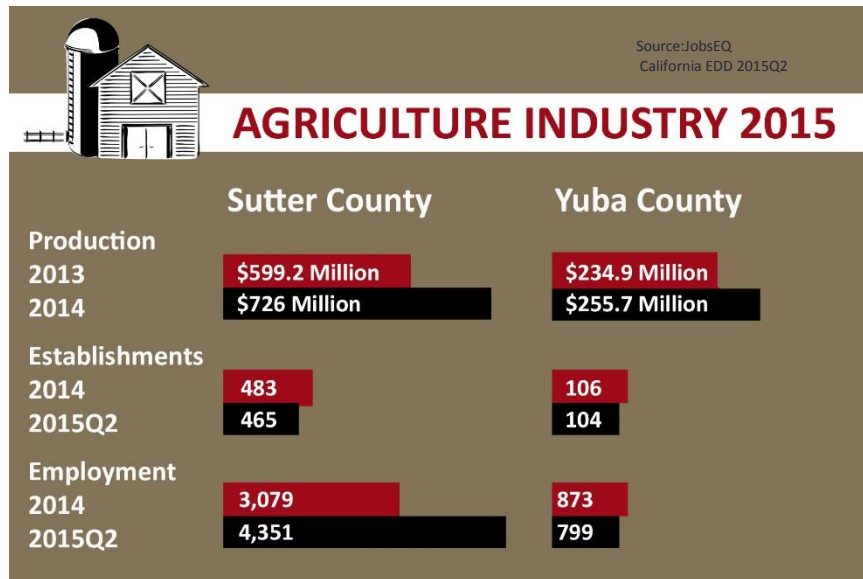


Yuba County Annual Crop Report stated that agriculture set another record in 2014 with a gross agricultural production value of \$255.7 million; up \$46.6 million from 2013. Walnuts surpassed rice as the leading crop at \$83.1 million with rice second at \$62.9 million and prunes in third at \$43.7 million.

Both counties' fourth leading crop was peaches at \$90.8 million combined. This is up by \$30 million from the previous year.

Yuba and Sutter counties are among the leading counties of California that produce sorghum, kiwifruit, honeydew melons, peaches, pears, rice, walnuts, wool, and mohair.

In 2015Q2 there were 569 agriculture establishments in Yuba-Sutter; 465 in Sutter County employing 4,351 and 104 in Yuba County employing 799. The agriculture industry employment increased 17.6 percent over the last decade and increased 30.4 percent from 2014.



The number of agriculture positions peak during August and decline to lowest position numbers in January.

Mining

The mining sector comprises establishments that extract naturally occurring mineral solids, such as coal and ores; liquid minerals, such as crude petroleum; and gases, such as natural gas. The term mining is used in the broad sense to include quarrying, well operations, beneficiating (e.g., crushing, screening, washing, and flotation), and other preparation customarily performed at the mine site, or as a part of mining activity.

The mining sector distinguishes two basic activities: mine operation and mining support activities. Mine operation includes establishments operating mines, quarries, or oil and gas wells on their own account or for others on a contract or fee basis. Mining support activities include establishments that perform exploration (except geophysical surveying) and/or other mining services on a contract or fee basis (except mine site preparation and construction of oil/gas pipelines).

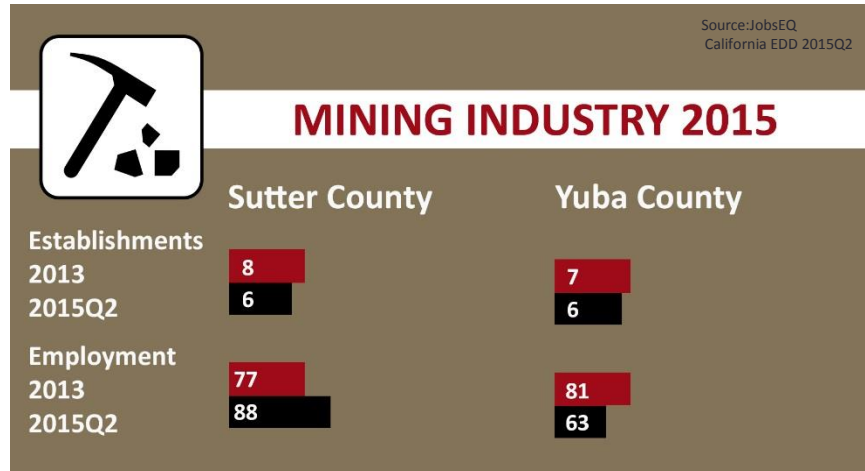
Establishments in the mining sector are grouped and classified according to the natural resource mined or to be mined. Industries include establishments that develop the mine site, extract the natural resources, and/or those that beneficiate (i.e., prepare) the mineral mined. Beneficiation is the process whereby the extracted material is reduced to



particles that can be separated into mineral and waste, the former suitable for further processing or direct use. The operations that take place in beneficiation are primarily mechanical, such as grinding, washing, magnetic separation, and centrifugal separation. In contrast, manufacturing operations primarily use chemical and electrochemical processes, such as electrolysis and distillation. However, some treatments, such as heat

treatments, take place in both the beneficiation and the manufacturing (i.e., smelting/refining) stages. The range of preparation activities varies by mineral and the purity of any given ore deposit. While some minerals, such as petroleum and natural gas, require little or no preparation, others are washed and screened, while yet others, such as gold and silver, can be transformed into bullion before leaving the mine site.

Mining, beneficiating, and manufacturing activities often occur in a single location. Separate receipts will be collected for these activities whenever possible. When receipts cannot be broken out between mining and manufacturing, establishments that mine or quarry nonmetallic minerals, beneficiate the nonmetallic minerals into more-finished manufactured products are classified based on the primary activity of the establishment. A mine that manufactures a small amount of finished products will be classified in the mining sector. An establishment that mines and whose primary output is a more finished manufactured product will be classified in the manufacturing sector.



In 2015Q2, there were 12 mining establishments in Yuba-Sutter; 6 in Sutter County employing 88 and 6 in Yuba County employing 63. The mining industry employment decreased 25 percent over the last decade and 7.1 percent since 2014.

Utilities

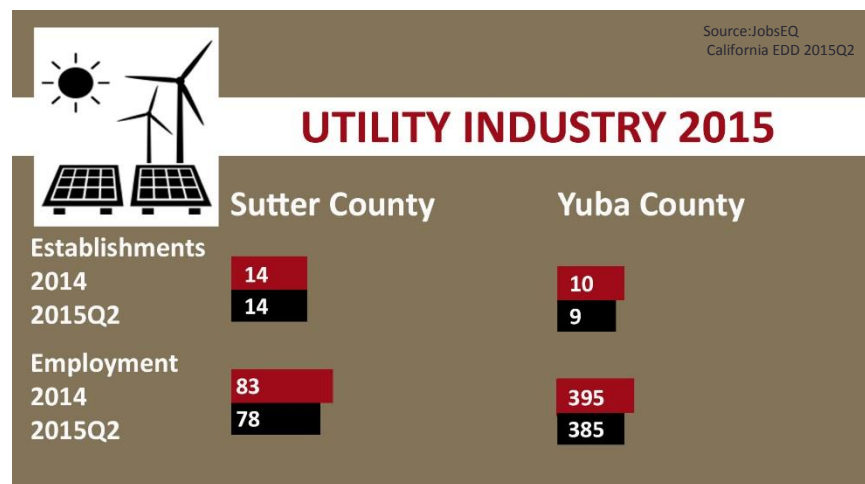
The utilities sector comprises establishments engaged in the provision of the following utility services: electric power, natural gas, steam supply, water supply, and sewage removal. Within this sector, the specific

activities associated with the utility services provided vary by utility: electric power includes generation, transmission, and distribution; natural gas includes distribution; steam supply includes provision and/or distribution; water supply includes treatment and distribution; and sewage removal includes collection, treatment,



and disposal of waste through sewer systems and sewage treatment facilities.

Excluded from this sector are establishments primarily engaged in waste management services classified in administrative and support and waste management and remediation services. These establishments also collect, treat, and dispose of waste materials; however, they do not use sewer systems or sewage treatment facilities.



In 2015Q2 there were a total of 23 water and utility establishments in Yuba-Sutter; 14 in Sutter County employing 78 individuals and 9 in Yuba County employing 385. The utility industry has increased 36.8 percent in the last decade but decreased 3.35 percent since 2014.

Construction

The construction sector comprises establishments primarily engaged in the construction of buildings or engineering projects (e.g., highways and utility systems). Establishments primarily engaged in the preparation of sites for new construction and establishments primarily engaged in subdividing land for sale as building sites also are included in this sector.

Construction work done may include new work, additions, alterations, or maintenance and repairs. Activities of these establishments generally are

managed at a fixed place of business, but they usually perform construction activities at multiple project sites. Production responsibilities for establishments in this sector are usually specified in contracts with the owners of construction projects or contracts with other construction establishments.



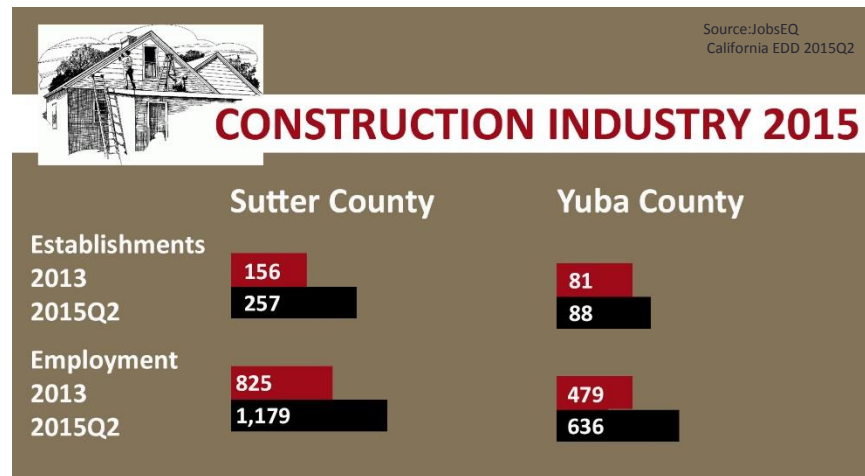
Establishments primarily engaged in contracts that include responsibility for all aspects of individual construction projects are commonly known as general contractors, but also may be known as design-builders, construction managers, turnkey contractors, or (in cases where two or more establishments jointly secure a general contract) joint-venture contractors. Construction managers that provide oversight and scheduling only (i.e., agency) as well as construction managers that are responsible for the entire project (i.e., at risk) are included as general contractor type establishments. Establishments of the "general contractor type" frequently arrange construction of separate parts of their projects through subcontracts with other construction establishments.

Establishments primarily engaged in activities to produce a specific component (e.g., masonry, painting, and electrical work) of a construction project are commonly known as specialty trade contractors. Activities of specialty trade contractors are usually subcontracted from other construction establishments but, especially in remodeling and repair construction, the work may be done directly for the owner of the property.

Establishments primarily engaged in activities to construct buildings to be sold on sites that they own are known as operative builders, but also may be known as speculative builders or merchant builders. Operative builders produce buildings in a manner similar to general contractors, but their production processes also include site acquisition and securing of financial backing. Operative builders are most often associated with the

construction of residential buildings. Like general contractors, they may subcontract all or part of the actual construction work on their buildings.

There are substantial differences in the types of equipment, work force skills, and other inputs required by establishments in this sector.



In 2015Q2 there were 345 construction establishments in Yuba-Sutter; 257 in Sutter County employing 1,179 and 88 in Yuba County employing 636. The construction industry employment decreased 27.95 percent over the last decade but has increased 22.9 percent over 2014.

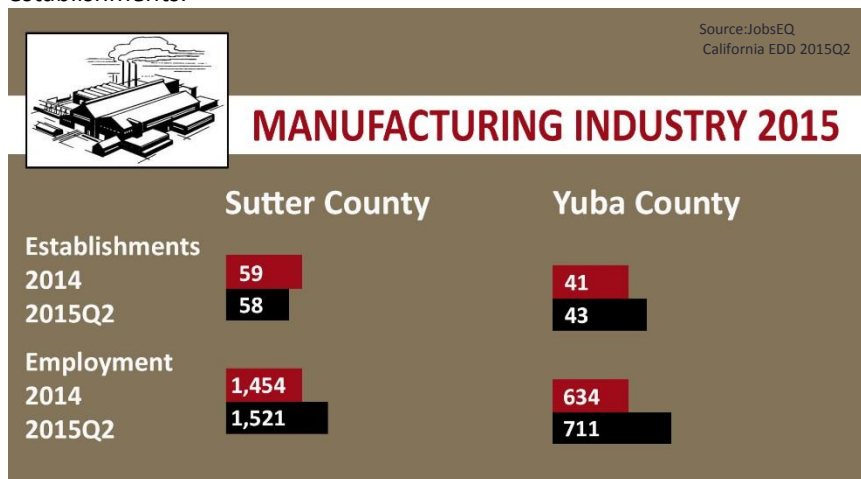
Manufacturing

The manufacturing sector comprises establishments engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products. The assembling of component parts of manufactured products is considered manufacturing, except in cases where the activity is appropriately classified as construction.

Establishments in the manufacturing sector are often described as plants, factories, or mills and characteristically use power-driven machines and materials-handling equipment. However, establishments that transform materials or substances into new products by hand or in the worker's home and those engaged in selling to the general public products made on the same premises from which they are sold, such as bakeries, candy stores, and custom tailors, may also be included in this sector. Manufacturing establishments may process materials or may contract with other establishments to process their materials for them. Both types of establishments are included in manufacturing.



The materials, substances, or components transformed by manufacturing establishments are raw materials that are products of agriculture, forestry, fishing, mining, or quarrying as well as products of other manufacturing establishments.



In 2015Q2 there were 101 manufacturing establishments in Yuba-Sutter; 58 in Sutter County employing 1,521 and 43 in Yuba County employing 711. The manufacturing industry employment decreased 4.8 percent over the last decade but increased 6.9% percent from 2014.

Wholesale Trade

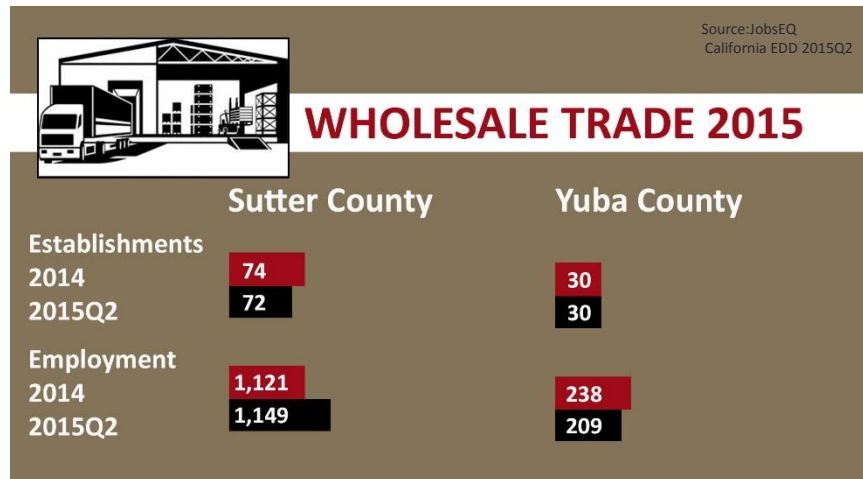
The wholesale trade sector comprises establishments engaged in wholesaling merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. The merchandise described in this sector includes the outputs of agriculture, mining, manufacturing, and certain information industries, such as publishing.



The wholesaling process is an intermediate step in the distribution of merchandise. Wholesalers are organized to sell or arrange the purchase or sale of: goods for resale (i.e., goods sold to other wholesalers or retailers); capital or durable non-consumer goods; and, raw and intermediate materials and supplies used in production.

Wholesalers sell merchandise to other businesses and normally operate from a warehouse or office. These warehouses and offices are characterized by having little or no display of merchandise. In addition, neither the design nor the location of the premises is intended to solicit walk-in traffic. Wholesalers do not normally use advertising directed to the general public. Customers are generally reached initially via telephone, in-person marketing, or by specialized advertising that may include Internet and other electronic means. Follow-up orders are either vendor-initiated or client-initiated, generally based on previous sales, and transactions are often conducted between wholesalers and clients that have long-standing business relationships.

This sector comprises two main types of wholesalers: merchant wholesalers that sell goods on their own account and business to business electronic markets, agents, and brokers that arrange sales and purchases for others generally for a commission or fee.



In 2015Q2 there were 107 wholesale trade establishments in Yuba-Sutter; 72 in Sutter County employing 1,149 and 30 in Yuba County employing 209. The wholesale trade sector increased 5.4 percent over the last decade and .15 percent over 2014.

Retail Trade

The retail trade sector comprises establishments engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise.

The retailing process is the final step in the distribution of merchandise; retailers are, therefore, organized to sell merchandise in small quantities to the general public. This sector comprises two main types of retailers: store and non-store retailers.

Store retailers operate fixed point-of-sale locations, located and designed to attract a high volume of walk-in customers. In general, retail stores have extensive displays of merchandise and use mass-media advertising to attract customers. They typically sell merchandise to the general public for personal or household consumption, but some also serve business and institutional clients. These include establishments, such as office supply stores, computer and software stores, building materials dealers,

plumbing supply stores, and electrical supply stores. Catalog showrooms, gasoline stations, automotive dealers, and mobile home dealers are treated as store retailers.

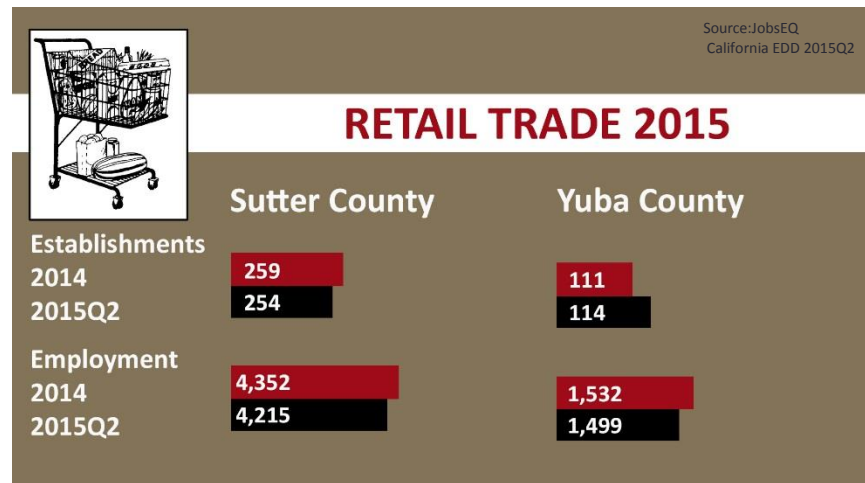
In addition to retailing merchandise, some types of store retailers are also engaged in the provision of after-sales services, such as repair and installation. For example, new automobile dealers, electronics and appliance stores, and musical instrument and supplies stores often provide repair services. As a general rule, establishments engaged in retailing merchandise and providing after-sales services are classified in this sector.



Non-store retailers, like store retailers, are organized to serve the general public, but their retailing methods differ. The establishments of this subsector reach customers and market merchandise with methods, such as the broadcasting of "infomercials," the broadcasting and publishing of direct-response advertising, the publishing of paper and electronic catalogs, door-to-door solicitation, in-home demonstration, selling from portable stalls (street vendors, except food), and distribution through vending machines. Establishments engaged in the direct sale (non-store) of products, such as home heating oil dealers and home delivery newspaper routes are included as non-store retailers.

The buying of goods for resale is a characteristic of retail trade establishments that particularly distinguishes them from establishments in the agriculture, manufacturing, and construction industries. For example, farms that sell their products at or from the point of production are not classified in retail, but rather in agriculture. Similarly, establishments that both manufacture and sell their products to the general public are not classified in retail, but rather in manufacturing. However, establishments that engage in processing activities incidental

to retailing are classified in retail. This includes establishments, such as optical goods stores that do in-store grinding of lenses, and meat and seafood markets.



In 2015Q2 there were 368 retail trade establishments in Yuba-Sutter; 254 in Sutter County employing 4,215 and 114 in Yuba County employing 1499. The retail trade industry employment decreased 9.3 percent in the last decade and decreased 2.5 percent over 2014.

Transportation and Warehousing

The transportation and warehousing sector includes industries providing transportation of passengers and cargo, warehousing and storage for goods, scenic and sightseeing transportation, and support activities related to modes of transportation. Establishments in these industries use transportation equipment or transportation related facilities as a productive asset. The type of equipment depends on the mode of transportation. The modes of transportation are air, rail, water, road, and pipeline.

The transportation and warehousing sector distinguishes three basic types of activities: subsectors for each mode of transportation, a subsector for warehousing and storage, and a subsector for establishments providing support activities for transportation. In

addition, there are subsectors for establishments that provide passenger transportation for scenic and sightseeing purposes, postal services, and courier services.

A separate subsector for support activities is established in the sector because, first, support activities for transportation are inherently multimodal, such as freight transportation arrangement, or have multimodal aspects. Secondly, there are production process similarities among the support activity industries.



One of the support activities identified in the support activity subsector is the routine repair and maintenance of transportation equipment (e.g., aircraft at an airport, railroad rolling stock at a railroad terminal, or ships at a harbor or port facility). Such establishments do not perform complete overhauling or rebuilding of transportation

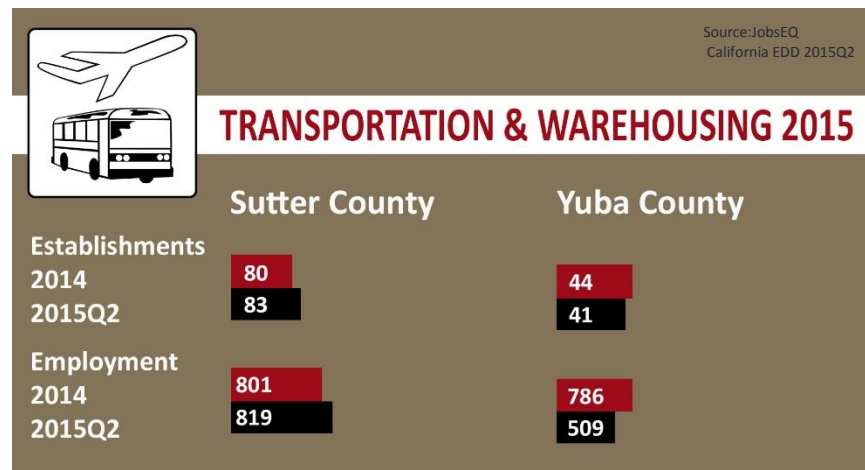
equipment (i.e., periodic restoration of transportation equipment to original design specifications) or transportation equipment conversion (i.e., major modification to systems). An establishment that primarily performs factory (or shipyard) overhauls, rebuilding, or conversions of aircraft, railroad rolling stock, or a ship is classified the transportation equipment manufacturing subsector according to the type of equipment.

Many of the establishments in this sector often operate on networks, with physical facilities, labor forces, and equipment spread over an extensive geographic area.

Warehousing establishments in this sector are distinguished from merchant wholesaling in that the warehouse establishments do not sell the goods.

Excluded from this sector are establishments primarily engaged in providing travel agent services that support transportation and other

establishments, such as hotels, businesses, and government agencies. These establishments are classified in the administrative and support and waste management and remediation services sector. Also, establishments primarily engaged in providing rental and leasing of transportation equipment without operator are classified in the rental and leasing services sector.



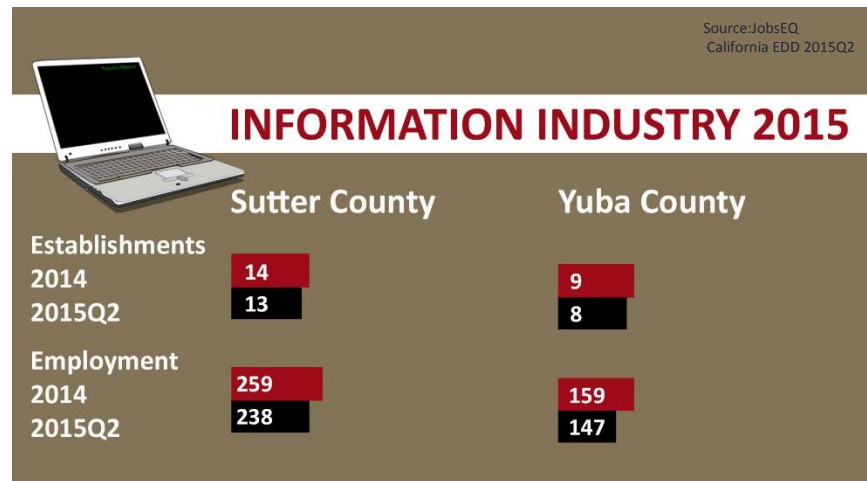
In 2015Q2 there were 124 transportation and warehousing establishments in Yuba-Sutter; 83 in Sutter County employing 819 and 41 in Yuba County employing 509. The transportation and warehousing industry employment has decreased 3.24 percent in the last decade and decreased 16.3 percent since 2014.

Information

The information sector comprises establishments engaged in the following processes: producing and distributing information and cultural products, providing the means to transmit or distribute these products as well as data or communications, and processing data.

The main components of this sector are the publishing industries, including software publishing, and both traditional publishing and publishing exclusively on the Internet; the motion picture and sound recording industries; the broadcasting industries, including traditional

broadcasting and those broadcasting exclusively over the Internet; the telecommunications industries; Web search portals, data processing industries, and the information services industries.



In 2015Q2 there were 21 information establishments in Yuba-Sutter; 13 in Sutter County employing 238 and 8 in Yuba County employing 147. The information industry employment decreased 19.5 percent in the last 10 years and decreased 7.9% from 2014.

Finance and Insurance

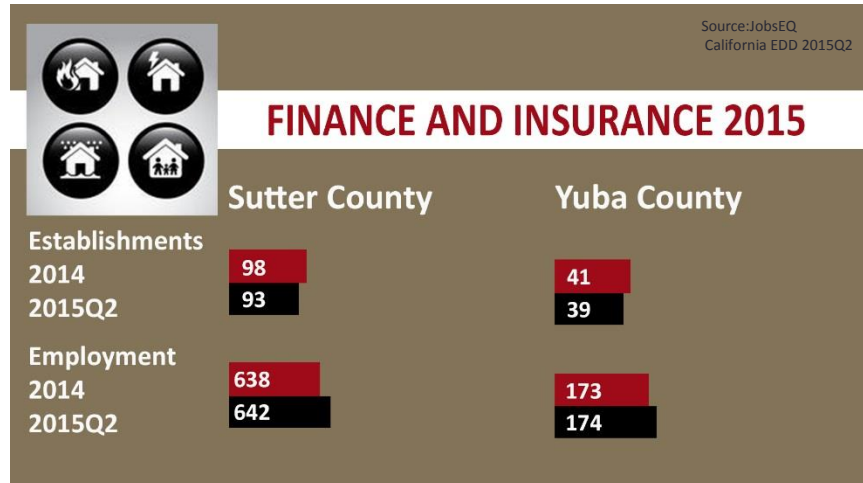
The finance and insurance sector comprises establishments primarily engaged in financial transactions (transactions involving the creation, liquidation, or change in ownership of financial assets) and/or in facilitating financial transactions. Three principal types of activities are identified:



- Raising funds by taking deposits and/or issuing securities and, in the process, incurring liabilities. Establishments engaged in this activity use raised funds to acquire financial assets by making loans and/or purchasing securities. Putting themselves at risk, they channel funds from lenders to borrowers and transform or repackage the funds with respect to maturity, scale, and risk. This activity is known as financial intermediation.
- Pooling of risk by underwriting insurance and annuities. Establishments engaged in this activity collect fees, insurance premiums, or annuity considerations; build up reserves; invest those reserves; and make contractual payments. Fees are based on the expected incidence of the insured risk and the expected return on investment.
- Providing specialized services facilitating or supporting financial intermediation, insurance, and employee benefit programs.

In addition, monetary authorities charged with monetary control are included in this sector.

The finance and insurance sector has been defined to encompass establishments primarily engaged in financial transactions; that is, transactions involving the creation, liquidation, change in ownership of financial assets; or in facilitating financial transactions. Financial industries are extensive users of electronic means for facilitating the verification of financial balances, authorizing transactions, transferring funds to and from transactor accounts, notifying banks (or credit card issuers) of the individual transactions, and providing daily summaries. Since these transaction processing activities are integral to the production of finance and insurance services, establishments that principally provide a financial transaction processing service are classified to this sector, rather than to the data processing industry in the Information sector.



There were 132 finance and insurance establishments in Yuba-Sutter; 93 in Sutter County employing 642 and 39 in Yuba County employing 174. The finance and insurance industry employment increased 5.6 percent over the last decade and increased 2.1% from 2014.

Real Estate, Rental and Leasing

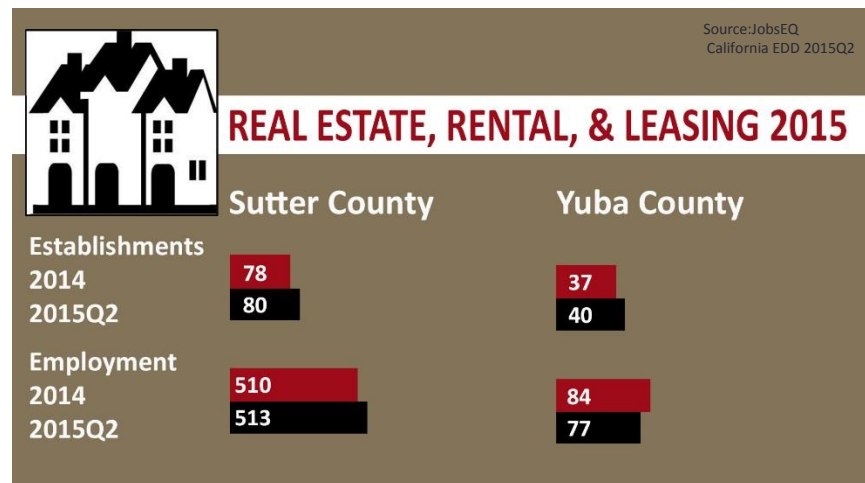
The real estate, rental, and leasing sector comprises establishments primarily engaged in renting, leasing, or otherwise allowing the use of tangible or intangible assets, and establishments providing related services. The major portion of this sector comprises establishments that rent, lease, or otherwise allow the use of their own assets by others. The assets may be tangible, as is the case of real estate and equipment, or intangible, as is the case with patents and trademarks.

This sector also includes establishments primarily engaged in managing real estate for others, selling, renting and/or buying real estate for others, and appraising real estate. These activities are closely related to this sector's main activity, and it was felt that from a production basis they would best be included here. In addition, a substantial proportion of property management is self-performed by lessors.

The main components of this sector are the real estate lessors industries

(including equity real estate investment trusts, REITs); equipment lessors industries (including motor vehicles, computers, and consumer goods); and lessors of nonfinancial intangible assets (except copyrighted works).

Excluded from this sector are establishments primarily engaged in renting or leasing equipment with operators.



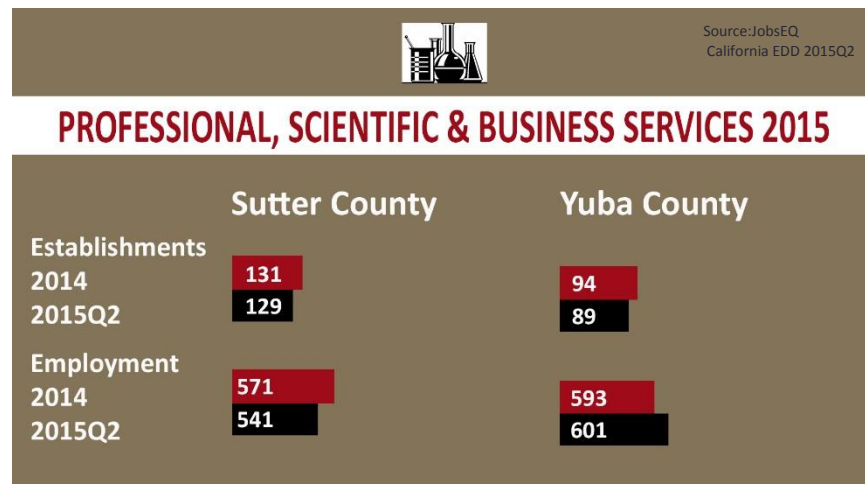
In 2015Q2 there were 120 real estate, rental and leasing establishments in Yuba-Sutter; 80 in Sutter County employing 513 and 40 in Yuba County employing 77. The real estate, rental and leasing industry employment decreased 16.15 percent over the last decade and has remained the nearly the same since 2014.

Professional, Scientific and Business Services

The professional, scientific, and technical services sector comprises establishments that specialize in performing professional, scientific, and technical activities for others. These activities require a high degree of expertise and training. The establishments in this sector specialize according to expertise and provide these services to clients in a variety of industries and, in some cases, to households. Activities performed include: legal advice and representation; accounting, bookkeeping, and payroll services; architectural, engineering, and specialized design services; computer services; consulting services; research services;

advertising services; photographic services; translation and interpretation services; veterinary services; and other professional, scientific, and technical services.

This sector excludes establishments primarily engaged in providing a range of day-to-day office administrative services, such as financial planning, billing and recordkeeping, personnel, and physical distribution and logistics.



In 2015Q2 there were 218 professional, scientific, and technical services establishments in Yuba-Sutter; 129 in Sutter County employing 541 and 89 in Yuba County employing 601. The professional, scientific and technical services industry employment decreased 18.1 percent over the last decade and decreased 1.8 percent from 2014.

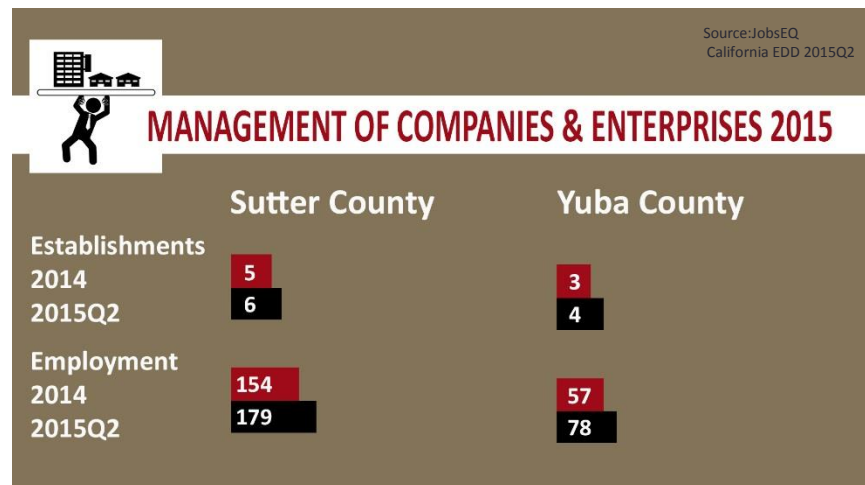
Management of Companies and Enterprises

The management of companies and enterprises sector comprises establishments that: hold the securities of (or other equity interests in) companies and enterprises for the purpose of owning a controlling interest or influencing management decisions; or, establishments (except government establishments) that administer, oversee, and manage establishments of the company or enterprise and that normally undertake the strategic or organizational planning and decision-making

role of the company or enterprise. Establishments that administer, oversee, and manage may hold the securities of the company or enterprise.

Establishments in this sector perform essential activities that are often undertaken, in-house, by establishments in many sectors of the economy. By consolidating the performance of these activities of the enterprise at one establishment, economies of scale are achieved.

Government establishments primarily engaged in administering, overseeing, and managing governmental programs are classified the public administration sector.



In 2015Q2 there were 10 management of companies and enterprises establishments in Yuba-Sutter; 6 in Sutter County employing 179 and 4 in Yuba County employing 78. The management of companies and enterprises industry employment decreased 3.23 percent over the last decade; employment increased 21.8 percent from 2014.

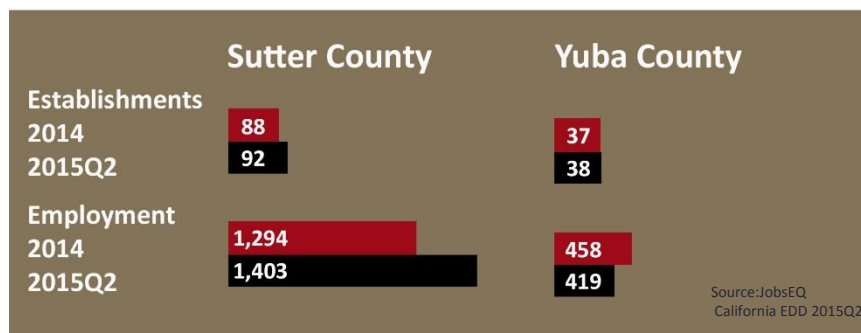
Administrative and Support and Waste Management and Remediation Services

The administrative and support and waste management and remediation services sector comprises establishments performing routine support activities for the day-to-day operations of other organizations. These essential activities are often undertaken in-house by establishments in many sectors of the economy. The establishments in this sector specialize in one or more of these support activities and provide these services to clients in a variety of industries and, in some cases, to households. Activities performed include: office administration, hiring and placing of personnel, document preparation and similar clerical services, solicitation, collection, security and surveillance services, cleaning, and waste disposal services.



The administrative and management activities performed by establishments in this sector are typically on a contract or fee basis. These activities may also be performed by establishments that are part of the company or enterprise. However, establishments involved in administering, overseeing, and managing other establishments of the company or enterprise, are classified in the sector of management of companies and enterprises.

ADMINISTRATIVE AND SUPPORT WASTE MANAGEMENT & REMEDIATION SERVICES 2015



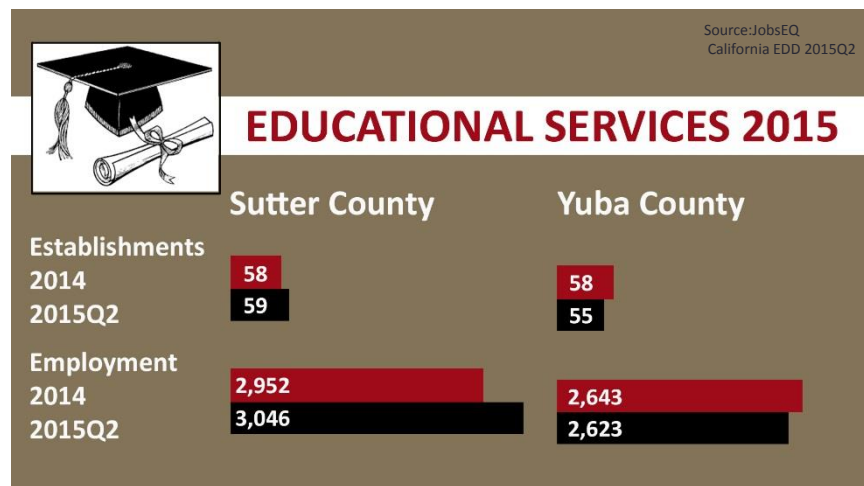
According JobsEQ 2015Q2, there were 130 administrative and support and waste management and remediation services establishments in Yuba-Sutter; 92 in Sutter County employing 1,403 and 38 in Yuba County employing 419. The percentage change of administrative and support and waste management and remediation services industry employment since 2006 has decreased 3.02 percent; employment increased 3.99 percent from 2014.

Educational Services

The educational services sector comprises establishments that provide instruction and training in a wide variety of subjects. Specialized establishments, such as schools, colleges, universities, and training centers, provide this instruction and training. These establishments may be privately owned and operated for profit or not for profit, or they may be publicly owned and operated. They may also offer food and accommodation services to their students.



Educational services are usually delivered by teachers or instructors that explain, tell, demonstrate, supervise, and direct learning. Instruction is imparted in diverse settings, such as educational institutions, the workplace, or the home through correspondence, television, or other means. It can be adapted to the particular needs of the students; for example, sign language can replace verbal language for teaching students with hearing impairments. All industries in the sector share this commonality of process, namely, labor inputs of instructors with the requisite subject matter expertise and teaching ability.



In 2015Q2 there were 21 private educational services establishments in Yuba-Sutter; 16 in Sutter County employing 159 and 5 in Yuba County employing 17. There were 93 public educational services establishments in Yuba-Sutter; 43 in Sutter County employing 2,888 and 50 in Yuba County employing 2,605. The educational services industry employed 5672 and has increased 6.5 percent over the last decade; employment increased 1.37 percent from 2014.

Healthcare and Social Assistance

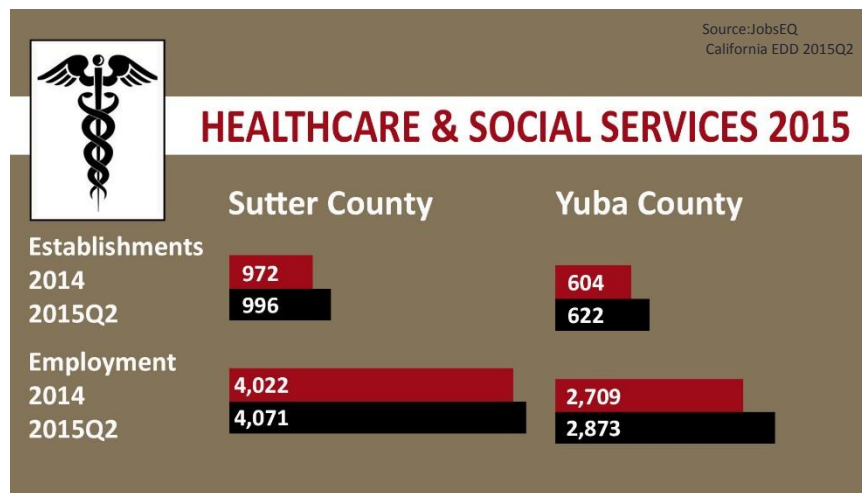


The healthcare and social assistance sector comprises establishments providing health care and social assistance for individuals. The sector includes both health care and social assistance because it is sometimes difficult to distinguish between the boundaries of these two activities. The industries in this sector are arranged on a continuum starting with those establishments providing

medical care exclusively, continuing with those providing health care and social assistance, and finally finishing with those providing only social assistance. The services provided by establishments in this sector are delivered by trained professionals. All industries in the sector share this commonality of process, namely, labor inputs of health practitioners or social workers with the requisite expertise. Many of the industries in the sector are defined based on the educational degree held by the practitioners included in the industry.

Excluded from this sector are aerobic classes; amusement, gambling and recreation industries and nonmedical diet and weight reducing centers; and, personal and laundry services.

In 2015Q2 there were 1,618 healthcare and social assistance establishments in Yuba-Sutter; 996 in Sutter County employing 4,071 and 622 in Yuba County employing 2,873. The healthcare and social assistance industry employment increased 32.2 percent over the last decade; employment increased 3.1 percent from 2014.



Arts, Entertainment and Recreation

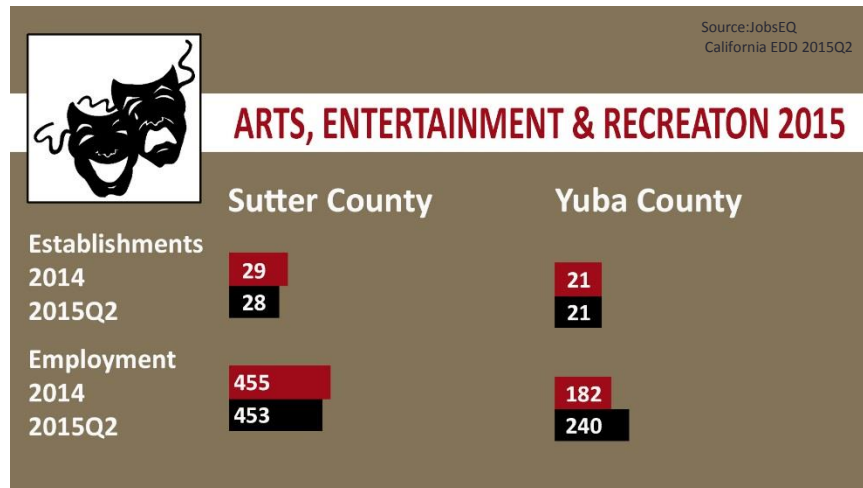


The arts, entertainment, and recreation sector includes a wide range of establishments that operate facilities or provide services to meet varied cultural, entertainment, and recreational interests of their patrons. This sector is comprised of establishments that are involved in producing, promoting, or participating in live performances, events, or exhibits intended for public viewing; establishments that preserve and

exhibit objects and sites of historical, cultural, or educational interest; establishments that operate facilities or provide services that enable patrons to participate in recreational activities or pursue amusement, hobby, and leisure-time interests.



Some establishments that provide cultural, entertainment, or recreational facilities and services are classified in other sectors. Excluded from this sector are: establishments that provide both accommodations and recreational facilities, such as hunting and fishing camps and resort and casino hotels; restaurants and night clubs that provide live entertainment in addition to the sale of food and beverages; motion picture theaters, libraries and archives, and publishers of newspapers, magazines, books, periodicals, and computer software; and, establishments using transportation equipment to provide recreational and entertainment services, such as those operating sightseeing buses, dinner cruises, or helicopter rides.



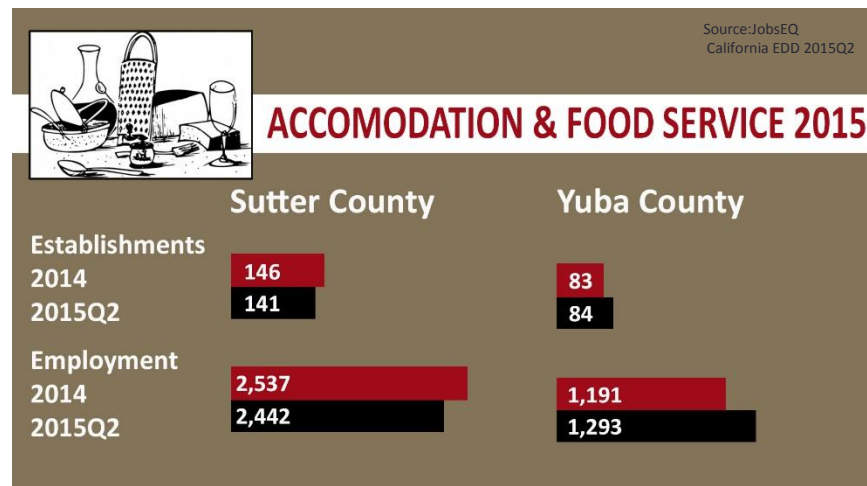
According to JobsEQ 2015Q2, there were 49 arts, entertainment, and recreation establishments in Yuba-Sutter; 28 in Sutter County employing 453 and 21 in Yuba County employing 240. The arts, entertainment, and

recreation industry employment increased 54.5 percent over the last decade and increased 8.8 percent from 2014.

Accommodation and Food Services

The accommodation and food services sector comprises establishments providing customers with lodging and/or preparing meals, snacks, and beverages for immediate consumption. The sector includes both accommodation and food services establishments because the two activities are often combined at the same establishment.

Excluded from this sector are civic and social organizations; amusement and recreation parks; theaters; and other recreation or entertainment facilities providing food and beverage services.



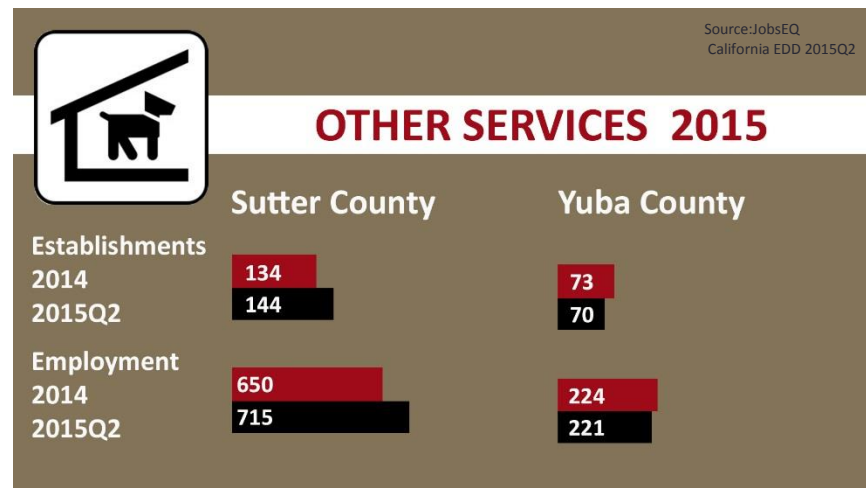
In 2015Q2 there were 225 accommodation and food services establishments in Yuba-Sutter; 141 in Sutter County employing 2,442 and 84 in Yuba County employing 1,293. The accommodation and food services industry employment increased 10.2 percent over the last decade and increased .2 percent from 2014.

Other Services (Except Public Administration)

The other services (except public administration) sector comprises establishments engaged in providing services not specifically provided for elsewhere in the classification system. Establishments in this sector are primarily engaged in activities, such as equipment and machinery repairing, promoting or administering religious activities, grant making, advocacy, and providing dry cleaning and laundry services, personal care services, death care services, pet care services, photofinishing services, temporary parking services, and dating services.

Private households that engage in employing workers on or about the premises in activities primarily concerned with the operation of the household are included in this sector.

Excluded from this sector are establishments primarily engaged in retailing new equipment and also performing repairs and general maintenance on equipment. These establishments are classified the retail trade sector.



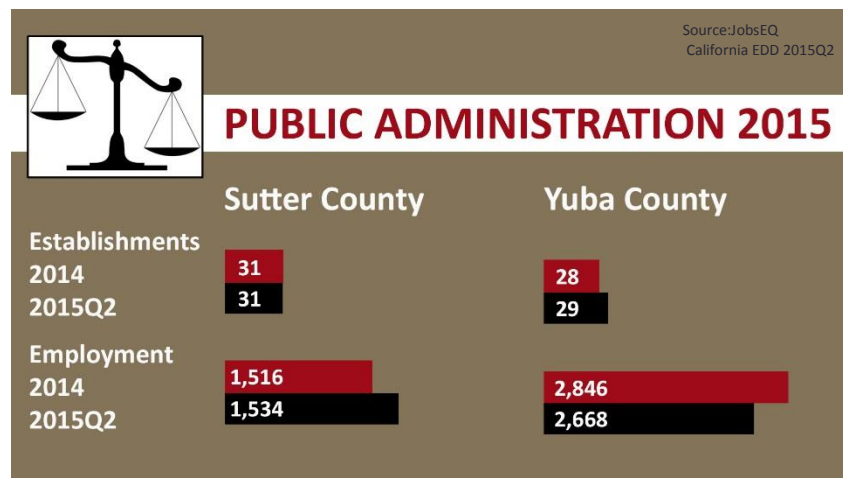
According to JobsEQ there were 214 other services establishments in Yuba-Sutter in 2015Q2; 144 in Sutter County employing 715 and 70 in Yuba County employing 221. The other services industry employment

decreased 37.33 percent over the last decade and increased 7.9 percent from 2014. This sizeable difference is likely attributed to reclassification by NAICS from this category to a new or better descriptive category.

Public Administration

The public administration sector consists of establishments of federal, state, and local government agencies that administer, oversee, and manage public programs and have executive, legislative, or judicial authority over other institutions within a given area. These agencies also set policy, create laws, adjudicate civil and criminal legal cases, provide for public safety and for national defense. In general, government establishments in the public administration sector oversee governmental programs and activities that are not performed by private establishments. Establishments in this sector typically are engaged in the organization and financing of the production of public goods and services, most of which are provided for free or at prices that are not economically significant.

Government establishments also engage in a wide range of productive activities covering not only public goods and services but also individual goods and services similar to those produced in sectors typically identified with private-sector establishments. In general, ownership is not a criterion for classification in NAICS. Therefore, government establishments engaged in the production of private-sector-like goods and services should be classified in the same industry as private-sector establishments engaged in similar activities.



In 2015Q2 there were 60 public administration establishments in Yuba-Sutter; 31 in Sutter County employing 1,534 and 29 in Yuba County employing 2,668. The public administration industry decreased 17.4 percent over the last decade and decrease 3.64 percent since 2014.



SECTION 2: SWOT ANALYSIS

Process

Beginning in February 2015 the CEDS committee recognized a need to help regional stakeholders understand how the Yuba-Sutter region economy functions and how individual counties and cities working closely together can develop an economically viable community by recognizing its strength, weakness, opportunities, and threats. In order to develop a comprehensive set of goals for regional strategic direction, sustainability, growth and economic resilience, Yuba-Sutter Economic Development Corporation/District conducted an in-depth SWOT analysis March 4, 2015 attended by a broad representation of the community stakeholders from both counties and six cities:

Roger Abe, Yuba County Supervisor	Coleen Morehead, Sutter Buttes Regional Land Trust
Jim Arkens, Sutter County	Mitch Rosenburg, M.M. Rosenburg & Associates
Dana Burroughs, YSEDC/YSEDD	Harl Sanderson, Beale Air Force Base
Rachel Farrell, Harmony Health	Jackie Slade, YSEDC/YSEDD
Renee Garcia, US Bank	Satwant Takhar, City of Marysville
Jim Goodwin, City of Live Oak	Rikki Shaffer, Yuba-Sutter Chamber of Commerce
Bob Harlan, United Way	Brynda Stranix, YSEDC/YSEDD
Kary Hauck, Sapphire Marketing Group	Claudia Street, Yuba-Sutter Farm Bureau
Kevin Mallen, Yuba County	Stephen Wright, City of Wheatland

The committee assessed the area's strengths, weaknesses, opportunities, and threats forming focus areas of the economy, culture, education, and geography.

With more than 200 topics identified in the SWOT analysis, the District formulated a survey and broadcast to more than 1,000 local citizens; the survey was completed by 107. The results of the survey, (please see Appendix A. 2015 Economic Development Planning Survey), along with economic and labor data derived from a variety of federal and state sources were used to define the new CEDS vision statement and goals.

EDA priority goals that were deemed relevant and achievable by the committee were as follows:

- ♦ Regional economic diversity
- ♦ Economic resiliency and recovery
- ♦ Embrace capacity building and broad-based wealth creation
- ♦ Develop measurable beyond counting jobs
- ♦ Establish information networks

The SWOT Analysis was then broken into 12 topic areas that the broad based priority goals encompassed.

SWOT Analysis

Natural Resources

Strengths – Aside from a relatively mild climate, Yuba and Sutter counties have a plethora of natural resources to draw upon.

- ♦ Both Counties have an abundant supply of surface water; Sutter County surface water include the Sacramento, Feather, and Bear Rivers; Yuba County is bisected by the Yuba, Feather and Bear Rivers.



- ♦ Bullards Bar, a multi-purpose dam in Yuba County powers two hydroelectric plants; provides water for irrigation, functions as flood control, and is a valuable recreation area for boating, water skiing, fishing, and camping.

- ♦ Excellent tourist and recreation features which include Sutter Buttes, world smallest mountain range; wildlife refuges, trail and hiking areas, award winning wine and olive oil facilities and a wide variety of flora and fauna.

Weakness – Both counties underutilize most of its resources in a number of ways such as lack of promotion, community awareness, and an overall no growth attitude by some members of the counties.

Opportunity – With careful and well considered management, Sutter and Yuba counties are in a unique position to expand and promote its natural resources of agriculture, water, tourism, and others. This management and promotion of their natural resources would increase employment and business opportunities in the area.

Threats – Both counties can be adversely affected by flooding, drought and fire as weather conditions swing from one extreme to the other. Implementation and updates of county mitigation plans will aid in the rapid recovery or avoid completely, the adverse effects of natural disasters.

Infrastructure

Strengths – Both Yuba and Sutter are served by several major state highways. Sutter County is served by Highway 20 and 99 and Yuba County is served by Highway 65, 70, and 20. This system of highways allows for transportation of goods as well as the residents of the community enjoy a shorter than average travel to work time. Both counties are protected from flooding by a system of levees and have more than adequate water and sewage capacity.

Weakness – Both counties have major infrastructure needs especially in replacement of aging water and sewage lines, degraded wastewater treatment facilities.

- ◆ On Beale AFB the waste water treatment facility has degraded to the point of near failure and roads that service the base are in need of upgrading and improvements.
- ◆ Cities in both counties are in dire need of road improvements and safe walking environments.

- ◆ Improved highway access and thoroughfares through cities. Inadequate lanes, signage, safety and visual attraction need improvement.

Opportunity – Yuba and Sutter counties are closely tied together in terms of regional assets so the need to establish and nurture regional cooperative planning for projects is vital

- ◆ Promote available land for planned industrial growth and establish and nurture regional cooperative planning for projects.
- ◆ Leverage the assets of relicensing New Bullards Bar Reservoir to maximize profits from production of electrical power while also meeting environmental, recreational, irrigation, and flood control needs.
- ◆ Working with Caltrans to complete the Wheatland bypass which would alleviate strain of heavy traffic and congestion of surface streets.

Threats – Both Yuba and Sutter Counties infrastructure is at the point of failure and is creating a barrier for development and industrial growth.

Emerging/Declining Industry Sectors

Strengths – Beale AFB, agriculture, and Rideout Health are three of the region's primary existing industries and the largest employers of the area. There is the potential for cluster development in all of these industries such as medical research, agri-tourism and base support in technical assistance.



Weakness – Both counties suffer from a lack of diversity in the regions industries. Reliance upon a few major industries such as medical, agriculture, and a military base leave the region at risk and vulnerable in the event of a major disaster such as flooding or base closure.

- ◆ Lack of promotion of emerging agri-tourism opportunities such as award winning wine and olive oil industries and the marketing of locally grown farm products such as walnuts, peaches, and prunes.
- ◆ Manufacturing and services are typically two of the largest contributing sectors to any region. In Yuba and Sutter counties these sectors are contributing below average proportions of jobs and earnings to the economy.

Opportunity – There are several opportunities for the region of Yuba-Sutter to exploit that would help with sustainability, economic growth and increased labor market.

- ◆ Tourism would be a great revenue generator for the region with a strong possibility to cluster growth surrounding the agricultural assets of the area. Air shows would also create a greater interest in the air force base and help to promote and maintain its position as a necessary facility for the military.
- ◆ The boundaries of Beale AFB lend itself to sustainability so that there is no encroachment to the base. The base also has the potential of providing a skilled workforce that would supply the region a labor force for technological industries. There are 30,000 Beale regional retirees living in Yuba Sutter.
- ◆ With the area's strong agricultural presence there is an abundance of potential for agriculture commodities, export opportunities and value added ag-processing. This in turn would create additional employment for those who are already familiar and/or trained in agriculture while supporting the area's greatest asset.



Threats – Base closure is the greatest threat to the area which would leave over 2,000 civilian employees without employment in this area that is already experiencing high unemployment rates.

Workforce/Skills

Strengths – There is a large workforce population available for new industries to draw upon and be retrained to support emerging businesses such as agri-tourism.

Weakness – Both counties experience terminal education migration and has a large unskilled labor force. The community is too dependent upon two major industries in the area, agriculture and the military.

Opportunity – The region can create a trained, skilled available workforce by aligning skillsets to the needs of regional industry sectors through vocational studies expansion and support the work of educational institutions and employment training programs. The creation of a strong educated workforce will make the area more attractive to new industries and strengthen existing industries thereby reducing the threat of base closure and reduced agriculture production.

Threat – Continued migration of educated trained workforce due to lack of jobs in the area that match their skillset.

Housing

Strengths – Yuba and Sutter Counties both have areas available for residential growth as well as affordable housing stock on hand that would in turn accommodate a growing workforce as new businesses develop in the area. The area is also within a 45 minute commute to Sacramento which is a lower than average commute time.

Weakness – Although there is plenty of housing available for those of moderate or higher incomes, there is a substantial lack of housing available for low income families and families who are here seasonally.

Opportunity – Through careful management of housing and business development the area could produce long-term economic growth and improve the local infrastructure along with the development.

Threat – Continued opposition to growth and protracted legal battles to development threatens the potential of economic growth. Industries will not be interested in developing in the area if they cannot provide their employees with living accommodations.

Health, Public, Education, Safety

Strengths – The two regional areas partner with each other on a several levels: it has a shared medical facility which is expanding, collaborative law enforcement and strong inter-governmental cooperation.

- ◆ The area has three colleges, Yuba Community College, Cambridge Career College, and Chapman University that serve both counties. The area is in close proximity to Chico State University, UC Davis, Sacramento State, and William Jessup University.



- ◆ Medical community partners with UC Davis hospital and has a first rate cancer center and extended care services. Rideout Regional Medical Center is expanding its facility to provide first-rate emergency service including a helipad, additional beds and services.
- ◆ Partners with federal and state agencies to promote and educate land conservation by providing an ongoing outdoor education program at Shady Creek.

Weakness – Both counties are experiencing a severe problem with the homeless, homeless encampments and the attendant problems with this issue, generational poverty, and high unemployment.

- ◆ There is a distinct lack of behavior and mental health services, high levels of health issues, and medical care leakage in the region.
- ◆ Safety in terms of strong police presence is an issue due to the financial woes of the cities within the region and of the counties themselves. There is also the leakage of law enforcement to other areas for better pay.
- ◆ There is a mixed understanding within the region of what cooperative services should entail. For example shared responsibility of air control, animal control, and water quality.
- ◆ Although Yuba-Sutter is above state levels in Associate's Degrees, the K-12 districts are performing under national levels and there is no four year university or satellite campus in the immediate area.
- ◆ Regional values are not in alignment with the state as well as a lack of alignment between business, community leaders and public.

Opportunity – There is an excellent opportunity for the region to collaborate and form partnerships for services that are duplicated in each county which will alleviate some of the financial burden to each county as it would become a shared cost.

- ◆ Improvement in the quality of schools and financial assistance to the schools within the K-12 districts would improve educational performance. Attracting a satellite UC/State college or having the existing college extend to four years would help to create an attractive educated workforce in the region and promote new business growth.
- ◆ Enhance regional healthcare through partnerships and collaboration of Rideout, Sutter North medical facilities, and other regional providers.
- ◆ Reduce terminal education, law enforcement and medical migration and attract young educated and skilled adults back to their familial community by providing similar pay and living condition opportunities as those elsewhere.

Threat – Apathy and lack of collaboration among community leaders will continue to affect the area’s image and public trust to the point where growth and opportunity will no longer be a viable option.

Culture and Recreation

Strengths – Both counties enjoy a profusion of natural resources for outdoor recreation such as fishing, boating, hiking, biking and camping as well as being in close proximity to amenities offered in San Francisco, at the coast or in the mountains.

- ◆ Yuba and Sutter offer several cultural events and festivals throughout the year that proclaim the regional diversity of the area. Some of these events/festivals are cultural, (The Sikh Festival and Parade, the Bok Kai Festival and Parade); some celebrate, educate, and promote agriculture (the Peach Festival, Bishop’s Pumpkin Farm); some educate and advocate our natural resources (The Swan Festival).



- ◆ Yuba and Sutter strongly support the arts and is home to Yuba-Sutter Regional Arts Council, Sutter Theater, and the Acting Company. Sacramento and San Francisco are an easy commute from the region.
- ◆ There is an Entertainment Zone in Yuba County that has an amphitheater and area for expansion, including a recent groundbreaking for a casino.

Weakness – There is a lack of transportation to these venues for those who are disabled or financially challenged that prevents a large sector of the population from experiencing the rewarding and educational opportunities provided.

Opportunity – There are a number of opportunities for the region to expand and promote recreational and cultural tourism which in turn will create jobs.

- ◆ Expand and promote sports tourism by improving local soccer, baseball, and football fields within the area, especially in the river bottoms.
- ◆ Build out the Entertainment Zone in Yuba County to include a hotel, casino, restaurants, and other attractions.
- ◆ Improve bike and running trails along the river levees then connect with biking and marathon organizations to promote as a premier area for events.
- ◆ Provide access to funding resources for the agencies that support the arts and entertainment in the area.

Threat – Lack of funding is a major issue for these resources and they can easily disappear if the community does not assist in promotion and sponsorship

Transportation



Strengths – Modes of transportation in Yuba and Sutter counties is fairly strong in terms of business. There are four lane highways in and out of the area. Rail and air access is available. Yuba-Sutter Transit runs six local bus routes in Marysville, Yuba City and surrounding communities. There is also weekday commuter and midday service to Sacramento along Routes 70 and 99, three rural routes to Live Oak, the Yuba County foothills, and Wheatland. Dial-a-Ride service is available to seniors and those with disabilities as both a paratransit and door-to-door service, with general public availability offered after 6:30 pm.

Weakness – Highways into the towns and cities often create choke areas which often cause travel within the city limit areas long, congested, and frustrating. Public transportation is limited in terms of routes and frequency requiring riders to spend an hour on the bus to a destination that would normally take 15 minutes by car.

Opportunity – The region needs to develop and improve alternative routes to bypass inner city areas and encourage multimodal and intermodal distribution infrastructure to complement existing rail and truck transportation methods.

Threats – Continued congestion and limited routes in and out of the cities within the region prevent a positive image for growth and development of business opportunities.

Community Culture

Strengths – Yuba-Sutter citizens and businesses have a strong commitment to the community and demonstrate this dedication through volunteerism, involvement in civic organizations such as Kiwanis, Rotary, Lions Club, and a broad composition of support organizations (non-profits). The area has rich historical value as the gateway to the gold fields and the 1849 gold rush. There is a strong linkage between agriculture and natural resources and the farming community has been a good steward of the natural resources of the area.

Weakness – Lack of collaboration between non-profit organizations, service clubs and government entities which causes funding to be spread thinly so projects developed are small and make little impact to the community.

Opportunity – Encourage collaboration and partnerships so projects can be developed on a larger scale and create a greater impact to the community. Acknowledgement of the services these organizations, clubs, volunteers, and businesses make to improve overall public image.

Threats – Continued isolationist attitude amongst organizations will cause funding opportunities to disappear and the community overall will suffer from the lack of services they provide.

Financial Limitations / Access

Strengths – Yuba Sutter citizens, businesses, and government are acutely aware that financial sustainability is a priority in the region and are taking positive steps towards improving the situation by encouraging a positive local investor environment.

Weakness – The regions inability to allocate capital toward promotion of regional resources and infrastructure has created a poor image of the area. Local investor mentality is at an all-time low. The image of the area and previous poor funding judgements are causing reticence in investment.

Opportunity – Formulate and deliver supportive tools for both small and large scale enterprises that include business retention and support, technical assistances and access to capital through business assistance loans.

Threats – Loss of opportunities for regional investment if the area doesn't capitalize quickly.



SECTION 3: STRATEGIC DIRECTION

Vision

The Yuba-Sutter Comprehensive Economic Development Strategy will inspire the community to participate in creating a dynamic region that measures economic improvement over and above job number calculation and focus on economic resiliency and recovery while building regional economic diversity resulting in an intent, resilient, relevant and responsive alliance to be a foremost place to live, work, learn, visit and conduct business.

Regional Goals, Objectives, Action Plan and Progress Evaluation

A complete list of public works projects by jurisdiction is included as Appendix B. Yuba-Sutter Public Works Projects.

Goal 1. Natural Resources/Geography – Protect and promote the region’s natural resources, especially its abundance of water, access and availability to wide-open spaces and recreational opportunities while recognizing the threat of occurring and potential drought, flood and wildfire.

Objective 1.1 Prepare the Yuba-Sutter region for the impacts of climate change by undertaking actions to enhance climate-change preparedness and resilience.

Goal 2. Infrastructure – Promote available land for planned industrial growth and establish and nurture regional cooperative planning for projects. Leverage the assets of relicensing New Bullards Bar Reservoir to maximize profits from production of electrical power while also meeting environmental, recreational, irrigation and other non-power requirements and needs.

Objective 2.1 Pursue funding of public works projects identified in the Yuba-Sutter CEDS.

Objective 2.1 Progress: Sutter Co. S7.Basin Drainage Study. Study of multiple existing drainage systems and incorporate the effects of drainage in unregulated areas of the Yuba City Basin contract is in progress

Action 2.1.1 – Sutter County: Promote available acreage for industrial development.

Action 2.1.2 – Sutter County: Provide adequate infrastructure in the unincorporated Sutter County growth areas to facilitate economic development.

Objective 2.2 Improve the economic viability of the urban area through the enhancement of Yuba and Sutter counties' flood control systems.

Objective 2.3 Support the work of local governments in their efforts to provide sound physical infrastructure (transportation, water supply, wastewater management, flood prevention, energy and waste management).

Objective 2.3 Progress: Caltrans and Sutter County officials marked the completion of a much-needed interchange at the busy junction of State Route 99 and Riego Road. The bulk of the \$31 million project came from Proposition 1B transportation bond measure funding.

Objective 2.3 Progress performance measurement evaluated by: The new interchange represents a major safety improvement for 36,000 motorists daily. The daily traffic volume at that location is projected to increase to more than 75,000 by 2031.

Objective 2.3.1 – Live Oak Project # LO13 2015 Progress Performance Measures: The new Soccer Park/Drainage Basin Improvements Phase 1 twenty-six acres will provide a temporary storm drainage basin to capture water during severe winter rain storms. The basin is critical for reducing storm drain flows

downstream of the existing city drainage and is a key feature in the city's Master Drainage Study. The soccer fields provide an important recreational asset and satisfy the high demand in Live Oak. Youth Soccer leagues have nearly 500 children signed up for the coming fall season and about 120 players in the adult league.

Action 2.3.1 – Live Oak: Complete infrastructure improvements necessary to support business investment.

Action 2.3.1 – Live Oak Project # LO13 2015 Progress: Live Oak completed Project LO13 – Soccer Park/Drainage Basin Improvements Phase 1. Sources of funding were \$1.8 million Prop 84 grant, \$700,000 from the City of Live Oak and \$2 million in-kind from the Sutter Butte Flood Control Agency. The Sutter Butte Flood Control Agency excavated the park in order to use the clay soil for levy improvements.

Action 2.3.2 – Marysville: Improve infrastructure to support business investment and enhance the capacity of the city to develop in an economically-advantageous and sustainable manner.

Action 2.3.3 – Wheatland: Assure high-quality municipal services to businesses.

Goal 3. Existing, Emerging, and Declining Industry Sectors – Support and enhance agriculture and agriculture-based tourism as one of the region's emerging industry sectors. Promote and protect Beale Air Force Base in Yuba County as the region's primary existing industry by supporting expansion of Beale's existing missions, recruitment of new missions, and pledge regional commitment to protect Beale from reduction or closure.

Objective 3.1 Preserve and enhance Beale Air Force Base.

Objective 3.2 Support efforts to attract, maintain, promote and expand regional industries.

Objective 3.2 – Yuba County Project # Y4 2015 Progress

Performance Measures: The new Highway 70/Feather River Boulevard provides safe and easy access to the freeway and Feather River Boulevard eliminating signal lights and the potential for severe accidents. This interchange serves 4,000 residents of the south portion of the Plumas Lake Specific Plan area and the 50,000 motorists travelling between Sacramento and Marysville

Action 3.2.1 – Sutter County: Create reasonable and fiscally prudent local incentives to attract and support growth of new and existing businesses

Action 3.2.2 – Yuba County: Promote new commercial and industrial development to balance residential development and provide process and manufacturing opportunities for local agricultural commodities, generate revenues, and create local jobs and services for residents by directing public investments in ways that encourage infill, reuse, and intensification of key activity centers and corridors.

Action 3.2.2 – Yuba County Project # Y4 2015 Progress: Highway 70/Feather River Boulevard full interchange is completed to provide public interchange access to the Plumas Lake Specific plan and eliminated the last signalized intersection between Sacramento and Marysville. This state funded project cost \$18 million.

Action 3.2.3 – Yuba County: Develop the Highway 65 corridor and Sports and Entertainment Zone area.

Action 3.2.4 – Yuba County: Continue development of infrastructure to support the success of Yuba County

Airport and its airport industrial parks as a strategy to increase the usability of existing zoned land for industrial/business park development.

Action 3.2.5 – Live Oak: Build a foundation to the local economy based on companies that export goods and/or services outside the community and bring new dollars into the local economy.

Action 3.2.6 – Marysville: Implement the Plan for Sustainable Economic Development, known as “Bounce Back” initiative.

Action 3.2.7 – Wheatland: Create and maintain a broad range of career fields that are accessible to all residents by attracting high-tech, research, medical, and light-industrial industries that would benefit from the agricultural community of Wheatland or the proximity of Beale Air Force Base.

Action 3.2.8 – Wheatland: the usability of existing zoned land for industrial and commercial development, including retail.

Action 3.2.9 – Wheatland: Create a development strategy for the Highway 65 corridor within the Wheatland Sphere of Influence, including locating a regionally-attractive commercial facility along the State Route 65 Expressway.

Objective 3.3 Establish tourism destination attractions in Yuba and Sutter counties as a means of fostering diversity in the local economy.

Action 3.3.1 – Sutter County: Promote visitor services and agritourism.

Action 3.3.2 – Marysville: Promote Marysville as a tourism-destination point.

Objective 3.4 Collaborate with regional organizations to increase the marketing of Yuba-Sutter to support an approach to agritourism and expand agricultural industries.

Action 3.4.1 – Sutter County: Promote, sustain, and diversify agricultural industries countywide.

Action 3.4.2 – Sutter County: Expand local agriculture.

Action 3.4.3 – Wheatland: Encourage agricultural food and fiber processors to locate in the City of Wheatland as a means of creating local jobs and ensuring the viability of agriculture in Yuba County.

Action 3.4.4 – Wheatland: Support the development of County policies and programs that would enhance the long-term viability of agriculture outside of Wheatland's urbanizing areas.

Goal 4. Workforce, Skills, and Business Sustainability – Reduce terminal education migration and attract young educated and skilled adults back to their familial community and fortify the workforce with intelligent, well-educated individuals who have similar pay and living condition opportunities as those elsewhere.

Objective 4.1 Support the work of the educational institutions and employment training programs along with their programs and services that work to educate and train the region's workforce.

Objective 4.2 Provide technical support and financial resources business hubs, accelerators, and incubators.

Goal 4.A. Education and Workforce Development – Capitalize on the region’s cooperative economic development environment; improve the education and skills of the workforce.

Objective 4.A.1 Attract a satellite university or state 4-year college campus.

Action 4.A.1.1 – Wheatland: Seek to attract a full-service university to partner with an exceptional community-serving hospital, technology innovators, and light manufacturers within the community.

Objective 4.A.2 Continue efforts through Northern California Career Pathways Trust and North Central Counties Consortium and local Workforce Investment Board to better connect career programs with the industries in our area, improve student academic and technical skills, target STEM (science, technology, engineering and math) and career ready-related skill gaps.

Goal 5. Health, Safety, and Public – Provide support for regional public safety, law enforcement, and health officials to collaborate and share resources to expand emergency services communication network for police, fire, and medical services.

Objective 5.1 Enhance regional healthcare through partnerships and collaboration of Rideout Health, Sutter North Medical and other regional providers.

Objective 5.2 Expand behavioral and mental health services among existing health facilities and providers throughout the region.

Objective 5.3 Create an awareness to the importance of retaining local public safety talent as an economic indicator of the quality of life, prosperity, sustainability and resiliency of the Yuba-Sutter region.

Action 5.3.1 – Wheatland: Continue to be a full-service local government, while maintaining the flexibility to work with other jurisdictions to take advantage of economies of scale when such action is prudent.

Goal 6. Culture and Recreation – Expand and enhance the region’s existing recreational tourism activities, areas and facilities.

Objective 6.1 Support the community in enhancing the pleasant quality of life (public services and amenities, environmental quality, open and welcoming social and political institutions).

Objective–6.1 Live Oak Project #LO9-2014 Progress performance measurement: Live Oak’s Public Safety Center building is ADA compliant and has a secure waiting area for the general public.

Objective–6.1 Live Oak Project #LO13-2015 Progress Performance Measures: The new Soccer Park/Drainage Basin Improvements Phase 1 26 acre will provide a temporary storm drainage basin to capture water during severe winter rain storms. The basin is critical for reducing storm drain flows downstream of the existing city drainage and is a key feature in the city’s Master Drainage Study. The soccer fields provide an important recreational asset and satisfy the high demand in Live Oak. Youth Soccer leagues have nearly 500 children signed up for the coming fall season and about 120 players in the adult league.

Objective 6.1– Wheatland Project #W5 2015 Progress Performance Measures: Sunset Valley Duplexes Project completed December, 2015-88 apartments are now fully occupied. Project area streets were reconstructed and also included sidewalks and gutters. Total Project cost was \$16 million of which \$612,000.00 was for street reconstruction. Funding sources for housing project was from state grant, street reconstruction came from Federal Home Loan Bank grant, Mercy Housing funds and Federal Low Income Tax Credits.

Objective 6.1– Regional Goal #R10-2015: Progress Performance

Measures: The 78,853 square foot, multi-level Sutter County Courthouse was completed in January 2016. It has the capacity for 7 courtrooms and combined the courthouse services that were previously located in 4 different buildings. It is also now located next to the county jail and Sheriff's department. This new courthouse will significantly improve public service and security, court operational efficiency and access to justice for county residents.

Action 6.1.1 – Live Oak: Improve the quality of life and maintain Live Oak's small-town atmosphere.

Action 6.1.1 – Live Oak Project # LO9 2014 Progress: Live Oak's Public Safety Center, which houses the Sutter County Fire Department and Sutter County Sheriff's Office was remodeled. The \$855,304 project was paid for through Community Development Block Grant Program funds. This project was included as number LO9 in 2014 CEDS.

Action 6.1.1 – Live Oak Project # LO13 2015 Progress: Live Oak completed Project LO13 – Soccer Park/Drainage Basin Improvements Phase 1. Sources of funding were 1.8 million Prop 84 grant, \$700,000 from the City of Live Oak and 2 million were in kind from the Sutter Butte Flood Control Agency. The Sutter Butte flood Control Agency excavated the park in order to use the clay soil for levy improvements.

Action 6.1.2 – Marysville: Enhance the quality of life for city residents.

Action 6.1.3 – Wheatland: Continue to grow wisely while implementing the principles of the Wheatland Community Vision, including protecting environmental resources, conserving the city's rich heritage, retaining open space, providing local energy and economic

opportunities, promoting public health and safety, and maintaining quality of life.

Action 6.1.3 – Wheatland Project # W5 2015 Progress:

Sunset Valley Duplexes Project completed December, 2015. Duplexes were specifically made affordable for lower income families. New water and sewer infrastructure, new landscaping, new energy efficient building systems installed and complete flood risk/insurance mitigation. Streets in the project area were reconstructed as well. Project cost was \$16,000,000 and was funded by City of Wheatland, Yuba County.

Action 6.1.4 – Wheatland: Integrate public facilities and commercial spaces around public gathering places, such as squares and promenades.

Action 6.1.5 – Regional Goal #R10 2016 Progress: New Sutter County Courthouse was completed January 2016. This project was funded by Senate Bill 1407 for \$65,834,000.

Goal 7. Transportation – Develop and improve alternative, multimodal and intermodal distribution infrastructure.

Objective 7.1 Encourage investment in state highways throughout the two-county region toward four lane highways in and out of the region.

Objective–7.1 Regional Goal R15-A: Progress performance measurement: Caltrans/Sacramento Area Council of Governments Metropolitan Transportation Plan. SR 70/Feather River Blvd. interchange completed and replaced the four-way highway stop light system. This replacement improved traffic flow to and from Marysville and the Plumas Lake development area and greatly reduced the risk of accidents.

Objective–7.1 Regional Goal R16-A: Progress performance measurement: Completion of rehab of pavement on SR 20 from Marysville Road to east of Smartsville Road. This segment of SR 20 was operating at Caltrans LOS (Level of Service) E standard where traffic and safety determined this poor rating. The road needed to meet at minimum LOS D. Rehabilitation of the pavement brings in this section to LOS D. Scheduled shoulder, curve, and turn improvements will bring this section of SR 20 to at least LOS C and greatly enhance traffic flow, safety, and beautification.

Action 7.1.1– Regional: Develop and improve alternative and multimodal distribution infrastructure to complement existing rail and truck transportation methods, and to develop sustainable delivery modes for manufacturing, freight, transport, logistics and warehouse industries in Yuba County.

Action 7.1.2– Regional Goal R15-A: SR 70, Feather River Blvd. Construction of new interchange, completed in 2015. Replaced four-way light system. \$22,333,000.

Action 7.1.3– Regional Goal R-16-A: SR 20, Marysville Road to east of Smartsville Road: Rehab Pavement, completed 2015. \$8,318,000.

Objective 7.2 Develop sustainable delivery modes for manufacturing, freight, transport, logistics and warehouse industries in the region.

Action 7.2.1 Develop and improve alternative and multimodal distribution infrastructure to complement existing rail and truck transportation methods, and to develop sustainable delivery modes for manufacturing, freight, transport, logistics and warehouse industries in Yuba County.

Goal 8. Community Culture – Acknowledge and cultivate the dedication of local business to community. Elevate community image.

Goal 9. Access to Capital – Encourage a positive local investor environment and increase access to business capital.

Objective 9.1 Formulate and deliver supportive tools for both small- and large-scale enterprises that include but is not limited to business retention and support; technical assistance; access to capital through business assistance loans, microenterprise technical assistance, and loans, United States Department of Agriculture (USDA) and Economic Development Administration (EDA) and YSEDC internal programs.

Objective 9.1 Progress performance measurement: YSEDC was awarded a Rural Business Enterprise Grant from USDA, Rural Development for the purpose of providing technical assistance to the newly formed California Finance Consortium, a nonprofit organization with the stated mission of advancing local enterprises in underserved areas, expanding economic output by linking enterprises to capital, expertise education and other entrepreneurial services and carrying on other charitable activities associated with these goals. Corporate membership consists of a collaborative of five regional economic development districts/organizations with a footprint in 22 northern California counties.

Objective 9.1 Progress performance measurement: Rabobank contributed matching funds of \$25,000 and “a loaned executive” to provide guidance from a private sector commercial lender perspective. This project is in progress with an expanded evaluation to follow.

Action 9.1.1 – Live Oak: Maximize opportunities for new business investment that provide jobs and support the local tax base.

SECTION 4: DISASTER AND ECONOMIC RECOVERY AND RESILIENCY

Disaster Recovery and Resilience

Yuba and Sutter counties have been highly involved in the creation of individual Pre-Disaster Mitigation Plans for the counties and cities within the region. Mitigation planning is essential to the region's ability to withstand and recover from disasters. Each county within the district has adopted a mitigation plan.



Yuba County Multi-Jurisdictional Multi-Hazard Mitigation Plan is the product of a collaborative effort between the County of Yuba and its special districts. Plans developed for the Yuba County Multi-Hazard Mitigation Project included single-jurisdiction plans for the

Dobbins-Oregon House Fire Protection District and the Yuba County Water Agency. (Details of the plan are available at: (A complete copy of the Yuba County Multi-Hazard Mitigation plan is available on their website: www.co.yuba.ca.us)

Sutter County and the incorporated communities of Yuba City and Live Oak have developed a comprehensive Multi-Hazard Mitigation Plan to better position resources in addressing potential hazards. Sutter County, City of Yuba City, City of Live Oak, Gilsizer Drainage District, Levee District 1, Reclamation Districts 70, 1001, 1500, and 1600 have all adopted the Multi-Hazard Mitigation Plan. (A complete copy of the Sutter County Multi-Hazard Mitigation plan is available on their website: www.co.sutter.ca.us)

Both county plans have been in place for several years and are continually updated with invitations to the community stakeholders to assist in plan implementation and maintenance. Community stakeholders are made aware of disaster preparedness information and are regularly updated should there be changes in the overall plan.

Economic Resilience and Recovery

Economic resilience is important from two perspectives. In one respect, it is about a community's individual businesses and short-term, practical actions to sustain their operations after a disaster. However, economic resilience is concerned with the broader regional economic development and long-range adaptability to a changing, and often turbulent, economic environment.

Business Resiliency

It has been shown that apart from direct damage to premises, the largest impact of a disaster was the disruption of lifelines-water, electricity, sewer, and waste water treatment. Other factors included disruption in logistics flows, reduced employee productivity through transportation difficulties and the effects of the disaster on their homes and reduced customer traffic. Developing emergency and recovery plans or buying business interruption insurance would alleviate some of the recovery issues.

Most large businesses will have the capability to survive or return to pre-disaster levels but it is the smaller firms that suffer the most, especially those that were in poor financial condition before the event. Greater emphasis must be given to the needs of smaller businesses to increase survival rates, and that businesses, having a strong vested interest in ensuring the preparedness of utility companies, emergency services, and public services, need to be much more active in community preparedness and recovery planning.



Economic Resiliency

The ability of local and regional economies to adapt to changing conditions, including disasters, is the definition of regional economic resilience. Analysis of the Yuba-Sutter region indicates that its economy is dependent upon three major industries and is highly subjective to disaster. It would be in the areas best interest to look at initiatives that would improve business resilience and regional economic resilience.

The responsive initiatives of the counties Multi-Jurisdictional Multi-Hazard plans which include pre-disaster recover planning to define key stakeholders, roles, responsibilities, and actions; establishing a process for regular communication, monitoring, and updating of business community needs as issues; and building a capability to connect with public officials at local, regional, state and federal levels to rapidly communicate business sector needs and to coordinate impact assessments are addressed thoroughly.

The Steady-state initiatives which refer to longer-term efforts to bolster a region's ability to withstand or avoid shock, and in doing so, improve its adaptability. These include planning efforts to engage the community in a collective vision for resilience, economic diversification initiatives building on local and regional assets, business retention and expansion programs, workforce development strategies, etc.

The results from the community impact survey, SWOT analysis, local and regional government input identified the need for diversification of industry types, a strong regional infrastructure, and business attraction. This analysis was the guideline for setting forth the regional goals and objectives and the recognition it is necessary to develop a coherent economic strategy.

Measuring Resilience

There is no hard and fast way to measure economic resilience due the multi-dimensional nature of resilience. However, if a region can demonstrate their successes and if they can measure the cost benefits of increasing resilience, chances that community and partner buy-in will occur in greater measure are significantly enhanced, and conversely better resilience will result.

For the region of Yuba-Sutter the best tool for measuring at least the impact of flooding would be FEMA Community Rating System. Improvements on levees and infrastructure gives the community a better rating and lowered insurance rates for residents but also proves economic resilience for potential investors, new businesses and industries.



2015 Economic Development Planning Survey

Most important (1) to least important; top number is count of respondents; rank is the weighted average calculated by dividing the sum of all weighted rankings by number of total responses.

1. Please rank in order of importance, in generating support for economic development, the following economic priorities (1 being most important and 5 being of least importance)

Rank		1	2	3	4	5
1	Economic resiliency and recovery	33 34%	26 27%	18 19%	13 13%	7 7%
2	Develop measurables beyond counting jobs to gauge economic improvement	22 23%	23 24%	23 24%	15 15%	14 14%
3	Regional economic diversity	23 24%	15 15%	18 19%	18 19%	23 24%
4	Embrace capacity building and broad-based wealth creation	12 12%	23 24%	21 22%	25 26%	16 16%
5	Establish information networks	7 7%	10 10%	17 18%	26 27%	37 38%

2. Please rank in order of importance, in generating support for economic development, the following strengths of Yuba-Sutter's Natural Resources and Geography (1 being most important and 8 being of least importance)

Rank		1	2	3	4	5	6	7	8
1	Abundance of water	30 36%	23 28%	13 16%	2 2%	2 2%	2 2%	8 10%	3 4%
2	Proximity to the Sacramento metro area and Sacramento International Airport	23 28%	16 19%	10 12%	16 19%	13 16%	3 4%	1 1%	1 1%
3	Bullard's Bar potential for electricity and water sales	16 19%	17 20%	13 16%	15 18%	6 7%	9 11%	7 8%	0 0%
4	Aggregate and timber	0 0%	12 14%	23 28%	18 22%	12 14%	9 11%	9 11%	0 0%
5/6	River fronts	6 7%	9 11%	9 11%	17 20%	19 23%	11 13%	11 13%	1 1%
5/6	Sutter Buttes	5 6%	3 4%	4 5%	5 6%	15 18%	21 25%	25 30%	5 6%
7	Wildlife	0 0%	3 4%	9 11%	8 10%	13 16%	27 33%	21 25%	2 2%
8	Other	3 4%	0 0%	2 2%	2 2%	3 4%	1 1%	1 1%	71 86%

17 Comments:

1. Track record for CEQA.
2. After the FERC re-licensing is complete in 2016, the YCWA undertaking the task of becoming its own utility district and selling power to the people of Yuba County.
3. Consideration for the drought, I believe that Yuba County Foothills need to directly benefit from Bullards Bar and its ability to provide water especially to Oregon House/Dobbins

4. In living in this area for many years and working for the County for a dozen or more years, I know that we provide different regions of California with water (a natural resource) at a price that generates income and often times I wonder how we see returns as consumers. It seems as though money is made and prices for natural resources are raised which contributes to economic hardships for local consumers as well as potential water shortages to come in the future.
5. I believe our water fronts are under-utilized but have the capacity to become true highlights for our region. I have concerns about water sales being an economic driver; hence the #5 placement. We are in a drought; hence the #7 placement.
6. Yuba College. Lower housing costs. Available work force
7. Large unskilled, underutilized workforce.
8. Need for more regional coordination on use of these resources.
9. From a SWOT perspective, the legal/environment aspect of some of the above attributes must be considered. Risk v. Reward, as well as the potential to have well meaning environmental and public works effort be considered in light of non-natural resource/geography issues is high and potentially politically damaging.
10. People are our most important local resource. Their skills and attitudes can make or break us economically. Our primary focus should be how we can improve our local workforce so that they are better employees. It is difficult to get people to commute to our community, so we need a more effective workforce if we want to improve our business climate.
11. The fertile farmland that is abundant in this area.
12. Communities that respect the constitutional rights and freedoms.
13. Reasonably priced hydro-electricity and availability of water are two foundational items necessary before any other resources can come into play.
14. Infrastructure such as good roads and railroads to get raw materials in and finished goods out is very important.
15. Historic sites for tourism
16. Quality of life. Housing costs, proximity to SF, Tahoe, Gold Country, Wine Country, etc.
17. We lack a real, private sector plan for creating access to resources for small business, unless it is tied to some type of government program.

3. Please rank in order of importance, in generating support for economic development, the following opportunities for Yuba-Sutter's Natural Resources and Geography (1 being most important and 5 being of least importance)

Rank		1	2	3	4	5
1	Access and availability to wide-open spaces and recreational water sources	35 42%	30 36%	12 14%	5 6%	1 1%
2	Opportunities for growth for our small and yet-to-be-built communities	25 30%	16 19%	15 18%	26 31%	1 1%
3	Additional signage to points of interest and regional tourism venues	13 16%	22 27%	26 31%	21 25%	1 1%
4	Greater public access to state park in the Sutter Buttes	9 11%	13 16%	30 36%	26 31%	5 6%
5	Other	1 1%	2 2%	0 0%	5 6%	75 90%

7 Comments:

1. How about a sign(s) to Oregon House? There are NONE in the county at present
2. Especially in the North Yuba Foothills, signage is crucial for visitors to navigate and locate our agritourism sites.
3. I have concerns about urban growth that assumes the transition of farm land to urban centers.
4. Capable leadership
5. Need to encourage development of "value added" ag products and services. Bio-mass generators from rice straw...
6. The #1 ranking to the access and availability attribute above considers that what you have access and availability to is of sufficient quality to be desirable. For instance, access and availability to fishing waters without fish would not be important.

7. Making it more affordable to do business in these counties.

4. Please rank in order of importance, in generating support for economic development, the following threats to Yuba-Sutter's Natural Resources and Geography (1 being most important and 5 being of least importance)

Rank		1	2	3	4	5
1	Drought, flood, wildfires	40 48%	18 22%	12 14%	12 14%	1 1%
2	Loss of water rights	22 27%	34 41%	20 24%	7 8%	0 0%
3	Loss of agricultural land	12 14%	17 20%	29 35%	23 28%	2 2%
4	Negative determination regarding the relicensing of Bullard's Bar by the state	8 10%	13 16%	21 25%	40 48%	1 1%
5	Other	1 1%	1 1%	1 1%	1 1%	79 95%

5 Comments:

1. What does "Negative determination" mean?
2. The relicensing of Bullards Bar and for Yuba County to maintain and benefit from the power generation is crucial to the economic stability of the entire county
3. (relicensing by the state?). Poor leadership
4. Uncertainty surrounding quality of our natural resources and geography based on the extremes in our history (recent and past) needs to be addressed to establish as much stability as can be reasonably established if we are to mitigate related threats.
5. Over regulation of everything and the high fees for improvements and development.

5. Please rank in order of importance, in generating support for economic development, the following strengths of Yuba-Sutter's Infrastructure (1 being most important and 6 being of least importance)

Rank		1	2	3	4	5	6
1	Available land for planned industrial growth	20 26%	17 22%	20 26%	14 18%	6 8%	1 1%
2	Existing infrastructure of highways and byways for transporting goods	19 24%	16 21%	23 29%	11 14%	6 8%	3 4%
3	Levee infrastructure	22 28%	14 18%	10 13%	14 18%	16 21%	2 3%
4	Water and wastewater capacity	11 14%	19 24%	17 22%	16 21%	15 19%	0 0%
5	Cities with well-defined spheres of influence	5 6%	10 13%	8 10%	22 28%	32 41%	1 1%
6	Other	1 1%	2 3%	0 0%	1 1%	3 4%	71 91%

3 Comments:

1. Reliable delivery and capacity for conveyance of water in the North Yuba Foothills
2. Low occupancy costs.
3. Beale AFB

6. Please rank in order of importance, in generating support for economic development, the following weaknesses of Yuba-Sutter's Infrastructure (1 being most important and 6 being of least importance)

Rank		1	2	3	4	5	6
1	Lack of regional cooperative planning for projects	29 37%	22 28%	11 14%	12 15%	4 5%	0 0%

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2	Lack of served properties for industrial development	17 22%	19 24%	22 28%	13 17%	7 9%	0 0%
3	Beale's degraded and degrading infrastructure	12 15%	17 22%	18 23%	15 19%	15 19%	1 1%
4	Quality of levees	12 15%	10 13%	10 13%	21 27%	21 27%	4 5%
5	Safe walking environment (lights, sidewalks, etc.)	6 8%	9 12%	16 21%	17 22%	27 35%	3 4%
6	Other	2 3%	1 1%	1 1%	0 0%	4 5%	70 90%

8 Comments:

1. Abundance of crime in small population, lack of reasonably educated workforce, failure to accurately assess regional strengths and weakness have always hampered this areas development.
2. The population at Beale has continued to decrease. The DOD doesn't base the importance of its military on the economic impact on the community. It has always been unfortunate that the side/back gates allowed better opportunities to unique communities like Nevada City, Grass Valley and the Sac region. These areas still have more to offer.
3. Fix Beale up for sure.
4. Infrastructure of highways and bypasses for transportation of goods to bypass Marysville.
5. Educated population
6. 1) Poorly trained workforce and limitations on attracting a talented workforce to our community. 2) Inadequate technology infrastructure
7. HWY 20 being only 2 lanes, potential for isolation need additional bridge Olivehurst to So. Yuba City. Cost of regulations & to make improvements.
8. Crime and meth labs

7. Please rank in order of importance, in generating support for economic development, the following opportunities for Yuba-Sutter's Infrastructure (1 being most important and 4 being of least importance)

Rank		1	2	3	4
1	Leverage the assets of relicensing Bullard's Bar dam and power	39 51%	21 27%	13 17%	4 5%
2	Make infill projects a priority	20 26%	29 38%	23 30%	5 6%
3	Wheatland bypass	12 16%	22 29%	34 44%	9 12%
4	Other	6 8%	5 6%	7 9%	59 77%

11 Comments:

1. Build the Marysville bypass
2. Extend rail service to gold fields for gravel shipment
3. Emphasize the existing passion already here for commercial/retail development. The people here are screaming for commercial/retail development, and the representatives of the people know this fact well. The reps won't let a project fail if there is anything that can be done.
4. It is my understanding that Yuba County Water Agency funds do not go into the County General Fund...how would the assets overall benefit the community?
5. Water infrastructure and water conveyance project in the North Yuba Foothills
6. Connection of south Sutter County to SRCSD waste water treatment plant. Provision of water service to Sutter Pointe by Golden State Water Co. Completion of Natomas Levee Improvement project. Construction of new waste water treatment plant in Wheatland or connection to Beale's plant.
7. Better collaboration with local educational institutions to promote a more effective local workforce. None of the others are significant opportunities, but because an answer is required, each one is ranked.
8. Bullards is much more centered on Yuba County
9. Additional crossings Olivehurst to So. Yuba City. Hwy 20

10. Legalize and capitalize on marijuana growing industry like Nevada Co. and other California counties
11. Leveraging support from regional partners, state and federal.

8. Please rank in order of importance, in generating support for economic development, the following strengths of Yuba-Sutter's Existing, Emerging and Declining Industry Sectors (1 being most important and 5 being of least importance)

Rank		1	2	3	4	5
1/2	Beale Air Force Base	24 32%	19 25%	16 21%	17 22%	0 0%
1/2	Agriculture-based tourism	18 24%	33 43%	10 13%	12 16%	3 4%
3	Manufacturing industry	21 28%	10 13%	24 32%	21 28%	0 0%
4	Emerging wine region	10 13%	13 17%	26 34%	23 30%	4 5%
5	Other	3 4%	1 1%	0 0%	3 4%	69 91%

10 Comments:

1. Wine is an inappropriately heavy user of valuable water, for a oversupplied product
2. While Agricultural-based tourism is a nice concept, I don't think it brings in the amount of tourism that we'd like to see. I believe that recreational tourism for sportsmen has much greater potential.
3. Promote and develop the agri tourism market. Don't require Administrative Hearings or Use Permits for Bed and Breakfasts up to five bedrooms.
4. Timber industry is on the decline due to too much environmental rules and costs.
5. Gas extraction
6. I don't know enough to answer this factually. I'm guessing.
7. Anything but wine
8. Recreational opportunities.
9. Agricultural
10. Again, marijuana and the byproducts of hemp, could be an agriculture-based tourism asset

9. Please rank in order of importance, in generating support for economic development, the following opportunities for Yuba-Sutter's Existing, Emerging and Declining Industry Sectors (1 being most important and 6 being of least importance)

Rank		1	2	3	4	5	6
1	Support expansion of Beale's existing missions, recruitment of new missions, and pledge regional commitment to protect Beale from down-sizing or closure	28 37%	11 14%	12 16%	10 13%	12 16%	3 4%
2	Market locally grown, locally sourced food	13 17%	24 32%	13 17%	18 24%	8 11%	0 0%
3	Protect agricultural land	15 20%	18 24%	13 17%	14 18%	15 20%	1 1%
4/5	Increase population demographics to attract higher-end retailers	10 13%	11 14%	16 21%	18 24%	20 26%	1 1%
4/5	Increase regional visibility to promote tourism	7 9%	12 16%	22 29%	15 20%	18 24%	2 3%
6	Other	3 4%	0 0%	0 0%	1 1%	3 4%	69 91%

8 Comments:

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1. Attract a highly educated population to attract higher paid jobs/careers. With my knowledge of Base Closure and DOD, the community will have a tough time retaining and expanding its mission. What is the overall impact and what communities does Beale Impact...will the fight continue versus attracting better long term industry.
2. Promote tourism as much as possible, and support the businesses that cater to the tourism demographic.
3. Cleanup of trash and code violations in the north Yuba foothills which are a nuisance.
4. We should be playing to our strengths, Ag, government services, medical industry. Tourism has limited value and should be very focused on return on investment of tourism specific dollars.
5. Promote industry/manufacturing
6. Museum like "Forgotten warriors"
7. Improve educational and skill set opportunities for available employees necessary to staff new businesses along with established businesses.
8. Would like to see education regarding pesticides on agricultural land

10. Please rank in order of importance, in generating support for economic development, the following weaknesses of Yuba-Sutter's Workforce, Skills and Business Sustainability (1 being most important and 4 being of less importance)

Rank		1	2	3	4
1	Retention of the area's educated-elsewhere young adults	28 37%	40 53%	7 9%	0 0%
2	Lack of skilled workers to support our existing industries	35 47%	20 27%	19 25%	1 1%
3	Small business succession planning for business retention (i.e. business closure due to retirement)	11 15%	14 19%	46 61%	4 5%
4	Other	1 1%	1 1%	3 4%	70 93%

8 Comments:

1. It seems impossible to expand economic growth when Sutter County is prospering at a much faster rate than Yuba County. Is Marysville actually a viable city? If not what else will decline rapidly.
2. Lack of higher education in area
3. In 1995, I owned a local business that generated \$500,000 a year to local economy. No one encouraged me to remain in the area. It takes less time and money to retain a business then it does to attract a new business. There were several incidents in the manufacturing industry where potential employees could not pass the drug test. Young adults move away 90% of the time....over time they may come back but this has been an issue for decades in ever community.
4. Need to have a High School in the North Yuba Foothills and to reintroduce trade training in high school.
5. Lack of housing choices to lure workers, executives and business owners to the area.
6. Technology infrastructure is weak.
7. Lack of appropriate job training venues
8. Wage/pay to surrounding areas.

11. Please rank in order of importance, in generating support for economic development, the following opportunities for Yuba-Sutter's Workforce, Skills and Business Sustainability (1 being most important and 6 being of least importance)

Rank		1	2	3	4	5	6
1	Creating a trained, skilled, available workforce	38 51%	13 17%	13 17%	8 11%	2 3%	1 1%
2	Support innovation and entrepreneur programs	15 20%	16 21%	23 31%	12 16%	8 11%	1 1%
3	Capitalize on the region's visionary business leaders, both public and private	12 16%	15 20%	15 20%	14 19%	17 23%	2 3%

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4	Engage next-generation farmers	8 11%	10 13%	17 23%	17 23%	21 28%	2 3%
5	Grow population to foster a more skilled workforce	2 3%	20 27%	6 8%	20 27%	22 29%	5 7%
6	Other	0 0%	1 1%	1 1%	4 5%	5 7%	64 85%

6 Comments:

1. I thought that business leaders and community leaders were suppose to be capitalized on.....did it not happen.
2. Offer tax credits to businesses that will offer training and work to young people.
3. Region needs to expand introduction to construction crafts skills to Junior High and High School students. Bring back woodshop equipment and teachers!
4. Before we can attempt 3-6, we must first succeed at workforce improvement.
5. Provide safe state of the art learning, living environments.
6. Align skillsets to needs of business instead of just using standard educational concepts.

12. Please rank in order of importance, in generating support for economic development, the following strengths of Yuba-Sutter's Health, Public, Education and Safety (1 being most important and 7 being of least importance)

Rank		1	2	3	4	5	6	7
1	Cooperative economic development environment	20 30%	11 16%	11 16%	12 18%	6 9%	6 9%	1 1%
2/3	Boundaries of Beale AFB lend itself to sustainability and growth - no encroachment on Beale	13 19%	9 13%	12 18%	9 13%	16 24%	5 7%	3 4%
2/3	Close proximity to higher education	12 18%	10 15%	11 16%	12 18%	11 16%	9 13%	2 3%
4	Expansion of our regional medical facility and access to extended care services/cancer center	9 13%	13 19%	14 21%	9 13%	10 15%	9 13%	3 4%
5	Inter-governmental cooperation and partnerships with federal and state agencies to ensure land conservation	4 6%	12 18%	10 15%	15 22%	13 19%	10 15%	3 4%
6	Low crime rate relative to state average	8 12%	11 16%	8 12%	7 10%	9 13%	22 33%	2 3%
7	Other	1 1%	1 1%	1 1%	3 4%	2 3%	6 9%	53 79%

7 Comments:

1. I wish we had these things...
2. Our regional medical center is a shambles and our crime rate is not below the regional average. Comparison to major population centers is foolish.
3. If FRHG doesn't change its image, we will continue to go out of the area for health care.
4. Education and promotion of healthy lifestyles and eating habits.
5. I can't answer these factually. Am guessing
6. Improved collaboration among existing health facilities and providers to improve local service quality
7. Browns Valley has one of the best Elementary Schools in the state. The area also offers a variety of charter and other educational opportunities

13. Please rank in order of importance, in generating support for economic development, the following weaknesses of Yuba-Sutter's Health, Public, Education and Safety (1 being most important and 7 being of least importance)

Rank		1	2	3	4	5	6	7
1	Educated and skilled workforce	26 39%	9 13%	14 21%	8 12%	4 6%	5 7%	1 1%

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2	Poverty, specifically generational poverty	21 31%	12 18%	11 16%	13 19%	5 4%	7 10%	0 0%
3	Lack of career educational alignment	6 9%	20 30%	11 16%	8 12%	12 18%	10 15%	0 0%
4	Homeless and homeless encampments	10 15%	12 18%	9 13%	7 10%	11 16%	15 22%	3 4%
5	High levels of health issues	1 1%	11 16%	10 15%	17 25%	17 25%	10 15%	1 1%
6	Lack of behavioral and mental health services	3 4%	2 3%	11 16%	13 19%	18 27%	18 27%	2 3%
7	Other	0 0%	1 1%	1 1%	1 1%	2 3%	2 3%	60 90%

6 Comments:

1. Health and education are judged by quality, our area is at best mediocre in both.
2. Lack of motivation, commitment and lack of goal orientation.
3. I'm not sure if this question is asking if a lack of educated and skilled workforce is a weakness, or if having an educated and skilled workforce is a weakness. I believe that the lack of an educated and skilled workforce is the greatest weakness for the Yuba-Sutter area.
4. Low percentage of insured individuals relative to other communities in our region
5. By making county fees and regulations so high it makes it cost prohibitive to make improvements.
6. Hard to prioritize; these are all vital issues. There is also a huge lack of specialists who accept Medi-Cal, which has a lot of economic development implications

14. Please rank in order of importance, in generating support for economic development, the following opportunities for Yuba-Sutter's Health, Public, Education and Safety (1 being most important and 7 being of least importance)

Rank		1	2	3	4	5	6	7
1	Attract a satellite university or state college campus	16 24%	15 22%	10 15%	11 16%	6 9%	9 13%	0 0%
2	Encourage Yuba College's four-year extension program	9 13%	16 24%	18 27%	9 13%	11 16%	2 3%	2 3%
3	Expanded regional collaboration amongst the local governments	14 21%	10 15%	12 18%	13 19%	13 19%	4 6%	1 1%
4	Recruit retail and residential development in Marysville	13 19%	8 12%	9 13%	9 13%	10 15%	15 22%	3 4%
5	Enhance healthcare through Rideout Health, Sutter North, Ampla Health and others	5 7%	8 12%	12 18%	16 24%	16 24%	8 12%	2 3%
6	Create own council of governments - break off from SACOG	8 12%	9 13%	4 6%	8 12%	11 16%	18 27%	9 13%
7	Other	2 3%	1 1%	2 3%	1 1%	0 0%	11 16%	50 75%

7 Comments:

1. Marysville is hopeless until the business owners can start cooperating.
2. Support for broadband and high speed internet in the Yuba Foothills.
3. Collaborate with rural local governments: Nevada County, Butte County, Colusa County. We get lost in SACOG.
4. Breaking off from SACOG is not likely to be helpful, only costly
5. Better school food and nutrition education,
6. Develop a vocational education system to fill needs of current businesses in the area.
7. Developing public/non-profit partnerships could solve a lot of issues

15. Please rank in order of importance, in generating support for economic development, the following strengths of Yuba-Sutter's Culture and Recreation (1 being most important and 5 being of least importance)

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Rank		1	2	3	4	5
1	Recreational tourism and access to fishing, boating, hiking, biking, etc.	27 41%	25 38%	12 18%	1 2%	1 2%
2	Entertainment Zone in Yuba County - amphitheater, casino, and additional commercial	22 33%	11 17%	16 24%	12 18%	5 8%
3/4	Bishop's Pumpkin Farm - tourism, educational program and hiring	10 15%	10 15%	17 26%	26 39%	3 5%
3/4	Sports tourism - tournaments, various hunting seasons	3 5%	19 29%	20 30%	24 36%	0 0%
5	Other	4 6%	1 2%	1 2%	3 5%	57 86%

7 Comments:

1. Events: Stampede, Bok Kai ... etc.
2. East Indian community events
3. I don't know.
4. Not much to work with
5. Museum of forgotten warrior
6. Strong Christian influence keeps ethics and values where they have been. This is slipping and will devalue the area in the eyes of business.
7. Cleaning up the riverfronts and making the rivers swimmable, like Nevada County would add value to recreational tourism

16. Please rank in order of importance, in generating support for economic development, the following opportunities for Yuba-Sutter's Culture and Recreation (1 being most important and 8 being of least importance)

Rank		1	2	3	4	5	6	7	8
1	Expand and enhance existing recreational areas and facilities	17 26%	9 14%	9 14%	17 26%	13 20%	1 2%	0 0%	0 0%
2	Build-out the entertainment zone in Yuba County	19 29%	12 18%	6 9%	7 11%	13 20%	5 8%	2 3%	2 3%
3	Attract a hotel/event center	8 12%	16 24%	14 21%	5 8%	8 12%	7 11%	6 9%	2 3%
4	Attract a multi-use sports complex	5 8%	11 17%	17 26%	10 15%	5 8%	7 11%	7 11%	4 6%
5	Support the expansion of Bishop's Pumpkin Farm	2 3%	6 9%	11 17%	11 17%	10 15%	11 17%	12 18%	3 5%
6	Finish the Plumas Street Theatre project	5 8%	4 6%	6 9%	9 14%	9 14%	21 32%	11 17%	1 2%
7	Provide more infrastructure for the cycling community	5 8%	7 11%	3 5%	6 9%	7 11%	11 17%	22 33%	5 8%
8	Other	5 8%	1 2%	0 0%	1 2%	1 2%	3 5%	6 9%	49 74%

5 Comments:

1. Take care of and use present ent. zone facilities
2. None of these are likely to have a positive return on investment - we have hotels, cities are moving away from convention center building because of cost relative to revenue, sports complexes are expensive and make no sense without an anchor team
3. Put more energy into annual events: Bok Kai, Ethnic Diversity, Mexican Independence, Stampede, Swan Festival. Partner with Yuba Sutter Arts and United Way.
4. HWY 20 needs to be improved more passing lanes and a bike lane.
5. Enable people with successful, positive, life experiences to have a way to help people in need of learning them. This is true cultural improvement.

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17. Please rank in order of importance, in generating support for economic development, the following strengths of Yuba-Sutter's Transportation (1 being most important and 6 being of least importance)

Rank		1	2	3	4	5	6
1	Four-lane highway in and out of area	40 61%	14 21%	6 9%	2 3%	2 3%	2 3%
2	Access to Sacramento International Airport and Yuba County Airport	13 20%	18 27%	23 35%	10 15%	2 3%	0 0%
3	Location relative to other amenities and attractions	5 8%	18 27%	15 23%	15 23%	11 17%	2 3%
4	Yuba-Sutter Transit	6 9%	8 12%	7 11%	21 32%	19 29%	5 8%
5	Access to rail-served properties	1 2%	7 11%	15 23%	16 24%	26 39%	1 2%
6	Other	1 2%	1 2%	0 0%	2 3%	6 9%	56 85%

6 Comments:

1. Better traffic circulation is a must.
2. Sutter County Airport
3. Marysville bypass is necessary to get big rigs out of downtown Marysville. From an operators point of view, transportation needs to be time efficient.
4. Brand new interchanges at Riego Road and Hwy 99 and 113 and widened Bridge at Nicholas.
5. Road quality is generally good.
6. Critical corridor for NS travel.

18. Please rank in order of importance, in generating support for economic development, the following strengths of Yuba-Sutter's Community Culture (1 being most important and 7 being of least importance)

Rank		1	2	3	4	5	6	7
1	Dedication of local business to community	14 21%	15 23%	16 24%	5 8%	6 9%	8 12%	2 3%
2	Farming community is a good steward of natural resources	18 27%	9 14%	10 15%	10 15%	7 11%	11 17%	1 2%
3	Broad composition of support organizations (non-profits, civic clubs, youth groups, etc.)	10 15%	10 15%	11 17%	17 26%	13 20%	4 6%	1 2%
4/5	Cultural diversity	11 17%	14 21%	8 12%	7 11%	13 20%	10 15%	3 5%
4/5	Variety of lifestyles that include rural, suburban and urban	10 15%	9 14%	13 20%	12 18%	10 15%	12 18%	0 0%
6	Historic significance and home-grown heroes	2 3%	8 12%	8 12%	12 18%	16 24%	18 27%	2 3%
7	Other	1 2%	1 2%	0 0%	3 5%	1 2%	3 5%	57 86%

2 Comments:

1. n/a
2. Festivals and Fun Community Events

19. Please rank in order of importance, in generating support for economic development, the following opportunities for Yuba-Sutter's Community Culture (1 being most important and 6 being of least importance)

Rank		1	2	3	4	5	6
1	Raise community image	30 45%	17 26%	6 9%	11 17%	2 3%	0 0%

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2	Encourage citizens to renew their interest and participation	8 12%	14 21%	24 36%	13 20%	7 11%	0 0%
3	Encourage next generation succession planning especially in the agriculture industry	10 15%	9 14%	16 24%	15 23%	13 20%	3 5%
4/5	Temper the vocal negative minority	12 18%	12 18%	9 14%	5 8%	22 33%	6 9%
4/5	Raise cultural awareness	6 9%	11 17%	11 17%	21 32%	14 21%	3 5%
6	Other	0 0%	3 5%	0 0%	1 2%	8 12%	54 82%

3 Comments:

1. Don't think much can be done about the vocal negative minority. They just want something to complain about.
2. The negative minority may not always be the same people depending upon who is making the assessment. The key is to find a reasonable balance and temper the angry voices on each extreme.
3. Eliminate divisive "cultural" isolationisms and encourage the "American melting pot" family and community values.

20. Please rank in order of importance, in generating support for economic development, the following opportunities for Yuba-Sutter's Financial Limitations and Access to Capital (1 being most important and 5 being of least importance)

Rank		1	2	3	4	5
1	Encourage a positive local investor environment	21 32%	20 30%	16 24%	9 14%	0 0%
2	Access to business capital	18 27%	19 29%	15 23%	14 21%	0 0%
3	Increase resources for economic development	17 26%	16 24%	19 29%	13 20%	1 2%
4	Increase funding for tourism	10 15%	10 15%	15 23%	25 38%	6 9%
5	Other	0 0%	1 2%	1 2%	5 8%	59 89%

3 Comments:

1. Get the tourist here.
2. Collaborate with nearby regions to streamline the introductions and support entrepreneurs
3. Limit fees and regulations that are not essential for public safety.

**Yuba-Sutter Economic Development District
2016 CEDS Projects, Sorted by Jurisdiction**

Jurisdiction Project No. Priority	Goal Objective Action	Project Description	Total Cost	Funding Sources	Project Date
Regional R1 Long-term	7 7.1	<p>Caltrans 2014 Intelligent Transportation Systems/Operational Improvement Plan</p> <p>The plan provides critical guidance to optimize the California state highway system within District 3, which includes Yuba and Sutter counties, by identifying and managing intelligent transportation systems (ITS) and other operational strategies that yield a very high return on investment and benefit-to-cost. ITS refers to advanced communications-based information and electronic technologies, used to manage the transportation network. Operational improvements include projects such as intersection modifications, lane extensions, auxiliary/transition lanes, ramp widening, ramp-merge extensions, and others that reduce the impact of weaving, merging, and queuing. District 3 worked closely with its regional partners and stakeholders in a collaborative effort to develop the plan. More information is available at</p> <p>http://www.dot.ca.gov/dist3/departments/planning/systemplanningITS_OP_S.htm.</p>	\$TBD	SHOPP	Various
Regional R2 Long-term	6 6.1	<p>Caltrans 2013 State Highway Bicycle Facility Plan Projects</p> <p>The plan creates the District's first comprehensive plan that identifies a vision and framework for bicycle facility improvements on California's state highway system in Caltrans District 3, which includes Yuba and Sutter counties. Project cost and completion dates have not yet been identified. More information is available at www.dot.ca.gov/hq/tpp/offices/ocp/complete_streets.html. Projects under consideration in Sutter and Yuba counties include:</p> <p>A. SR 20, N. Township Road to Sutter-Yuba county line: Construct Class II bicycle lane.</p> <p>B. SR 99, Bogue Road to SR 20, Yuba City: Construct Class II bicycle lane.</p> <p>C. SR 99, Ash Street to Ramsdell Drive, Live Oak: Construct Class II bicycle lane.</p> <p>D. SR 20, Yuba-Sutter county line to Buchanan Street, Marysville: Construct Class II bicycle lane.</p> <p>E. SR 20, Buchanan Street to eastern Marysville city limits: Construct Class II bicycle lane.</p> <p>F. SR 20, eastern Marysville city limits to Loma Rica Road: Construct Class III bicycle lane.</p> <p>G. SR 65, State Street to Evergreen Drive, Wheatland: Construct Class II bicycle lane.</p> <p>H. SR 70, south Marysville city limits to 9th Street: Construct Class II bicycle lane.</p> <p>I. SR 70, 9th/B streets to 12th/B streets, Marysville: Construct Class II bicycle lane.</p> <p>J. SR 70, 12th/B streets to E. 24th Street, Marysville: Construct Class II bicycle lane.</p>	\$TBD	Various, including Active Transportation Program (ATP)	Various
Regional R3 Long-term	6 6.1	<p>Caltrans Complete Streets Implementation Plan Projects</p> <p>A complete street is a street that provides for the safe, comfortable, and convenient travel for all users of all ages and abilities, including motorists and truckers, bicyclists, pedestrians, and transit vehicles. Caltrans is identifying areas on state highways where complete streets would be appropriate and collecting recommendations from local and regional transportation partners to develop complete streets. Projects in the Plan will include bicycle,</p>	\$TBD	Various, including Active Transportation Program (ATP)	Various

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		pedestrian, gateway and landscaping improvements in Yuba City, Live Oak, Marysville and Wheatland. The implementation Plan is projected to be complete by August 2016. More information is available at: www.dot.ca.gov/hq/tpp/offices/ocp/complete_streets.html .			
Regional R4 Long-term	7 7.2	<p>State Route 99 Corridor Improvements from Paseo Road to Riviera Road</p> <p>Caltrans' (California Department of Transportation) Route 70/99 Corridor Business Plan identifies the need to improve the State Route 99 corridor through the City of Live Oak's 2030 General Plan project area. A Collaborative Highway 99 Streetscape Master Plan for this segment of the highway was completed and adopted May 2011.</p> <p>UPDATE: The City of Live Oak and Caltrans completed a Project Study Report (PSR) for the project in 2014, which separates the project into three phases. The Planning Assessment/Environmental Determination (PA/ED) study for Phase 1 through the existing built community is underway and expected to be complete in 2017. Phase 1 is the downtown core from approximately Ash Street north to Nevada Street. The City is actively seeking funding for Phase I final design, engineering and construction. These costs are estimated at \$21.2 million.</p>	\$32,000,000	Various	Various
Regional R5 Long-term	7 7.2	<p>Third Bridge Crossing at the Feather River</p> <p>This public works project, a third bridge on the Feather River, is supported by all Yuba-Sutter jurisdictions. This project would provide a four-lane, divided freeway from Highway 70 in Olivehurst to Highway 99 in Yuba City. The impacts of increased housing and subsequent traffic are deeply affecting the entire region and the completion of this project will be a relief for all five jurisdictions.</p> <p>UPDATE: Studies conducted by Caltrans show that a new state highway bridge over the Feather River is not justified for the cost. As a result, Caltrans is required by law to sell the excess property.</p>	\$600,000,000		
Regional R6 Mid-term	7 7.2	<p>Caltrans 2015 Goods Movement Study</p> <p>The very diverse region of Caltrans District 3 makes regional goods movement planning a challenge to implement. With economic growth predicted for the region, freight tonnages originating in, destined for, or traveling through Caltrans District 3 is estimated to increase by 75 to 80 percent by 2035. The study identified and prioritized capital and operational freight improvement projects that will improve the movement of goods through District 3. Thirty-six freight improvement projects were identified in Sutter and Yuba counties and ranked from 1 being the highest priority to 4 being the lowest priority. Projects ranked 1 and 2 include the following:</p> <p>Rank 1:</p> <p>A. SR 70, UPRR underpass near Marysville High School, Marysville: Widen and increase vertical clearance</p> <p>B. SR 65, Construct Wheatland highway bypass</p> <p>Rank 2:</p> <p>A. SR 20, Stabler Lane to SR 99, Yuba City: Widen from four to six lanes.</p> <p>B. SR 20, 9th and E streets, Marysville: Modify intersection to widen turning radius for trucks.</p> <p>More information is available at: http://www.dot.ca.gov/dist3/departments/planning/freight.htm</p>	<p>\$12,486,000</p> <p>\$20,558,933</p> <p>\$1,198,641 \$TBD</p>	<p>SHOPP</p> <p>Various</p> <p>STIP, local SHOPP</p>	<p>2022</p> <p>2035</p> <p>2035 2035</p>
Regional R7 Mid-term	2 2.2	<p>Feather River West Levee Project</p> <p>Sutter and Butte counties are planning to improve 44 miles of levees from Thermolito Afterbay south to the Sutter Bypass to reduce flood risk and</p>	\$312,000,000	State of California, property	Phase I - 2016

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				assessment revenues.	Phase 2- open ended
		<p>remove more than 34,000 properties from FEMA Special Flood Hazard Areas. Among other important improvements, the project will sustain and grow the local economy by creating construction jobs, protect property values, and allow for responsible residential, commercial and industrial development. Phase I –Thermalito Afterbay to Star Bend is targeted to be completed by 2016. Phase II will include the area south of Star Bend to the confluence of the Feather River and the Sutter Bypass.</p> <p>UPDATE: Phase I is in pre-design stage and on time. Phase II is in planning stages.</p>			
Regional R8 Long-term	7 7.1	<p>Fifth Street Bridge Reconstruction and Approaches</p> <p>This public works project would replace the existing two lanes and add an additional two lanes of east-west traffic, drastically reducing the heavy traffic congestion that currently exists. The bridge was constructed in 1958 to replace an overpass destroyed by the 1955 flood. Approximately 33,000 vehicles traverse the bridge daily and 95,000 are anticipated by 2035.</p> <p>The Sacramento Area Council of Government has awarded funding to Yuba City for the \$70 million replacement project. The amount represents the area's local match obligation to replace the bridge. Construction is slated to start in 2016 and take two years to complete. Additional funding is through the federal Highway Bridge Program, High Priority Project federal grant funds and the Regional Surface Transportation Program.</p> <p>UPDATE: Project has been pushed out to 2019 by Caltrans.</p>	\$70,000,000		
Regional R9 Long-term	7 7.2	<p>Wheatland Expressway</p> <p>Develop alignment alternatives, design and construct the Wheatland Expressway that connects to the Lincoln Bypass completed in 2012.</p> <p>The General Plan, adopted in 2006, provides for the expressway to be developed to the east of the existing city limits. No specific alignment has yet been determined but it will likely connect to the Lincoln Bypass south of Wheatland and then reconnect to the existing Highway 65 somewhere north of Wheatland (likely somewhere between South Beale Road and Ostrom Road). Once it is developed, ownership of the expressway would probably be transferred to Caltrans and the city would obtain ownership of the existing Highway 65.</p>	\$150,000,000		
Regional R10 Short-term	6 6.1 6.1.5	<p>Sutter County Courthouse</p> <p>Sutter County has court functions in three buildings, two owned by the county and one leased. The two county-owned buildings on Second Street in Yuba City date to 1904 and 1962. A new courthouse project planned for 4.1 acres on Civic Center Blvd. in Yuba City and north of the county jail is under consideration by California Public Works Board. Construction costs for the project have been placed at \$41 million and total cost to be financed, including planning, is currently estimated at \$59.6 million.</p> <p>UPDATE: Project completed January 2016</p>	\$65,834,000	Senate Bill 1407	2016
Regional R11 Short-term	3 3.1	<p>Beale Air Force Base Cell Phone Tower</p> <p>Current cell phone service provider, (i.e. AT&T) to Beale Air Force Base has one sixty-foot tower in the main base area. Due to the base topography, many AT&T users in the 509-home military housing area have limited coverage despite using cell phone boosters.</p>			

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Regional R12 Short-term	3 3.1	Beale Air Force Base Lodging Beale Air Force Base has a shortage of visitor lodging and currently sends visitors to contract quarters in Yuba City and Roseville. The base requires 321 VQ rooms (146 new added to 175 existing).	\$250,000,000		
Regional R13 Short-term	3 3.2	Develop Strategies for Commercial Development The District, on behalf of the cities of Live Oak, Marysville and Wheatland, completed a commercial development analysis in 2010 and is currently developing the marketing phase of the regional project in collaboration with those cities. The initial launch of the marketing phase is estimated to cost \$50,000; the annual cost thereafter is estimated to be \$25,000.	\$50,000		
Regional R14 Long-term	3 3.1	Beale Air Force Base Wastewater Treatment The existing wastewater treatment plant at Beale Air Force Base is circa 1944 and struggles with stricter state compliance and operating and maintenance costs and in meeting effluent standards in ponds for dissolved solids and pH. The base requires 360,000 gallons per day annual daily flow.	\$22,000,000	Federal	2020
Regional R15 Various	7 7.1	Caltrans/Sacramento Area Council of Governments Metropolitan Transportation Plan Major planned and programmed state highway projects within Yuba-Sutter that are sponsored by local government agencies are identified in the following:			
M	7.1.2	A. SR 70, Feather River Blvd: Construct new interchange. UPDATE: Interchange was completed	\$15,000,000	STIP, local	2016
L		B. SR 99, Bogue, Lincoln, Richland and Franklin roads: Intersection improvements.	\$3,800,000	STIP, local	2020
L		C. SR 65, Forty Mile Road: Construct new interchange.	\$2,070,000	STIP, local	2022
L		D. SR 99, Elm Street to Kola Street, Live Oak: Construct additional two lanes with sidewalks and improvements, Phase 1.	\$3,213,000	STIP, local	2022
L		E. SR 99, Kola Street to Nevada Street, Live Oak: Construct additional two lanes with curbs, gutters, and sidewalks, Phase 2.	\$7,956,000	STIP, local	2025
L		F. SR 99 Elm Street to Coleman Road, Live Oak: Construct additional two lanes with curbs, gutters, sidewalks, Phase 3.	\$6,120,000	STIP, local	2026
L		G. SR 99, Bogue Road to SR 20, Yuba City: Widen expressway to six lanes.	\$31,434,000	STIP, local	2036
L		H. SR 65/70, Goldfields Parkway: Construct new interchange.	\$110,226,000	STIP, local	2035
L		I. SR 99, Nevada Street to Riviera Road, Live Oak: Construct additional two lanes with curbs, gutters, and sidewalks, Phase 4.	\$5,661,000	STIP, local	2028
L		J. SR 99, Coleman Road to Nevada Street, Live Oak: Construct additional two lanes with curbs, gutters, and sidewalks, Phase 5.	\$734,000	STIP, local	2036
L		K. SR 20, Stabler Lane to SR 99, Yuba City: Widen highway to six lanes.	\$874,540	STIP, local	2036
L		L. SR 70, Earl Road interchange: Construct improvement to interchange.	\$2,000,000	STIP, local	2036
Regional R16 Various	7 7.1	Caltrans/Sacramento Area Council of Governments Metropolitan Transportation Plan Major planned and programmed state highway projects within Yuba-Sutter are identified in the following:			
S	7.1.3	A. SR 20, Marysville Road to east of lower Smartsville Road: Rehab pavement. UPDATE: Rehab completed	\$8,318,000	SHOPP	2016
M		B. SR 20, east of McGanney Lane to Yuba-Nevada county line and to Mooney Flat Road: Shoulder and curve improvements.	\$23,889,000	SHOPP	2018
M		C. SR 70, Simmerly Slough: Bridge replacement.	\$24,014,000	SHOPP	2018
L		D. SR 70, Feather River Parkway: Construct a two-lane expressway route through Marysville adjacent to the Feather River Levee from 3rd Street to north of Binney Junction with connections at both the 5th Street and 10th Street bridges. Phase 1: \$75 million; Phase 2: \$80 million; Phase 3: \$80 million.	\$235,000,000	Various	2036
L			\$2,000,000		2036

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L		E. SR 20, N. Walton Avenue to Rocca Way, Yuba City: Widen highway to six lanes.	\$5,244,000	STOP, local SHOPP	2035
L		F. SR 70, McGowan Parkway: Widen interchange overpass and add traffic signals.			
L		G. SR 20, Parks Bar Road to Hammonton-Smartsville Road: Shoulder, curve, and turn lane improvements.	\$6,500,000	SHOPP	2022
L		H. SR 99, Lomo railroad crossing north of SR 99/Live Oak Blvd. intersection: Right-of-way and construction of railroad crossing.	\$10,000,000	STIP, local	2022
L		I. SR 70, Marysville Union Pacific Railroad underpass: Widen underpass.	\$12,486,000		2022
L		J. SR 70, north of Marysville to Yuba-Butte county line: Construct passing lanes.	\$37,457,000	SHOPP SHOPP	2022
L		K. SR 20, Loma Rica Road to Kibbe Road: Construct passing lanes.	\$2,500,000		2025
L		L. SR 20, Marysville Road to Sicard Street: Shoulder, curve, and turn lane improvements.	\$5,500,000	SHOPP SHOPP	2025
L		M. SR 99, north of Yuba City to Sutter-Butte county line: Construct passing lanes.	\$20,000,000	SHOPP	2025
L		N. SR 20/99, Yuba City: Construct a full interchange, right-of-way acquisition.	\$25,000,000		2026
L		O. SR 20, Yuba and Sutter counties: Widen 10th Street bridge to six lanes.	\$60,000,000	STIP, local STIP, local	2035
Regional R17 Short-term	3 3.1	Beale Air Force Base Electricity Beale Air Force Base experiences increased power outages caused by overloads, increased sustainment costs for power restoration and more reliance on generator power that could result in potential notices of air violation. The base must establish redundant/survivable 60KV power, meet the growing need for power, sustain 17MW peak, support uninterrupted cyberspace missions, and recapitalize electrical infrastructure. Beale AFB Civil Engineers have programmed resource requirements for \$28.1 million to incrementally upgrade the electrical infrastructure over fiscal years (October 1-September 30) 2015, 2016 and 2017.	\$28,100,000	Federal	2016, 2017
Sutter Co. S1 Mid-term	2 2.1	South Yuba City State Route 99 Employment Corridor Infrastructure Plan Create a plan to provide water, wastewater, and drainage service to the designated economic corridor along State Route 99 south of Yuba City.	\$250,000		
Sutter Co. S2 Mid-term	2 2.1	Northeast Employment Corridor Infrastructure Feasibility Study This study would investigate alternatives for water, wastewater, and drainage service to the designated economic corridor along Highway 99 at the Lomo Crossing of the Union Pacific Railroad tracks. Additionally, access/egress possibilities to the area via Highway 99 and a vehicle crossover of the railroad at Lomo would be assessed in a traffic plan.	\$300,000		
Sutter Co. S3 Mid-term	3 3.4	Establish a Marketing Committee to Promote Sutter County Agriculture Work with cities and other appropriate agencies and interests to establish a marketing committee to promote Sutter County agriculture through the following and other means: agricultural industry promotional activities, including farmers markets; agritourism marketing; marketing of locally grown food; and promotion of events that expose residents of urban places to agricultural activities and issues.	Not determined		
Sutter Co. S4 Mid-term	3 3.3	Recreational Bikeways Bikeways support travel to and leisure activities at rural points of interest (Wildlife refuges, Sutter Buttes, parks, rivers). Sutter County Pedestrian and Bike Master Plan 2012 lists tiered and prioritized projects and includes a total estimated cost.	\$9,500,000		
Sutter Co. S5 Mid-term	7 7.2	Rural Farm-to-Market Road Network, Improvement, Maintenance and Preservation Insufficient Highway Users Tax Account (HUTA) gas tax revenues are significantly impacting County's ability to maintain farm-to-market road	\$12,000,000		

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		network. State legislation is contemplated to help cover the shortfall. Projects include safety, maintenance and complete streets.			
Sutter Co. S6 Short-term	2 2.1	Feasibility Study of Establishing a Regional Wastewater Plant Conduct a study to determine the feasibility of establishing a regional wastewater plant. In particular, examine the feasibility of extending wastewater service to the community of Sutter as the first consolidation of wastewater systems.	\$300,000		
Sutter Co. S7 Short-term	2 2.1	Basin Drainage Study Study multiple existing drainage systems and incorporate the effects of drainage in unregulated areas of the Yuba City Basin (east of the Sutter Bypass, west of the Feather River). Recommend improvements to insure 100-year to 200-year flood protection and funding mechanisms. UPDATE: Contract in progress.	\$300,000	County, Gilsizer District	
Sutter Co. S8 Short-term	2 2.1	County Airport Water Line Extension Extend water services from Yuba City to service all points of the County Airport and the Sheriff's facilities on 2nd Street.	\$400,000		
Sutter Co. S9 Short-term	2 2.1	County Wastewater Extension Extend wastewater service from Yuba City to the airport and Sheriff's facilities on 2 nd Street.	\$450,000		
Sutter Co. S10 Short-term	2 2.1	Sutter North Roadway Facilities Project This public works project would improve traffic safety and circulation by improving the signal at the intersection of State Highway 20 and Acacia Road and widening Acacia Road to four lanes from Highway 20 north through the community of Sutter.	\$8,500,000		
Sutter Co. S11 Short-term	2 2.1	Main Jail Expansion Expand the existing high-security facility by 42 beds and renovate the existing medical, storage, and food preparation areas. Project includes seismic upgrade and fire sprinkler installation in existing structures. Financed through California AB 900 Phase II Bond Program which authorizes bond funding for California Department of Corrections and Rehabilitation prison projects, reentry facilities, and local jail beds to ease the overcrowding in California's prisons and local jails. UPDATE: Design under State review	\$10,000,000	AB900	
Sutter Co. S12 Short-term	2 2.1	Energy Savings and Generation Project An energy efficiency and generation project to install, monitor, and service energy saving and generating projects for County facilities. Project is funded by a bank loan. UPDATE: Solar Arrays installation has been installed in 9 locations, Health & Human Services, Elections Building, Veterans Memorial Community Building, County Library, Probation Dept., Agricultural Building, General Services Building, Welfare Office, and Fire Station # 6. Ground General Array is under construction and Mental Health building is pending.	\$10,500,000	County	
Yuba Co. Y1 Long-term	3 3.2	Highway 65 Regional Wastewater Treatment Plant This public works project would provide a new wastewater treatment facility located in the Highway 65 corridor near the Sports and Entertainment Zone area capable of supplementing and/or replacing the existing wastewater treatment plant.	\$80,000,000		

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Yuba Co. Y2 Long-term	3 3.2	Yuba River Parkway This public works project would construct a four-lane arterial around the easterly side of Marysville through the East Linda Specific Plan from Highway 65 at McGowan Parkway to Highway 20 at Plantz Road.	\$150,000,000		
Yuba Co. Y3 Mid-term	3 3.2	Highway 70/Plumas-Arboga Interchange – Phase 2 This public works project would link Phase 1 of the Highway 70/Plumas-Arboga Interchange to the eastern Phase 2 component of the interchange to include a Union Pacific Railroad overpass.	\$14,000,000		
Yuba Co. Y4 Mid-term	3 3.2 3.2.2	Highway 70/Feather River Boulevard This public works project would provide public interchange access to the Plumas Lake Specific Plan area. UPDATE: Project is completed	\$18,000,000	State	
Yuba Co. Y5 Mid-term	3 3.2	Erle Road Interchange This public works project would upgrade and expand an existing interchange facility at Erle Road and Highway 70 to provide greater capacity.	\$15,000,000		
Yuba Co. Y6 Mid-term	3 3.2	East Linda Detention Basin This public works project would expand an existing detention pond to serve East Linda and is referred to within the South Yuba County Drainage Plan.	\$4,000,000		
Yuba Co. Y7 Short-term	3 3.2	Yuba South Basin Levee Protection This project includes four phases to improve 29 miles of levees along the Yuba River, Feather River, Bear River and Western Pacific Interceptor Canal with the goal of achieving 200-year flood protection for South Yuba County. The first construction work was initiated in September 2004. Phase 1, 2, 3 and a portion of Phase 4 have been completed and certified to meet FEMA requirements. Funding for the improvements are from State Proposition 13 and Proposition 1E, local development fees and landowners, local development fees, Reclamation District 784, Yuba County and the Yuba County Water Agency.	\$400,000,000	State and local funds	2020
Yuba Co. Y8 Short-term	3 3.2	North Beale Road Revitalization Improvements This public works project consists of implementing the road improvements recommended by the East Linda Revitalization Plan which consists of sidewalks, landscaped medians, street lighting, and parking that would improve the safety of the road for motorists, bicyclists and pedestrians as well as improve the appearance of the road corridor to help attract new and retain existing businesses. This project is 10 percent complete.	\$10,000,000	Federal and state transportation funds	2020
Yuba Co. Y9 Mid-Term	6 6.1	Bikeways an Pedestrian Trails Bikeways and pedestrian trails provide an alternative mode of transportation as well as an outdoor activity that has the added benefit of connecting people with other points of interest. In January 2013, Yuba County adopted an update to the Yuba County Bikeway Master Plan, which lists and prioritizes projects and their estimated costs.	\$6,500,000		2020
Yuba Co. YA1 Mid-term	3 3.2	Relocate Airport Drainage Ditch This would relocate a major drainage ditch that currently cuts through industrial properties, limiting their use. The project proposes to realign the ditch along a new access road allowing a clear security separation for the airport and industrial areas and provides the ability to market additional industrial properties for new capital investment and new employment opportunities.	\$2,500,000		
Yuba Co. YA2	3 3.2	Yuba County Airport Terminal Building	\$1,500,000		

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Mid-term		This public works project would construct a new 12,000-square-foot Yuba County Airport terminal building. This building would include a parking lot, sewage system, street improvements and landscaping.			
Yuba Co. YA3 Mid-term	3 3.2	On-Site and Off-Site Improvements to Industrial Park No. 2 This project would connect the road that ends at Skyway Drive to a 30-acre industrial park and provide an access road, curbs, gutters, and drainage facilities necessary to serve Industrial Park No. 2.	\$1,500,000		
Yuba Co. YA4 Mid-term	3 3.2 3.2.2	Site Improvements to Industrial Park Site No. 2 This public works project would provide street improvements, sewer system improvements, and water system improvements in order to provide access to 14 aviation-related corporate hangar lots, 10 acres of industrial property, and provide emergency access to the airport's crosswind runway. The project area has wetlands issues to address.	\$850,000		
Yuba Co. YA5 Short-term	3 3.2	Site Improvements to Industrial Park Sites No. 3 and 4 This public works project would improve the streets, drainage, and sewer facilities. Eleventh Avenue would be extended from Arboga Road into the airport and Aviation Way would connect Arboga Road to Eleventh Avenue and Sky Harbor Drive, providing access to 30 acres of industrial property.	\$750,000	Federal and local funds	2020
Yuba Co. YA6 Short-term	3 3.2	Yuba County Airport Taxiway Yuba County Airport would construct a taxiway serving the commercial buildings along Skyway Drive, west of the existing runway. The taxiway would be 25 feet wide and extend 3,700 feet in length. Other improvements would include installation of storm drains and crossings over existing storm drains.	\$1,900,000	Federal, local	2016
Yuba Co. RD1 Long-term	3 3.2	West Linda Detention Basin and Pumping Station This public works project will modify the existing low-lying area into a detention basin and create a pumping station to handle drainage within the West Linda area and create a multi-use recreational field/park that benefits existing low-income residents and businesses.	\$4,500,000		
Yuba Co. RD2 Long-term	3 3.2	RD784 Facility Relocation and Command Center This public works project would relocate Reclamation District 784 offices and headquarters above the level of potential levee breach to Anderson Road and the new setback levee. The new site would create a command center and radio tower to serve a drainage and emergency services communication network for police, fire and emergency medical services in the south Yuba and Sutter counties area.	\$3,000,000		
Yuba Co. RD3 Long-term	3 3.2	Plumas Lake Pond Improvements This public works project would obtain right of ways and channel improvements to convey 100-year storm runoff flows for central Plumas Lake adjacent to the Plumas Lake Golf Course.	\$2,750,000		
Yuba Co. RD4 Long-term	3 3.2	Pump Station No. 9 Upgrades This public works project would provide redundant pumping, backup generation and SCADA electronic system to existing Pump No. 9 as required by FEMA for operation during storm events and would protect West Linda and the Lindhurst Avenue commercial area.	\$1,800,000		
Yuba Co. RD5 Long-term	3 3.2	Pump Station No. 10 Upgrades This public works project would upgrade Pump Station No. 10; provide backup power and redundant pump for the facility serving the central Plumas Lake Specific Plan area.	\$1,500,000		

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Yuba Co. RD6 Long-term	3 3.2	Pump Station No. 7 Upgrades This public works project would provide upgrades to Pump Station No. 7 with SCADA electronic system and redundant pumping to serve Wal-Mart, Feather River Center and the commercial area in Linda.	\$1,200,000		
Yuba Co. RD7 Long-term	3 3.2	Upper Lateral 13 Improvements This public works project would provide drainage improvements for the northern portion of the Plumas Lake Specific Plan area between Ella Road and Plumas Lake Golf Course and consists of channel improvements and culvert crossing replacements and improvements.	\$1,050,000		
Yuba Co. RD8 Mid-term	3 3.2	East Linda Drainage This public works project would construct a detention pond at Edgewater and replace the Avondale pump station at Rupert. The project improves drainage west of Hammonton-Smartsville Road through west Linda by mitigating upstream peak flows. The system would also address flooding issues along the Lindhurst Avenue commercial corridor.	\$4,500,000		
Yuba Co. RD9 Mid-term	3 3.2	Lateral 15 Improvements This public works project would improve the main Reclamation District 784 lateral that provides drainage for the North Arboga Study Area and Plumas Lake area, and will widen and deepen existing channels to meet future drainage capacity.	\$2,800,000		
Yuba Co. RD10 Mid-term	3 3.2	Upper Lateral 15 Bingham Canal Improvements This public works project would replace culvert crossings under county roads that are substandard to improve drainage in the West Linda area and would eliminate need for the Health and Human Services building detention basin.	\$1,700,000		
Yuba Co. RD11 Short-term	3 3.2	Regional Drainage Facility This public works project will provide regional drainage and pumping for the North Arboga Study Area, Plumas Lake Specific Plan Area and Pump Station No. 10. Pump Station 10 is under construction and will provide supervisory control and data acquisition (SCADA) electronic controls. Two additional basins are in planning and other phases await funding.	\$6,000,000	Local funds	2017
Yuba Co. OPUD1 Mid-term	3 3.2	Purple-Pipe Transmission Line in the Rancho Road area OPUD has a fully-compliant waste water treatment facility; discharge water could be used as reclaimed water for irrigation. The reclaimed water could be used for irrigation in the Rancho Road business area or the Magnolia Ranch development area. OPUD would seek grant funding to fund a purple-pipe transmission line to either or both of these two areas. OPUD could provide reclaimed water at a lower price than potable water and would save capacity for potable by not using potable for irrigation. All users of the reclaimed water would realize a savings: parks, landscape strips and schools and, if extended, residences.	\$2,000,000		
Yuba Co. OPUD2 Mid-term	3 3.2	Well No. 1 and 4 Water Treatment Plant Sludge Handling Upgrade The Nos. 1 and 4 wells water treatment plant currently discharges its iron and manganese that is removed from the potable water into the sanitary sewer system. Due to limits imposed by the state for the discharge from the wastewater treatment plant for iron and manganese OPUD cannot continue to discharge the iron and manganese into the sewer at the current rates and must cease altogether. OPUD would have limited use of a water treatment plant that could potentially serve many new industrial customers in the Melody and Furneaux areas. OPUD will need to lease a small portion of land from the county adjacent to the plant to the west and build a backwash tank to properly collect and dispose of the iron and manganese sludge.	\$1,000,000		

Jurisdiction Project No. Priority	Goal Objective Action	Project Description	(274-0616) Adopt... - 104 of 110		
Yuba Co. OPUD3 Mid-term	3 3.2	Mary/George/Harvey Sewer and Water Improvements, Olivehurst A public works project that would help in an area with limited water service and no sewer service. This area has chronic problems with septic tank failures and private well contamination.	\$950,000		
Yuba Co. OPUD4 Mid-term	3 3.2	Replace Aging/Failing Water Infrastructure OPUD currently has a great deal of steel water main in Olivehurst. The aging steel main fails regularly due to corrosion.	\$900,000		
Yuba Co. OPUD5 Short-term	3 3.2	Rancho Road/Highway 65 Commercial and Industrial Area This public works project is necessary to provide a sewer and water line to properties in and around the Rancho Road/Highway 65 industrial properties to support current and future industrial park development plans.	\$15,000,000	Federal, state and local funds	2020
Yuba Co. LCWD1 Mid-term	3 3.2	Linda Avenue/Griffith Water Treatment This Linda County Water District project would construct Well No. 17 and a water treatment facility at Linda Avenue at Griffith, to serve the East Linda Specific Plan area.	\$5,000,000		
Live Oak LO1 Long-term	2 2.3	Grade-Separated Rail and Highway Overpass The City of Live Oak General Plan Project Area and existing city limits are divided by State Route 99 and the Union Pacific Railroad line running parallel within close proximity of one another. Currently all crossings are at grade, causing all east/west routes to close nearly at the same time when trains pass through the community. A grade-separated crossing is critical for future circulation and public safety.	Unknown	Unknown	Unknown
Live Oak LO2 Long-term	3 3.2	Infrastructure Improvements to Areas for Job Creation City of Live Oak has annexed 370 acres adjacent to State Route 99 both north and south of the former city limits and within the 2030 General Plan project area. The property is zoned for business uses; in order to locate new businesses in this area, both water and sewer improvements are necessary. It is anticipated that each area will require a new public well, sewer lift station and appropriately-sized force mains. In addition, the city is seeking to evaluate the feasibility of rezoning property currently zoned for housing that may be better utilized for near-term employment uses because of the close proximity to the city's wastewater treatment plant, existing water service or other key infrastructure.	Unknown	CDBG, EDA	Unknown
Live Oak LO3 Long-term	6 6.1	New Fire Station/Sheriff's Substation East of State Route 99 State Route 99 and the Union Pacific Railroad create a north/south barrier through the entire City of Live Oak Sphere of Influence. Live Oak's current public safety facilities are located on the west side of both the highway and railroad. As Live Oak grows it is important to maintain public safety facilities on the east side of the highway and railroad to ensure adequate response times.	\$3,200,000	Unknown	Unknown
Live Oak LO4 Long-term	6 6.1	New Live Oak Community Center To meet recreational and program demands of a growing city, Live Oak needs to build a new, expanded community center and gymnasium. Estimated at 25,000 square feet, constructed in two phases, the facility will be used to meet both social service and recreational needs for Live Oak's growing population. The City is currently seeking funding for a Phase 1 gymnasium.	\$15,000,000	CDBG, local funds	Unknown
Live Oak LO5 Long-term	9 9.1	Develop a Strategy to Maximize Commercial Opportunities Associated with Live Oak's Proximity to the Sutter Buttes and the Feather River	\$35,000	CDBG	Unknown

Jurisdiction Project No. Priority	Goal Objective Action	Project Description	(274-0616) Adopt... - 105 of 110		
		With a boat launch facility on the Feather River less than two miles east of downtown, and the Sutter Buttes approximately seven miles west, Live Oak is positioned to benefit from the attraction of these important natural resources and must develop a plan to maximize this opportunity.			
Live Oak LO6 Mid-term	2 2.3 2.3.1	Historic Downtown Infrastructure Improvement Live Oak's historic downtown core is defined as the area bordered by State Route 99 on the east, N Street on the west, Elm Street on the south and Pennington Road on the north. The area poses significant challenges related to infrastructure improvements necessary to support a mixed-use retail environment. A complete assessment was completed and adopted by the City in 2013. Improvements include street, curb, gutter, sidewalk, drainage, park and City water and sewer utilities improvements. This project also incorporates Phase 2 improvements of the Live Oak Community Trail Project.	\$5,200,800	SACOG, CDBG	2018
Live Oak LO7 Mid-term	6 6.1	Complete Live Oak Community Trail Project This one-mile rail conversion project establishes a dedicated bicycle and pedestrian trail through the center of Live Oak on former railroad right-of-way. The project has four phases, with the first phase completed in 2010 and the third phase completed in 2015. The city is seeking funding for phases 2.	\$2,200,000	ATP, SACOG, LWC, local funds	2018
Live Oak LO8 Short-term	3 3.2	Live Oak Base-Level Jobs Initiative Develop a strategy to identify and support location and/or expansion in Live Oak of companies that sell products and/or services outside of the trade area and bring new dollars into the local economy.	\$35,000	CDBG	Unknown
Live Oak LO9 Short-term	9 9.1	"Sunny's Market" Reuse Plan The site of the former Sunny's Market in the historic downtown core includes a 7,466-square-foot commercial property that has been vacant for more than five years. Active use of the site is critical for the health of the historic downtown core.	\$35,000	CDBG	Unknown
Live Oak LO10 Short-term	9 9.1	Diamond Walnut Facility Reuse Plan Diamond Walnut's Live Oak plant, built in the 1920s is no longer in operation, leaving a vacant 80-year-old building and adjacent property in the area that is emerging in the new General Plan as an expanded downtown core. Creating a viable reuse plan for this property is critical for Live Oak's success in expanding the downtown core.	\$75,000	CDBG	Unknown
Live Oak LO11 Short-term	2 2.3	Pennington Road Rehabilitation Pennington Road is the main east/west arterial for the City of Live Oak, intersected by State Route 99. Sacramento Area Council of Governments (SACOG) has committed \$915,000 for partial reconstruction of the road from Broadway to Connecticut Avenue during 2012 and 2013. Reconstruction to the east of State Route 99 is also necessary.	\$1,094,776	SACOG, CDBG	2015/ 2016
Live Oak LO12 Short-term	2 2.3	Water Service and Supply Improvements for Live Oak East of State Route 99 Current water service is limited by undersized main lines crossing the highway and the closure of Live Oak Well #5 due to nitrate contamination. A combination of improved water mains and a new or reconditioned well with arsenic treatment and storage is necessary to allow for both growth and public safety needs. In 2015/2016 the city seeks to complete construction of a 12-inch water main in Pennington Road from Connecticut Avenue east to Sinnard Avenue with associated road improvements. In addition, the City will construct a new 2,000-gpm well site with arsenic filtration, storage, booster pump and connection to the distribution system. The well site will be located on Larkin Road in the northeast quadrant of the city. Phase 1 of the project will be completed in 2015/2016 and includes the 1,000-gpm well with arsenic	\$6,500,000	CDBG, Prop 84, local funds	2015/ 2016

Jurisdiction Project No. Priority	Goal Objective Action	Project Description	(274-0616) Adopt... - 106 of 110		
		filtration and connection to the distribution system. The city is seeking funding for Phase 2.			
Live Oak LO13 Short-term	2 2.3 2.3.1.a	Soccer Park/Drainage Basin Improvements Live Oak has completed construction of Phase 1 of a joint-use storm drainage retention basin and soccer park. The basin is critical for reducing storm drain flows downstream of the existing city and is a key feature in the city's Master Drainage Study. The soccer park will be an important recreational asset and is funded with a Proposition 84 (Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006) grant. The City is seeking funding for construction of Phase 2 improvements including one or more additional soccer fields in the complex. UPDATE: Phase 1 project is completed.	\$52,000,000	Prop 84 Grant 1,800,000 2,000,000 in kind funding – Sutter Butte Flood Control Agency, 700,000 – City of Live Oak	2015
Live Oak LO14 Short-term	2 2.3	Wastewater Treatment Plant Solar Live Oak's new wastewater treatment plant was designed with the possibility of connection to a solar array to power the plant. UPDATE: Live Oak completed a feasibility analysis and is now seeking funding for installation of the improvements.	\$2,200,000	WRCB	2015
Live Oak LO15 Short-term	3 3.2	Leo Chesney Center Reuse Due to realignment policies adopted by the State Legislature, this private, minimum security correctional facility in Live Oak was closed in September 2011. The City has secured CDBG funding for the reuse plan which was completed in 2015. In collaboration with the property owner, the City is actively looking to attract alternative uses to the site.	Unknown	Unknown	Unknown
Live Oak LO16 Short-term	6 6.1 6.1.1 2 2.3 2.3.1	Live Oak Skate and Bike Park Live Oak has completed preliminary design for a ¼-acre skate and bicycle park to be located in Live Oak's downtown Memorial Park and has secured CDBG funding for the project. The project will be constructed in 2016. UPDATE: Project is out to bid.	\$785,000	CDBG	2016
Live Oak LO17 Short-term	6 6.1	Bicycle and Pedestrian Infrastructure Master Plan Live Oak has received funding from SACOG for development of a bicycle and pedestrian facilities master plan. Completion of the plan in 2016 will define projects and initial cost estimates.	\$60,000	SACOG	2016
Live Oak LO18 Short-term	6 6.1	Housing Rehabilitation and First-Time Homebuyer Programs Live Oak currently utilizes Program Income from past loan recipients to fund new loan applications in addition to applying for new grant funding. The city seeks funding continuously for local housing assistance programs.	\$700,000	CDBG, HOME	Ongoing
Marysville M1 Mid-term	2 2.3	Reroute Union Pacific Railroad Tracks around Marysville on the West Union Pacific Railroad track beds crisscross the community, effectively dividing neighborhoods and impeding the Lake District's potential of being prime development areas for upscale commercial and residential construction. The current track running out of Sutter County, turning south along B Street would be rerouted to the westerly city limits before turning south along a new double track bed along the Feather River levee and rejoining the existing track bed south of the city limits at approximately Erle Road in Linda.	\$50,000,000		2020

Jurisdiction Project No. Priority	Goal Objective Action	Project Description	(274-0616) Adopt... - 107 of 110		
Marysville M2 Mid-term	2 2.3	Flood Protection of the City A public works project to repair and upgrade the ring levee to be certified as providing a 300-year level of flood protection.	\$70,000,000		2020
Marysville M3 Mid-term	2 2.3	Reroute State Routes 70/20 North to 14th Street Currently, State routes 70 and 20 follow an alignment on 9th Street along the south shore of Ellis Lake, before turning north at B Street. By redirecting these state highways north by five blocks to 14th Street, the highway congestion is eliminated along 9 th Street, allowing a safer, more pedestrian-friendly walkable interconnection between the Lake District and the adjoining historic Downtown District to the south.	\$3,500,000		2020
Marysville M4 Mid-term	2 2.3	Construct Pedestrian/Bicycle Tunnel at 14th Street and State Route 70 The presence of a rail line in the immediate proximity of a school creates hazardous conditions for mobility of pedestrians and bicyclists, both key to the economic revitalization of the community. Until the Union Pacific track bed can be relocated, providing a permanent solution (project M5), this public works project will remove a major impediment.	\$1,000,000		2020
Marysville M5 Mid-term	2 2.3	Design/install traffic-calming improvements on 9th Street With the rerouting of State routes 70 and 20 north to 14th Street, 9th Street between B and E streets reverts to a city street, separating the Lake District from the historic Downtown District. The purpose of this project is to incorporate traffic-calming features or outright abandon the street in favor of a pedestrian mall along the south shore of Ellis Lake, to improve walkability between those two economic districts.	\$750,000		2020
Marysville M6 Mid-term	6 6.1	Ellis Lake Restoration A public works project to restore the 37-acre Ellis Lake area (between 9th and 16 th streets and from B to D streets). This park and open space is a regional landmark attracting visitors throughout the Yuba-Sutter area and the north state region. The lake was developed in the 1930s by the Work Progress Administration (later renamed Work Projects Administration). The intended scope of work would include a, master plan for facility improvements around the lake, including parking, lighting, landscaping, and irrigation, together with water quality improvements for the lake itself.	\$1,000,000		2017
Marysville M7 Mid-term	2 2.3	Rebuild 5th Street to Complete Streets Standards from State Route 70 to J Street. This is one part of a multi-street local traffic circulation plan designed to accommodate heightened commuter traffic flows over the new four-lane 5 th Street bridge connecting Marysville and Yuba City, with improved access to the newly expanded Rideout Regional Health Center Campus, and serving planned future business growth within the Medical Arts District. Working in conjunction with project M8 below and modifications to 3 rd Street, this project will include engineering and construction to fulfill Complete Streets standards for safe pedestrian and bicycle use along this major surface artery.	3,250,000		2018
Marysville M8 Mid-term	2 2.3	Extend 2nd Street from State Route 70 to J Street A public works project to improve circulation around the newly-expanded Rideout Regional Health Center and commuter through-traffic between Marysville and Yuba City across the 5th Street Bridge. The project will include land acquisition, engineering and construction.	\$2,500,000		2018
Marysville M9 Mid-term	6 6.1	Decommission Wastewater Treatment Plant and Appurtenances This is a public works project to fully decommission the existing municipal wastewater treatment plant and ponds beginning in 2015 per the city's	\$2,000,000		2018

Jurisdiction Project No. Priority	Goal Objective Action	Project Description	(274-0616) Adopt... - 108 of 110		
		agreement with Central Valley Regional Water Quality Control Board. To satisfy a cease-and-desist order, the city has entered into agreement with the Linda County Water District to transfer its wastewater stream to the new regional plant in Linda effective late 2014.			
Marysville M10 Short-term	3 3.2	General Plan Update Update the General Plan to reflect current conditions and anticipated changes within the City and to include planning for growth within the City's sphere of influence.	\$300,000		2017
Marysville M11 Short-term	6 6.1	Regional Bicycle and Pedestrian "Bike Hub" The City is preparing a Bike and Pedestrian Master Plan within the city limits to connect to the broader regional bike and pedestrian trail that extends throughout Yuba County and across the Feather River into Yuba City. The purpose for the Bike Hub is to serve as a convenient portal and gateway to the regional trail system, offering a central facility for competitive bike rallies and individuals to access the regional system, and provide bicycle and pedestrian-related retail services available under one roof, including bike rental and repair shops, outdoor gear and apparel, juice bar, community meeting center and visitor center.	\$2,500,000		2017
Marysville M12 Short-term	3 3.3	East Lake Restoration A public works project to improve the nine-acre lake areas between 14th and 16th streets and from Yuba Street to the Union Pacific Railroad track bed. The lake and surrounding open space areas have been neglected for years. Improvements would include bank stabilization, culvert work, new pathways, ADA-accessible features, lighting, landscaping, and irrigation.	\$1,000,000		2018
Marysville M13 Short-term	2 2.3	Incorporate Streetscape Improvements on State Route 70 from 1st Street to 6th Street A highway streetscape project conducted in conjunction with Caltrans resurfacing of the first six blocks of State Route 70 from the southern city limits. The principal objectives are to improve the visual appearance of the entry into Marysville, and to improve connectivity and walkability between the medical arts and the historic downtown districts.	\$2,000,000		2017
Marysville M14 Short-term	3 3.3	Rehabilitate the River District for recreation and eco-tourism A public works project to rehabilitate the waterfront setback areas along the Feather and Yuba rivers from the levees to the streambeds of both rivers. The area includes Riverfront Park and boat launch ramp, restrooms, soccer fields, vehicle parking, bicycle and pedestrian/jogging pathways, decommissioned sewer ponds.	\$1,000,000		2017
Marysville M15 Short-term	6 6.1	Acquire and Refurbish State Theater This 1920s-era movie palace has sat vacant for many years. The city would acquire the building for a community foundation and restore it as a community theater for both live and film presentations. The main auditorium seats about 500, has a full proscenium stage, flyspace above and dressing rooms in the basement. The project would involve period-correct restoration of interior and exterior walls, ceilings, lighting fixtures and marquee, arts and entertainment services, replacement of all seating and floor coverings, and updating to current codes.	\$2,000,000		2017
Marysville M16 Short-term	2 2.3	Accelerate Street Resurfacing and Improvements in the Five Major Economic Development Districts to Support Business Investment A public works project to restore and repair neglected city streets in the five principal economic development districts, involving approximately 80 blocks of Marysville city streets.	\$5,600,000		2016

Jurisdiction Project No. Priority	Goal Objective Action	Project Description	(274-0616) Adopt... - 109 of 110		
Marysville M17 Short-term	2 2.3	Refurbish and Update City Hall Refurbish the 1939 City Hall building by replacing all windows with high efficiency glazing, upgrading wiring and replacing floor covering throughout, updating HVAC control systems, updating technology capabilities in City Council chamber and replacing auditorium seating with modern comfortable seating.	\$350,000		2016
Wheatland W1 Mid-term	6 6.1	Wastewater Treatment Plant Design, environmental and planning efforts are currently underway for a plant with capacity to serve a future community of 35,000 residents; however, a short-term need may arise to provide some redundancy improvements to the existing plant before a new plant is built.	\$50,000,000	Develop- ment impact fees, unknown	Unknown
Wheatland W2 Mid-term	3 3.2	Wheatland Expressway Develop alignment alternatives, design and construct the Wheatland Expressway that connects to the Lincoln Bypass which was completed in 2012. The General Plan, adopted in 2006, provides for the expressway to be developed to the east of the existing city limits. No specific alignment has yet been determined but it will likely connect to the Lincoln Bypass south of Wheatland and then reconnect to the existing Highway 65 somewhere north of Wheatland (likely somewhere between South Beale Road and Ostrom Road). Once it is developed, ownership of the expressway would probably be transferred to Caltrans and the city would obtain ownership of the old Highway 65.	\$150,000,000	Develop- ment impact fees, unknown revenue sources to be developed	Unknown
Wheatland W3 Mid-term	6 6.1	Beale Wastewater Treatment Plant This project is currently in the conceptual stage as the City prepares to submit a proposal to Beale Air Force Base pursuant to a recent request for proposal issued by the Air Force. Through City operation, the existing Air Force-operated plant could transition to a plant serving much of southern Yuba County as a regional facility serving not only Wheatland, but much of the currently unserved unincorporated county that is slated for industrial and employment development (See Yuba County goal 2).	\$10,000,000	Develop- ment impact fees, treatment plant use fees	Unknown
Wheatland W4 Mid-term	6 6.1	Levee Improvement Projects The City is currently in the process of coordinating with local reclamation districts to protect developable lands within the City's Sphere of Influence. As a part of this effort, the City is seeking completion of a reconnaissance study for improvements to the Dry Creek levee.	\$1,000,000	Unknown	Unknown
Wheatland W5 Mid-term	6 6.1	Sunset Valley Duplexes The Sunset Valley Duplexes consists of 88 apartments made affordable to lower income families. Mercy Housing, Inc., a national nonprofit affordable housing provider, is now leading an effort to recapitalize the property through various competitive state and federal affordable housing funding sources. The plan proposes to address physical deficiencies of the property comprehensively. Goals include new water and sewer infrastructure, new landscaping, new energy efficient building systems, and complete flood risk/insurance mitigation. If funding sources are identified, total street reconstruction is also planned at \$200,000 and included in the above estimate. In partnership with residents, community groups, City of Wheatland, Yuba County, and state and federal partners, Mercy Housing is confident a successful plan can be implemented. UPDATE: Project completed December, 2015.	\$16,000,000	State, Low Income Tax Credit, Federal Home Loan Bank Grant, Mercy Housing	December 2015

Jurisdiction Project No. Priority	Goal Objective Action	Project Description	(274-0616) Adopt... - 110 of 110		
Wheatland W6 Mid-term	6 6.1	Solar Energy Projects The City of Wheatland plans to construct multiple solar energy shade structures at various city-owned facilities. Structure locations include City Hall, Police Department, and municipal wastewater treatment plant. Plans to partner with Pacific Gas and Electric will help offset project costs as well as provide for long term utility cost savings.	\$300,000	Unknown	Unknown
Wheatland W7 Short-term	6 6.1	Improve Walkability from Existing Neighborhoods to Elementary, Middle and High Schools Consistent with the City's vision is the constant improvement in the quality of life for its citizens. The existing sidewalks, curbs and gutters are inconsistent affecting both the community image as well as the public safety of citizens walking to and from schools and commercial areas; this public works project would provide needed infrastructure improvements. The City has received a Safe Routes to School state grant to accomplish approximately half the need improvements.	\$1,200,000	State, unknown	Unknown
Wheatland W8 Short-term	2 2.3	Wheatland Police Department Complex Completion The City recently purchased land and buildings from Wheatland Elementary School District to become the new Wheatland Police Department office complex. City funding has been limited; after land and building acquisition approximately 50 percent of the structural remodeling and furnishing has been accomplished. Partial completion of the remodel has allowed the Wheatland Police Department to move out of the midcentury trailer occupied previously. The project site is adjacent to Wheatland's corporation yard and elementary school district administration building and less than one quarter of a mile from the downtown core.	\$200,000	Unknown	Unknown
Wheatland W9 Short-term	3 3.4	Wheatland Community Gardens The 2012 goal of completing Wheatland Community Garden #1 was successfully accomplished with a ribbon-cutting ceremony on February 20, 2013. The project this year is to build Wheatland Community Garden #2 on the east side of town. This garden will serve the Wheatland Ranch subdivision area. When completed, the proposed Wheatland Community Garden will consist of approximately 24 planters, including 20 12-foot by 4-foot planter boxes and four U-shaped boxes with access for disabled persons. The total garden size is estimated at 50 feet by 150 feet. The garden will be secured by a decorative perimeter fence and key-code lock. The community garden will also include a gathering and picnic area, park benches, work tables, and a shed for storage. Total estimated budget was \$50,000 per site, with one site remaining.	\$50,000	Unknown	Unknown

The County of Yuba



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TO: BOARD OF SUPERVISORS
 FROM: ROBERT BENDORF, COUNTY ADMINISTRATOR *RB*
 GRACE MULL, DEPUTY COUNTY ADMINISTRATOR *GM*
 RE: PROPOSED BUDGET FOR FISCAL YEAR 2016-2017
 DATE: JUNE 28, 2016

RECOMMENDATIONS

It is recommended that the Board of Supervisors:

1. Receive a presentation from the County Administrator on the Proposed Budget for FY 2016-2017.
2. Accept the Proposed Budget for FY 2016-2017 and direct staff to make available copies for public review.
3. Adopt the Proposed Budget for FY 2016-2017 as the County's interim spending plan, including position allocation changes, pending formal adoption of the Final Budget.
4. Set dates for the FY 2016-2017 Budget Workshops of August 16th and August 17th.
5. Set public hearings for September 20th – 27th for adoption of the Final Budget.

BACKGROUND / DISCUSSION

In March of this year, as reported to the Board of Supervisors, the estimated cost increases for the General Fund was \$ 1,592,748 (gross of revenue estimates). These costs are attributed to Health Insurance, Salary and Pension Cost increases.

In addition, other anticipated General Fund Impacts reported were the use of one-time funds in FY 2015-2016, such as Carry Over Fund Balance to balance the budget in the amount of \$1,872,010.

Budget Process

Departments were again asked to submit a budget that absorbed cost increases where possible, particularly those that receive a General Fund revenue appropriation. While some larger departments were able to absorb the increases, most were not.

Initial requested budget submissions required nearly \$3.5 million dollars of additional General Fund revenue. A majority of those requests were made to meet the base level business cost increases, replace allocated positions lost during the last several years of cuts, add new positions due to increased workload or replace aging infrastructure. Through several departmental discussions and budget

revisions, this amount was reduced significantly to meet the projected General Fund revenues available for FY 2016-17.

Reduction in Workforce

For Fiscal Year 2016-2017, there are reductions to our workforce in a few particular areas and slight increases in others. The net allocated position total of 904 is slightly lower than FY 2015-16. Recommended decreases are primarily due to a reduction in grant funds and/or General Fund revenues. Recommended increases are attributable to additional or expanded state and/or federal programs and program mandates. The following is a summary for all departments. The detailed recommendation is provided in the attached budget document.

- Adding 7 new positions
- Un-funding 4 vacant positions
- Deleting 16 vacant positions
- Title Change 1 filled position
- Abolish/Establish 10 vacant positions

It is important to note Yuba County has approximately 164 (or 18%) fewer positions than it had ten years ago.

General Fund Revenues

While some general fund revenue sources have decreased, others are showing some signs of stability. In some cases there are slight increases in revenue estimates compared to this year:

- Secured Property Tax – estimated to be \$365,000 higher than the current fiscal year.
- Motor Vehicle In-Lieu – estimated to be \$200,000 higher than the current fiscal year.
- Franchise Fees – estimated to be \$100,000 higher than the current fiscal year.

The Proposed FY 2016-2017 budget message and associated revenue schedules include more detail regarding revenues that have declined or have remained relatively static.

Use of General Fund One-Time Revenues

We anticipate receiving one-time revenue in the amount of \$425,000 next fiscal year. The one-time revenue source consists of proceeds from the Treasurer's tax auction slated to occur in February 2017.

We recommend using these proceeds for one-time expenditures of \$250,000 to maintain General Fund Contingency at the FY 2015-2016 level of \$769,272 and moving \$175,000 to the County Capital Fund.

Based on year end projections, carryover fund balance for the General Fund from FY 2015-2016 used to balance the FY 2016-2017 budget is approximately \$1.3 million. Should additional funding become available between adoption of the Proposed and Final budgets, it is recommended the funds be considered one-time and budgeted, according to policy at Final Budget.

General Fund Reserves

No General Fund reserves are being recommended to balance the budget. For Fiscal Year 2016-2017, reserve levels are recommended to be above the stated policy level of 5%. This action is consistent with Board direction to achieve a stated goal of 10% reserve funding level by Fiscal Year 2019-2020. The Proposed Budget maintains the current reserve amount, which is currently set at \$1,942,588 or 2.44% above the minimum policy level.

FY 2015-2016	\$1,942,588	General Fund Reserves
FY 2016-2017	\$1,942,588	Recommended General Fund Reserves

General Fund Contingencies

General Fund Contingencies are recommended at the same level as FY 2015-2016 which is slightly above the 1.5% policy level at 2.67%.

FY 2015-2016	\$769,272	General Fund Contingencies
FY 2016-2017	\$769,272	Recommended General Fund Contingencies

Total County Budget

The Total County Budget for FY 2016-2017 is \$173,824,015, which is an increase of approximately \$4,700,000 compared to the FY 2015-2016 budget. Of this amount, approximately \$587,000 or 12% is attributed to General Fund increases and the remainder are increases in Non-General Fund programs supported by Federal, State, Grant, Realignment, and Fee funding

Summary

It is important for the Board of Supervisors to recognize and acknowledge that;

- The Proposed Budget is balanced with estimated revenues and the use of limited one-time funds, therefore is not structurally balanced.
- Certain items may result in adjustments to the Final Budget such as new legislation, impacts from the State Budget and employee health insurance rates.
- Restoration of Proposed Budget reductions or increases in appropriations will require equivalent reductions in funds from other County priorities.

COMMITTEE

The Budget Committee has reviewed key elements of the Proposed Budget for FY 2016-2017. In addition, budget workshops have been scheduled in August for your Board to receive a budget presentation from each department head.

FISCAL IMPACT

The Proposed Budget for FY 2016-2017 serves as an interim spending plan to implement Board policies and priorities until the Final Budget is adopted. Budget hearings are scheduled in September.

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Clerk/Board of Supervisors

276-0616

OFFICE OF THE GOVERNOR

June 13, 2016

To the California County Boards of Supervisors:

Consistent with the requirement in Elections Code section 12000, enclosed please find a copy of the proclamation calling the General Election on Tuesday, November 8, 2016.

Sincerely,

PETER A. KRAUSE

Legal Affairs Secretary

Enclosure

Executive Department

State of California

**A PROCLAMATION
BY THE GOVERNOR OF THE STATE OF CALIFORNIA**

I, **EDMUND G. BROWN JR.**, Governor of the State of California, pursuant to section 12000 of the Elections Code, proclaim that a General Election will be held throughout this State on Tuesday, the 8th day of November, 2016, at which the following offices are to be filled:

Presidential electors;

One United States Senator;

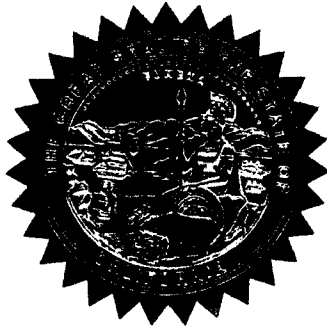
Representatives to the Congress of the United States from each of the 53 congressional districts of the State;

State Senators from odd-numbered districts of the 40 senatorial districts of the State;

Members of the Assembly from each of the 80 assembly districts of the State; and

All such other state, county, judicial, or other officers as are provided by law to be filled at such election.

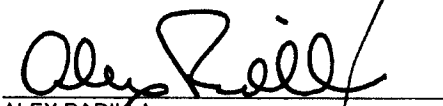
I further proclaim that at such election there will also be submitted to the voters such proposed constitutional amendments, questions, propositions, and initiative measures as are required to be so submitted by the Constitution and laws of this State.



IN WITNESS WHEREOF I have hereunto set my hand and caused the Great Seal of the State of California to be affixed this 9th day of June 2016.


EDMUND G. BROWN JR.
Governor of California

ATTEST:


ALEX PADILLA
Secretary of State



SUTTER-YUBA MENTAL HEALTH SERVICES

1965 Live Oak Boulevard, Suite A
PO Box 1520
Yuba City, CA 95992-1520

277-0616
(277-0616) Audit... - 1 of 6



Tony Hobson, Ph.D.

Assistant Director of Human Services

Director of Mental Health/Alcohol & Drug Program Administrator

Administration Services

(530) 822-7200


FAX (530) 822-7627

RECEIVED

Date: June 9, 2016

Clerk/Board of Supervisors

To: Sutter County Board of Supervisors
Yuba County Board of Supervisors ✓

From: Tony Hobson, Ph.D. 
Assistant Director of Human Services
Director of Mental Health

Subject: Behavioral Health Advisory Board's Annual Year-End Report for FY 2015-16

Enclosed is the Behavioral Health Advisory Board's Annual Year-End Report developed for Sutter-Yuba Mental Health Services for FY 2015-16.

As the Mental Health Director, I agree with the comments offered by the Behavioral Health Advisory Board and I wish to thank all the members of this Board for their dedicated work throughout the year. It has been a pleasure to work with them.

TH/sh

Attachment

SERVING THE SUTTER-YUBA COMMUNITY SINCE 1969

Adult Outpatient Services: 822-7200
Wellness & Recovery: 822-7200
Substance Abuse Services: 822-7200

TTY-CRS 800-735-2929
Psychiatric Emergency Services: 673-8255
Psychiatric Health Facility: 822-7209

Children's System of Care: 822-7478
Youth Services: 822-7513

***SUTTER-YUBA
BEHAVIORAL HEALTH ADVISORY BOARD
1965 Live Oak Blvd.
Yuba City, CA 95991
(530) 822-7200***

DATE: May 2, 2016

TO: Sutter County Board of Supervisors
Yuba County Board of Supervisors

FROM: Brad Westmoreland, Board Member
Andrea Armstrong, Board Member

SUBJECT: Annual Report for Fiscal Year 2015-16

This memorandum is the Behavioral Health Advisory Board's Annual Year-End Report to your Boards. This report is based on program presentations offered during the year as well as on-site visits with Program Managers and other areas of interest.

Behavioral Health Advisory Board – (BHAB)

The BHAB is an interactive group of members comprised of consumers, family members and individuals from our bi-county community who are interested in promoting effective Behavioral Health programs and services. Currently, the BHAB meets on the first (1st) Thursday of each month (except August and December).

Appointed members of the BHAB currently include: Yuba County Supervisor Andy Vasquez, Sutter County Supervisor Barbara LeVake, Tamaira Ramsey, Andrea Armstrong, Hannah M. Hogan, Margery Hubbard, Ashley Alexander, Sheila Wilson, Touresa Vang and Brad Westmoreland.

Current officers are:

- Chair: Hannah Hogan
- Vice Chair: Tamaira Ramsey
- Secretary: Margery Hubbard

Administration

Sutter-Yuba Mental Health Services (SYMHS) experienced the following major changes in personnel over the past year:

- Deputy Director of Mental Health – Clinical Services: Laura Ruble retired in September of 2015 and Shannon Secrist was promoted to fill this position in September of 2015.
- MHSA Coordinator: Megan Ginilo was hired in July of 2015.
- Youth Services Program Manager: Shannon Secrist was the Program Manager for the Children's System of Care program. With Shannon's promotion and Sandra Turnbull's retirement in October of 2015 from the Youth Services Program Manager position, a decision was made to combine all Youth Services under one program manager. Karleen Jakowski was hired in November of 2015 and now oversees all Youth Services programs. The Boards of Supervisors approved the combining of these programs in October of 2015.
- Psychiatric Health Facility/Psychiatric Emergency Services Program Manager: Maura Quinn-Briseno retired in December of 2015. Kendra Davis was hired as her replacement in April of 2016.
- Account Clerk III: Claire Nichols retired in December of 2015. Claire handled HR/payroll functions for SYMHS. Her duties have since been divided up among several employees.
- Forensic Services Program Manager: This position was created to bring all forensic activities under one umbrella. Meredith Evans was hired in February of 2016 to oversee this program.
- Telepsychiatry: SYMHS hired their first full-time contract telepsychiatrist in December of 2015, Dr. Joan Odom. Telepsychiatry has been well received at SYMHS. Through SYMHS, Dr. Odom also provides telepsychiatry services for both Yuba and Sutter County Jails.

Mental Health Services Act (MHSA)

The Mental Health Services Act (MHSA), also known as Proposition 63, was passed by California voters in 2004. The intent of the MHSA is to transform existing mental health systems. There are five components under the MHSA Plan: Community Services and Supports (CSS); Prevention and Early Intervention (PEI), Workforce Education and Training (WET), Capital Facilities and Technical Needs (CFTN), and Innovation (INN). Funds received from the MHSA fluctuate, but are approximately \$7,000,000 per year.

- MHSA – Community Services and Supports (CSS):

CSS programs provide direct services to clients. Included within the CSS component is an Integrated Full Service Partnership (FSP) that addresses the following age groups: Age 0-15, Children's System of Care 6-15, Transition Age Youth 16-25, Adult 26-60, and Older Adult 60+. There are various FSP supportive resources, which include housing resources, wellness resources and vocational resources. Expedited access to outpatient services for adults and children is also available within the CSS Plan. These programs are titled Youth Urgent Services and Adult Urgent Services. Lastly, there are dedicated outreach and engagement programs within the CSS Plan. There is a Bi-County Elder Service Team and an Ethnic Outreach Services Program, which includes the Hmong Outreach Center and the Latino Outreach Center. The Latino Outreach Center was a newly approved item in the FY 15-16 MHSA Annual Update. The Latino

Community Outreach Center opened in September of 2015. It is located at 545 Garden Highway in Yuba City. The Center is currently staffed with three bilingual therapists and a receptionist. To date the Center has served 102 **new** clients 72 adults and 30 children. So far, feedback has been very positive.

- MHSA- Prevention and Early Intervention (PEI):

PEI programs provide services to help prevent mental illness including expanded mentoring programs, Strengthening Families programs, and recreational opportunities for children and youth who are in stressed families, are at risk of school failure, or are at risk of or are experiencing juvenile justice involvement, as well as to underserved cultural populations. A variety of school-based trainings and community-based trainings are offered by the PEI Team

A noted PEI achievement in FY 2015-2016 occurred in October of 2015, when representatives of PEI participated in Red Ribbon Week presentations at five schools in ten days, reaching approximately 3,900 students. These presentations received very positive feedback.

Other PEI projects include the Traditional Healers Project. This project is a culturally competent collaboration to address serious mental illness in the Traditional Hmong population. SYMHS and the Hmong Outreach Center participated in the Hmong Hut Project and the Hmong Center Open House events, which were designed and implemented in order to increase awareness in the traditional Hmong community of mental health issues and available services. Both events were well attended and received positive feedback from members of the community.

- MHSA-Workforce Education and Training Component (WET):

WET Plan components include: Workforce Development and Evidence-Based Practices Trainings; Cultural Competence Trainings; an Intern Supervision Program; a Youth Workforce and Career Plan Program; an Adult Education/Employment Support Plan Program; and a Tuition Reimbursement Program.

- MHSA Capital Facilities and Technology Needs Component (CFTN):

CFTN Plan component includes a Technology Plan and a Capital Facilities Plan. The Technology Plan instituted the electronic health record and the associated support structures to meet state and federal mandates. The Capital Facilities Plan included a Psychiatric Emergency Services (PES) Expansion Project, which intended to renovate the existing space to allow for an additional waiting room and interview areas. Since the passing of the 2015-16 Annual Update, SYMHS has developed a closer partnership with Rideout Memorial Hospital and has since embedded a 24/7 Crisis Team in the Emergency Department. This initiative has eliminated the need to expand the SYMHS PES facility.

SYMHS is currently proposing a new Capital Facilities Project that would renovate existing space within the main SYMHS building and expand the Adult Education-Work Activity Center Program to be a more comprehensive work experience and training program. A public hearing is being held on May 12, 2016 to consider public comment on this new project and the FY 16-17 MHSA Plan.

- MHSA Innovation Component (INN):

SYMHS has implemented three Innovation Projects. A collaborative research project with the Sutter County and Yuba County Probation Departments is analyzing whether the setting of engagement (in-custody vs. out of custody) has an effect on client outcomes. The Hmong Spiritual Healing Project analyzes whether inclusion of traditional Hmong practices within the current mental health treatment plan results in improved outcomes for clients. The third project creates a step-down program from the MHSA Transition Age Youth Program and seeks to see if this step-down helps this vulnerable age group to achieve higher levels of recovery and furthers community integration.

Substance Use Disorder Services (SUDS) Program

The City of Yuba City adopted **The Social Host Liability Ordinance** in May of 2015 to reduce underage drinking and substance abuse. It prohibits anyone from hosting or allowing a public or private gathering where minors are using alcohol, marijuana or controlled substances. A "Social Host" is anyone, of any age, who knowingly hosts underage drinking on property they own, lease or otherwise control. Even if the "Social Host" did not intend for minors to use alcohol or controlled substances, they will be in violation of the ordinance if they did nothing to prevent its use. Funding was received from a grant from Wake Forest University for the SUDS Prevention program to support community efforts to see the completion of the ordinance in the City of Yuba City.

Other Mental Health Plan Changes:

Open Access Clinic – SYMHS expanded their hours for the Open Access Clinic. Walk-ins can now be seen Monday through Friday between 8:00 a.m. and 2:00 p.m.

Rideout Emergency Department – Crisis counselors are now embedded at Rideout Emergency Room. Crisis counselors have a dedicated space and more space will be available once the new Emergency Department section is opened. All 5150's are taken directly to the Rideout Emergency Department for assessment.

Stabler Lane Facility – SYMHS will be moving all Youth Services programs into the facility originally known as Sun Ridge Hospital. Some of the Department of Social Services programs will also occupy the building. These programs will likely move to the Stabler Lane Facility in early summer. The modular buildings currently used at SYMHS will be removed.

Budget

The operating budget for the current fiscal year is \$34.8 million dollars. Expenditures for the current fiscal year are below budget. At the beginning of the recession, SYMHS borrowed for cash flow in the Bi-County Mental Health Fund from the MHSA and Core Mental Health Funds. The borrowing from the County general fund has been paid off. The outstanding balance owed to the MHSA Fund is \$2.18 million dollars.

Counties, in conjunction with the County Behavioral Health Directors Association, are working with the State and the Federal Governments to develop a new methodology for the Medi-Cal claiming process. The full impact of the Affordable Care Act and the associated Medi-Cal expansion on SYMHS is being closely monitored.

BW/AA/sh



LINNÉ K. STOUT
DIRECTOR

State of California-Health and Human Services Agency
DEPARTMENT OF COMMUNITY SERVICES AND DEVELOPMENT
2389 Gateway Oaks Drive, Suite 100, Sacramento, CA 95833
Telephone: (916) 576-7109 | Fax: (916) 263-1406
www.csd.ca.gov

(278-0616) Annua... - 1 of 14



EDMUND G. BROWN JR.
GOVERNOR

RECEIVED

June 15, 2016

Brynda Stranix, Executive Director
Yuba County Community Service Commission (CSBG)
YSEDC
950 Tharp Road, Suite 1303
Yuba City, CA 95993

Clerk/Board of Supervisors

278-Delle

Dear Ms. Stranix:

Audit Transmittal Report (TR) 15-040 (FYE 6/30/15)

The Department of Community Services and Development (CSD) has performed a desk review of an audit report submitted to this office by the County of Yuba, or the auditor identified below. This review is conducted in accordance with the provisions of Office of Management and Budget Circular A-133, "Audits of States, Local Governments, and Non-Profit Organizations," Subpart D, Section 400(d), published June 27, 2003.

Auditor: Gallina LLP, CPAs

Audit Period: 7/1/14 – 6/30/15

Contract Numbers: 14F-3048, 14F-3053, and 15F-2053

Report Date: 3/18/16

Date Received: 5/25/16

The State Controller's Office (SCO) reviews the audit report to ensure that applicable standards have been met and to resolve outstanding matters as to format, required statements, and items which appear to cut across multiple programs or funding sources.

The review by this department covers the statements as they pertain to CSD contracts, and any issues referred to CSD for resolution by the SCO. Because the SCO has not completed their review at this time, CSD will issue a revised transmittal addressing any issues subsequently identified by the SCO. The assignment of the TR number, shown as the subject, enters the report into our follow-up system to ensure that all audit discrepancies are resolved.

Based on our review, we have the following comments and/or actions required:

QUALIFIED OPINION

The independent auditor noted the County was not able to determine the balance of its revolving loan receivable balances for its HOME and Community Development Block Grant programs at June 30, 2016 as described in Note 8 due to the insufficiency of records supporting the individual loan balances.

Action Required:

1. Please ensure the County establish and maintain sufficient records to enable the independent auditor to determine the balance of the revolving loan receivable balances for the above mentioned programs.

RELATED CONCERNS:

The single audit report identified four instances of material weaknesses and one instances of significant deficiency related to the internal control over reporting. Although these instances don't appear to be directly related to CSD's pass-through funding; concerns exist that CSD's programs may have similar issues. CSD considers these issues closed since the agency provided planned corrective actions. However, CSD will review next year's single audit report to ensure the agency implemented the corrective actions.

CONTRACT NUMBER: 14F-3048

CSD reimbursements (based on reported costs) exceed reported audited costs by \$137.30 as follows:

\$ 244,913.41	CSD Amount Reimbursed
+ 163.00	Interest Earned FYE 6/30/14 (See Enclosure A, page # A-2)
- 343.11	Check Received for the Interest Earned FYEs 6/30/14 & 6/30/15
+ 183.00	Interest Earned FYE 6/30/15 (See Enclosure A, page # A-5)
- 65,676.00	Audited Costs Reported FYE 6/30/14 (See Enclosure A, page # A-1)
- 179,103.00	Audited Costs Reported FYE 6/30/15 (See Enclosure A, page # A-4)
<u>\$ 137.30</u>	Amount Due CSD

Action Required:

2. Please reconcile the difference of \$137.30 and submit corrected Schedule of Expenditures of Federal Awards (SEFA) and/or Supplemental Statements of Revenue and Expenditures (SSRE), or
3. Refund \$137.30 to CSD within 30 days from the date of this letter.

CONTRACT NUMBER: 14F-3053

CSD reimbursements (based on reported costs) exceed reported audited costs by \$7,905.42 as follows:

\$ 241,573.52	CSD Amount Reimbursed
+ 170.00	Interest Earned FYE 6/30/14 (See Enclosure A, page # A-3)
- 360.10	Check Received for the Interest Earned FYEs 6/30/14 & 6/30/15
+ 190.00	Interest Earned FYE 6/30/15 (See Enclosure A, page # A-6)
- 62,953.00	Audited Costs Reported FYE 6/30/14 (See Enclosure A, page # A-1)
- 170,715.00	Audited Costs Reported FYE 6/30/15 (See Enclosure A, page # A-4)
\$ 7,905.42	Amount Due CSD

Action Required:

4. Please reconcile the difference of \$7,905.42 and submit corrected Schedule of Expenditures of Federal Awards (SEFA) and/or Supplemental Statements of Revenue and Expenditures (SSRE), or
5. Refund \$7,905.42 to CSD within 30 days from the date of this letter

SUPPLEMENTAL STATEMENTS:

The Supplemental Statements of Revenues and Expenditures (SSRE) do not conform to the requirements of CSD's Supplemental Audit Guide. According to the guide, *"The supplemental statement must include the contract budget line items, expenditures for each budget line item by fiscal year, total audited costs and total reported expenses by budget line item."*

Action Required:

6. Ensure that all future single audit reports include supplemental statements broken out by fiscal year for contracts that close out during the audit period. Specifically, please provide the contract total audited costs in the year the contract is closing (See Enclosure A, page # A-7 through A-10).

SUBMISSION OF AUDIT REPORTS

Action Required:

7. Please ensure all future single audit reports, the agency submits to CSD one (1) printed copy and one (1) electronic copy of the required audit report(s) and any management letter(s) issued by the accountant, within the earlier of 30 calendar days after receipt of the auditor's report(s), or nine (9) months after the end of the agency's fiscal year.

CONTRACT NUMBER: 15F-2053

The term of this contract extends beyond the audit reporting period. Please ensure this contract is included in the next Single Agency-Wide Audit; and revenues and expenditures are identified by contract numbers, components, and Federal Catalog numbers for the Federal Funding.

Please submit a written response indicating corrective actions taken to resolve the issue/finding and action required in the audit report and this transmittal letter within 30 days of this notice.

If the agency has any questions or requires additional information, please contact me at (916) 576-5298 or Jeffry.Takili@csd.ca.gov.

Sincerely,



Jeffry Takili
CSD Management Auditor
Audit Services Unit

Enclosures (10)

c: Roger Abe, Chair, Yuba County Board of Supervisors
Theresa Gallier, Chair, Yuba County Community Services Commission
Kenneth Brooke, Chair, Sutter County Community Action Agency
Gallina LLP, CPAs

COUNTY OF YUBA

Schedule of Expenditures of Federal Awards
For the Year Ended June 30, 2014

Federal Grantor/Pass-Through Grantor/Program Title	Federal CFDA Number	Pass-Through Grantor's Number	Expenditures
<u>U. S. Department of Health and Human Services (continued)</u>			
Passed through State Department of Social Services (continued):			
Adoption Assistance - IV-E ADMIN.	93.659	--	\$ 1,865,579
Adoption Assistance - IV-E ADMIN.	93.659	--	15,379
Adoptions Indep & Case Mgmt - IV-E	93.659	--	85,401
NoRecurring Adoption Expense - IV-E	93.659	--	987
Subtotal CFDA Number 93.659			<u>1,967,346</u>
Promoting Safe and Stable Families	93.556	--	<u>73,881</u>
Child Welfare Services - IV-B	93.645	--	<u>74,537</u>
CWS Title XX Ledger Shift/Augment	93.667	--	95,484
CalWorks-Single Allocation - Title XX	93.667		231,853
CWS Title XX Ledger Shift/Augment - Title XX	93.667		111,369
Subtotal CFDA Number 93.667			<u>438,706</u>
Independent Living Program - IV-E CFCIP	93.674		<u>69,645</u>
Subtotal Pass-Through			<u>19,346,637</u>
Passed through the State Department of Child Support Services:			
Child Support Enforcement	93.563	--	<u>2,171,498</u>
Subtotal CFDA Number 93.563			<u>2,171,498</u>
Community Services Block Grant	93.569	13F-3048	137,442
Community Services Block Grant	93.569	13F-3053	144,184
Community Services Block Grant	93.569	14F-3048	65,676
Community Services Block Grant	93.569	14F-3053	62,953
Subtotal CFDA Number 93.569			<u>410,255</u>
Total U.S. Department of Health & Human Services			<u>\$ 21,928,390</u>
<u>U.S. Department of Homeland Security</u>			
Passed through California Emergency Management Agency:			
FY 13 Emergency Management Performance Grant	97.042	2013 - 0047	<u>139,948</u>
FY 12 Pre-Disaster Mitigation Competitive Program	97.047	2012 - 0004	<u>72,000</u>
FY 13 Homeland Security Grant Program	97.067	2013 - 00110	<u>25,315</u>
FY 11 Homeland Security Grant Program	97.073	2011 - SS - 0077	171,120
FY 12 Homeland Security Grant Program	97.073	2012 - SS - 00123	105,078
Subtotal CFDA Number 97.073			<u>276,198</u>
Total U.S. Department of Homeland Security			<u>\$ 513,461</u>
Total Expenditures of Federal Awards			<u>\$ 35,755,041</u>

See accompanying Notes to Schedule of Expenditures of Federal Awards

COUNTY OF YUBA

(278-0616) Annua... - 6 of 14

Supplemental Statement of Revenue and Expenditures
 CSD Contract No. 13F-3048 (CSBG - \$247,015)
 For The Period July 1, 2013 through June 30, 2014

	January 1, 2014 through June 30, 2014	July 1, 2013 through December 31, 2013	Totals
Revenue			
Grant revenue	\$ 52,217	\$ 102,598	\$ 154,815
Interest income	--	163	163
Total Revenue	\$ 52,217	\$ 102,761	\$ 154,978
Expenditures			
Administrative Costs:			
Salaries and wages	\$ 285	\$ 7,698	\$ 7,983
Fringe benefits	70	2,255	2,325
Insurance	208	2,658	2,866
Communication	93	193	286
Equipment Lease/purchase	198	--	198
A-87 Charges	--	3,000	3,000
Other costs	1,097	199	1,296
Subtotal Administrative Costs	1,951	16,003	17,954
Program Costs:			
Sub-Contractors	41,329	78,159	119,488
Subtotal Program Costs	41,329	78,159	119,488
Total Expenditures	\$ 43,280	\$ 94,162	\$ 137,442

COUNTY OF YUBA

(278-0616) Annua... - 7 of 14

Supplemental Statement of Revenue and Expenditures
 CSD Contract No. 14F-3053 (CSBG - \$253,327)
 For The Period July 1, 2013 through June 30, 2014

	January 1, 2014 through June 30, 2014	Totals
Revenue		
Grant revenue	\$ 97,729	\$ 97,729
Interest income	170	170
Total Revenue	<u>\$ 97,899</u>	<u>\$ 97,899</u>
Expenditures		
Administrative Costs:		
Salaries and wages	\$ 4,080	\$ 4,080
Fringe benefits	671	671
Office supplies	378	378
Subtotal Administrative Costs	<u>5,129</u>	<u>5,129</u>
Program Costs:		
Sub-contractors	<u>57,824</u>	<u>57,824</u>
Subtotal Program Costs	<u>57,824</u>	<u>57,824</u>
Total Expenditures	<u>\$ 62,953</u>	<u>\$ 62,953</u>

COUNTY OF YUBA

(278-0616) Annua... - 8 of 14

Schedule of Expenditures of Federal Awards
For the Year Ended June 30, 2015

Federal Grantor/Pass-Through Grantor/Program Title	Federal CFDA Number	Pass-Through Grantor's Number	Expenditures
Adoption Assistance - IV-E ADMIN.	93.659	--	29,057
Adoptions Indep & Case Mgmt - IV-E	93.659	--	65,364
NoRecurring Adoption Expense - IV-E	93.659	--	1,683
Subtotal CFDA Number 93.659			<u>1,942,033</u>
Promoting Safe and Stable Families	93.556	--	<u>70,326</u>
Refugee & Entrant Asst - Voluntary Agency Prog - RCA/Hardships	93.566	--	<u>2,001</u>
Child Welfare Services - IV-B	93.645	--	<u>74,870</u>
CWS Title XX Ledger Shift/Augment - Title XX	93.667	--	206,853
CalWorks-Single Allocation - Title XX	93.667	--	72,085
Subtotal CFDA Number 93.667			<u>278,938</u>
Independent Living Program - IV-E CFCIP	93.674	--	<u>66,885</u>
Subtotal Pass-Through			<u>20,152,368</u>
Passed through the State Department of Child Support Services:			
Child Support Enforcement	93.563	--	<u>2,130,219</u>
Subtotal CFDA Number 93.563			<u>2,130,219</u>
Passed through the State Department Community Services and Development:			
Community Services Block Grant	93.569	14F-3048	179,103
Community Services Block Grant	93.569	14F-3053	170,715
Community Services Block Grant	93.569	15F-2053	61,123
Subtotal CSBG Cluster			<u>410,941</u>
Total U.S. Department of Health & Human Services			<u>\$ 22,693,528</u>
<u>U.S. Department of Homeland Security</u>			
Passed through California Emergency Management Agency:			
Emergency Management Performance Grant	97.042	2014 - 0070	<u>\$ 281,064</u>
Homeland Security Grant Program	97.067	2014 - 0093	50,341
Homeland Security Grant Program	97.067	2013 - 110	92,873
Subtotal CFDA Number 97.067			<u>143,214</u>
Total U.S. Department of Homeland Security			<u>\$ 424,278</u>
Total Expenditures of Federal Awards			<u>\$ 38,975,666</u>

See accompanying Notes to Schedule of Expenditures of Federal Awards

COUNTY OF YUBA

(278-0616) Annua... - 9 of 14

Supplemental Schedule of Revenue and Expenditures
 CSD Contract No. 14F-3048
 For The Period January 1, 2014 through December 31, 2014

	January 1, 2015 through June 30, 2015	July 1, 2014 through December 31, 2014	Totals
<u>Revenue</u>			
Grant revenue	\$ 72,610	\$ 95,978	\$ 168,588
Interest income	(343)	183	(161)
Total Revenue	<u>\$ 72,267</u>	<u>\$ 96,161</u>	<u>\$ 168,428</u>
<u>Expenditures</u>			
Administrative Costs:			
Salaries and wages	\$ 807	\$ 9,786	\$ 10,593
Fringe benefits	980	1,919	2,898
Insurance	--	2,077	2,077
Communication	92	--	92
Consumable supplies	--	105	105
A-87 Charges	3,000	--	3,000
Other costs	1,200	550	1,750
Subtotal Administrative Costs	<u>6,078</u>	<u>14,437</u>	<u>20,515</u>
Program Costs:			
Other costs	101,004	57,584	158,588
Subtotal Program Costs	<u>101,004</u>	<u>57,584</u>	<u>158,588</u>
Total Expenditures	<u>\$ 107,082</u>	<u>\$ 72,021</u>	<u>\$ 179,103</u>

COUNTY OF YUBA

(278-0616) Annua... - 10 of 14

Supplemental Schedule of Revenue and Expenditures
 CSD Contract No. 14F-3053
 For The Period January 1, 2014 through December 31, 2014

	January 1, 2015 through June 30, 2015	July 1, 2014 through December 31, 2014	Totals
<u>Revenue</u>			
Grant revenue	\$ 66,323	\$ 77,522	\$ 143,845
Interest income	(360)	190	(170)
Total Revenue	<u>\$ 65,962</u>	<u>\$ 77,712</u>	<u>\$ 143,674</u>
<u>Expenditures</u>			
Administrative Costs:			
Salaries and wages	\$ 8,515	\$ 14,221	\$ 22,735
Fringe benefits	2,815	3,207	6,022
Communication	--	46	46
Consumable supplies	--	188	188
A-87 Charges	4,000	--	4,000
Other costs	600	--	600
Subtotal Administrative Costs	<u>15,930</u>	<u>17,662</u>	<u>33,592</u>
Program Costs:			
Other costs	72,402	64,721	137,123
Subtotal Program Costs	<u>72,402</u>	<u>64,721</u>	<u>137,123</u>
Total Expenditures	<u>\$ 88,332</u>	<u>\$ 82,383</u>	<u>\$ 170,715</u>

- LIHEAP Contracts -

(278-0616) Annua... - 11 of 14

ACME COMMUNITY DEVELOPMENT, INC.
 SUPPLEMENTAL STATEMENT OF REVENUE AND EXPENDITURES
 CSD CONTRACT NO. 12B-XXXX (WX)
 FOR THE PERIOD JAN. 1, 2012 THROUGH DEC. 31, 2012

	1-Jan-12 through 30-Jun-12	1-Jul-12 through 31-Dec-12	Total Audited Costs	Total Reported Expenses	Total Budget
REVENUE					
Grant Revenue	\$989,357	\$0	\$989,357		\$989,357
Interest Income	\$406	\$0	\$406		
Other Income	\$0	\$0	\$0		
Deferred Revenue Earned	\$0	\$8,753	\$8,753		
Deferred Grant Revenue	\$0	\$0	\$0		
Total Revenue:	\$989,763	\$8,753	\$998,516		\$989,357
EXPENDITURES (1)					
Administration					
Salaries & Wages	\$28,953	\$1,170	\$30,123	\$30,123	\$30,123
Fringe Benefits	\$11,324	\$360	\$11,684	\$11,684	\$11,684
Facilities	\$23,704	(\$1,530)	\$22,174	\$22,174	\$22,174
Utilities	\$2,678	\$0	\$2,678	\$2,678	\$2,678
Equipment	\$0	\$0	\$0	\$0	\$0
Telephone - Communications	\$3,599	\$0	\$3,599	\$3,599	\$3,599
Travel	\$0	\$0	\$0	\$0	\$0
Accounting	\$0	\$0	\$0	\$0	\$0
Audit Costs	\$2,821	\$0	\$2,821	\$2,821	\$2,821
Insurance - Bonding	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$1,772	\$0	\$1,772	\$1,772	\$1,772
Total Administration Costs:	\$74,851	\$0	\$74,851	\$74,851	\$74,851
Program					
Intake	\$19,602	\$0	\$19,602	\$19,602	\$19,602
Outreach	\$49,007	\$0	\$49,007	\$49,007	\$49,007
Training & Technical Assistance	\$9,722	\$0	\$9,722	\$9,722	\$9,722
Direct Program Activities	\$774,659	\$8,661	\$783,320	\$783,320	\$783,320
Liability Insurance	\$29,013	\$0	\$29,013	\$29,013	\$29,013
Vehicle & Equipment	\$0	\$0	\$0	\$0	\$0
Workers' Compensation	\$23,750	\$92	\$23,842	\$23,842	\$23,842
Total Program Costs:	\$905,753	\$8,753	\$914,506	\$914,506	\$914,506
Total Costs:	\$980,604	\$8,753	\$989,357	\$989,357	\$989,357

(1) Please note that the supplemental statements should be based on the budget line items contained in the contract and will need to be adjusted to incorporate the line items applicable to specific contracts.

- LIHEAP Contracts -

ACME COMMUNITY DEVELOPMENT, INC.
 SUPPLEMENTAL STATEMENT OF REVENUE AND EXPENDITURES
 CSD CONTRACT NO. 12B-XXXX (ECIP)
 FOR THE PERIOD JAN. 1, 2012 THROUGH DEC. 31, 2012

(278-0616) Annua... - 12 of 14

	1-Jan-12 through 30-Jun-12	1-Jul-12 through 31-Dec-12	Total Audited Costs	Total Reported Expenses	Total Budget
REVENUE					
Grant Revenue	\$707,262	\$269,800	\$977,062		\$477,635
Interest Income	\$0		\$0		
Other Income	\$0	\$260	\$260		
Deferred Revenue Earned	\$0				
Deferred Grant Revenue	\$0	(\$3,089)	(\$3,089)		
Total Revenue:	\$707,262	\$266,971	\$974,233		\$477,635
EXPENDITURES (1)					
Administration					
Salaries & Wages	\$83,144	\$6,477	\$89,621	\$89,621	\$89,621
Fringe Benefits	\$30,169	\$2,181	\$32,350	\$32,350	\$32,350
Facilities	\$22,814	\$4,692	\$27,506	\$27,506	\$27,506
Utilities	\$5,565	\$0	\$5,565	\$5,565	\$5,565
Equipment	\$0	\$0	\$0	\$0	\$0
Telephone - Communications	\$4,857	\$913	\$5,770	\$5,770	\$5,770
Travel	\$0	\$787	\$787	\$787	\$787
Accounting	\$0	\$0	\$0	\$0	\$0
Audit Costs	\$7,553	\$772	\$8,325	\$8,325	\$8,325
Office Supplies	\$5,346	\$544	\$5,890	\$5,890	\$5,890
Total A-16/ECIP/HEAP Administration Costs:	\$159,448	\$16,366	\$175,814	\$175,814	\$175,814
Program					
Assurance 16 Costs	\$198,472	\$113,056	\$311,528	\$311,528	\$311,528
ECIP/HEAP Intake	\$85,691	\$76,233	\$161,924	\$161,924	\$161,924
ECIP/HEAP Outreach	\$125,481	\$113,456	\$238,937	\$238,937	\$238,937
Cooling Services Repair/Replacement	\$5,045	\$18,126	\$23,171	\$23,171	\$23,171
Heating Services Repair/Replacement	\$0	\$18,122	\$18,122	\$18,122	\$18,122
Water Heater Repair/Replacement	\$0	\$1,203	\$1,203	\$1,203	\$1,203
Supplemental Heating & Cooling Costs	\$0	\$0	\$0	\$0	\$0
ECIP WPO	\$22,000	\$4,500	\$26,500	\$26,500	\$26,500
SWEATS	\$0	\$0	\$0	\$0	\$0
HEAP WPO	\$27,000	\$21,000	\$48,000	\$48,000	\$48,000
Liability Insurance	\$494	\$1,904	\$2,398	\$2,398	\$2,398
Training & Technical Assistance	\$0	\$0	\$0	\$0	\$0
Vehicle & Equipment	\$0	\$0	\$0	\$0	\$0
Workers' Compensation	\$1,594	\$8,188	\$9,782	\$9,782	\$9,782
Total Program Costs:	\$465,777	\$375,788	\$841,565	\$841,565	\$841,565
Total Costs:	\$625,225	\$392,154	\$1,017,379	\$1,017,379	\$1,017,379

(1) Please note that the supplemental statements should be based on the budget line items contained in the contract and will need to be adjusted to incorporate the line items applicable to specific contracts.

- DOE Contracts -

(278-0616) Annua... - 13 of 14

ACME COMMUNITY DEVELOPMENT, INC.
 SUPPLEMENTAL STATEMENT OF REVENUE AND EXPENDITURES
 CSD CONTRACT NO. 11C-XXXX
 FOR THE PERIOD DECEMBER 1, 2011 THROUGH JUNE 30, 2013

	1-Dec-11 through 30-Jun-12	1-Jul-12 through 30-Jun-13	Total Audited Costs	Total Reported Expenses	Total Budget
REVENUE					
Grant Revenue	\$28,117	\$98,620	\$126,737		\$117,446
Interest Income	\$156	\$300	\$456		
Other Income	\$0	\$0	\$0		
Deferred Revenue Earned	\$0	\$0	\$0		
Deferred Grant Revenue	\$0	\$0	\$0		
Total Revenue:	\$28,273	\$98,920	\$127,193		\$117,446
EXPENDITURES (1)					
Administration					
Salaries & Wages	\$1,023	\$2,385	\$3,408	\$3,329	\$4,100
Fringe Benefits	\$267	\$623	\$890	\$999	\$1,260
Facilities	\$371	\$864	\$1,235	\$1,109	\$1,800
Equipment	\$0	\$126	\$126	\$126	\$126
Equipment (\$5,000 or more)	\$0	\$0	\$0	\$0	\$0
Telephone - Communications	\$35	\$80	\$115	\$125	\$170
Travel	\$95	\$0	\$95	\$115	\$420
Audit Costs	\$0	\$750	\$750	\$1,100	\$1,100
Office Supplies	\$45	\$105	\$150	\$147	\$420
Total Administration Costs:	\$1,836	\$4,933	\$6,769	\$7,050	\$9,396
Program					
Training & Technical Assistance	\$2,000	\$13,965	\$15,965	\$15,569	\$6,000
Liability Insurance	\$1,194	\$8,340	\$9,534	\$9,534	\$7,600
Vehicle Insurance	\$666	\$4,660	\$5,326	\$5,452	\$5,400
Major Vehicle & Field Equip. (\$5,000 or more)	\$0	\$0	\$0	\$0	\$0
Subtotal	\$3,860	\$26,965	\$30,825	\$30,555	\$19,000
Intake	\$1,207	\$8,445	\$9,652	\$13,903	\$5,400
Outreach	\$3,996	\$27,969	\$31,965	\$31,965	\$17,355
Client Education	\$2,856	\$19,991	\$22,847	\$19,721	\$49,000
Workers' Compensation	\$653	\$4,569	\$5,222	\$5,222	\$8,150
Minor Vehicle & Field Equip. (Less than \$5,000)	\$351	\$2,457	\$2,808	\$2,133	\$5,000
General/Operating Expenses	\$54	\$485	\$539	\$675	\$200
Direct Program Activities	\$37	\$262	\$299	\$299	\$470
Subtotal	\$9,154	\$64,178	\$73,332	\$73,918	\$85,575
Health & Safety	\$253	\$1,772	\$2,025	\$1,900	\$2,420
Total Program Costs:	\$26,281	\$184,058	\$210,339	\$210,846	\$211,570
Total Costs:	\$28,117	\$98,620	\$217,108	\$217,896	\$220,966
Revenue over/(under) costs			(\$89,915)		

(1) Please note that the supplemental statements should be based on the budget line items contained in the contract and will need to be adjusted to incorporate the line items applicable to specific contracts.

- CSBG Contracts -

(278-0616) Annua... - 14 of 14

ACME COMMUNITY DEVELOPMENT INC
 SUPPLEMENTAL STATEMENT OF REVENUE AND EXPENDITURES
 CSD CONTRACT NO. 12F-XXXX
 FOR THE PERIOD JAN. 1, 2012 THROUGH DEC. 31, 2012

	1-Jan-12 through 30-Jun-12	1-Jul-12 through 31-Dec-12	Total Audited Costs	Total Reported Expenses	Total Budget
REVENUE					
Grant Revenue	\$1,853,239	\$5,672,178	\$7,525,417	\$7,525,417	\$7,525,417
Interest Income	\$5,758	\$7,005	\$12,763	\$12,763	
Other Income	\$0	\$0	\$0	\$0	
Total Revenue:	\$1,858,997	\$5,679,183	\$7,538,180	\$7,538,180	\$7,525,417
EXPENDITURES (1)					
Administrative Costs					
Salaries & Wages	\$360,960	\$916,962	\$1,277,922	\$1,277,922	\$1,013,562
Fringe benefits	\$120,577	\$306,476	\$427,053	\$427,053	\$370,355
Operating Expenses	\$47,985	\$101,673	\$149,658	\$149,658	\$198,524
Equipment	\$0	\$0	\$0	\$0	\$0
Out-of-State Travel	\$0	\$0	\$0	\$0	\$9,020
Subcontractor Services	\$0	\$0	\$0	\$0	\$0
Other Costs	\$16,062	\$54,864	\$70,926	\$70,926	\$302,796
Total Administrative Costs:	\$545,584	\$1,379,975	\$1,925,559	\$1,925,559	\$1,894,257
Program Costs					
Salaries & Wages	\$0	\$55,894	\$55,894	\$55,894	\$60,051
Fringe benefits	\$0	\$13,529	\$13,529	\$13,529	\$18,280
Operating Expenses	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0
Out-of-State Travel	\$0	\$0	\$0	\$0	\$0
Subcontractor Services	\$449,571	\$5,088,521	\$5,538,092	\$5,538,092	\$5,538,092
Other Costs	\$0	\$5,106	\$5,106	\$5,106	\$14,737
Total Program Costs	\$449,571	\$5,163,050	\$5,612,621	\$5,612,621	\$5,631,160
Total Costs:	\$995,155	\$6,543,025	\$7,538,180	\$7,538,180	\$7,525,417
Revenue over (under) costs	\$863,842	(\$863,842)	\$0	\$0	\$0

(1) Please note that the supplemental statement should be based on the budget line items contained in the contract, and will need to be adjusted to incorporate the line items applicable to specific contracts.

Commissioners
Eric Sklar, President
Saint Helena
Jacque Hostler-Carmesin, Vice President
McKinleyville
Anthony C. Williams, Member
Huntington Beach
Russell E. Burns, Member
Napa
Peter S. Silva, Member
Chula Vista

STATE OF CALIFORNIA
Edmund G. Brown Jr., Governor

Fish and Game Commission



*Wildlife Heritage and Conservation
Since 1870*

Vale (255-0616) Two n... - 1 of 4
Sacramento, CA 95814
(916) 653-4899
www.fgc.ca.gov

RECEIVED

JUN 10 2016

Clerk/Board of Supervisors

June 10, 2016

TO ALL INTERESTED AND AFFECTED PARTIES:

**COPY OF REFERENCED
DOCUMENT ON FILE WITH
CLERK OF THE BOARD**

This is to provide you with a copy of the notice of proposed regulatory action to add Section 782.1, Title 14, California Code of Regulations, to establish the Fish and Game Commission's conflict of interest code, which will be published in the California Regulatory Notice Register on June 10, 2016.

Please note the dates of the public hearings related to this matter and associated deadlines for receipt of written comments. Additional information and all associated documents may be found on the Fish and Game Commission website at www.fgc.ca.gov.

Mike Yaun, Legal Counsel, Fish and Game Commission, phone 916-653-9719, has been designated to respond to questions on the substance of the proposed regulations.

Sincerely,

Caren Woodson
Associate Governmental Program Analyst

Attachment

Commissioners
Eric Sklar, President
Saint Helena

Jacque Hostler-Carmesin, Vice President
McKinleyville

Anthony C. Williams, Member
Huntington Beach

Russell E. Burns, Member
Napa

Peter S. Silva, Member
Chula Vista

STATE OF CALIFORNIA
Edmund G. Brown Jr., Governor

Fish and Game Commission



Wildlife Heritage and Conservation
Since 1870

v (255-0616) Two n... - 3 of 4
1110 Ninth Street, Room 1320
Sacramento, CA 95814
(916) 653-4899
www.fgc.ca.gov

RECEIVED

JUN 13 2016

Clerk/Board of Supervisors

June 8, 2016

TO ALL AFFECTED AND INTERESTED PARTIES:

COPY OF REFERENCED
DOCUMENT ON FILE WITH
CLERK OF THE BOARD

This is to provide you with a Notice of Receipt of Petition to list coast yellow leptosiphon as endangered under the California Endangered Species Act. This notice will be published in the California Regulatory Notice Register on June 10, 2016.

Sincerely,

Sheri Tiemann
Associate Governmental Program Analyst

Attachment

AGENDA

Public Meeting

Central Valley Regional
Water Quality Control Board

Clerk/Board of Supervisors

Wednes
Thurs

(256-0616) Agend... - 1 of 6

Friday, June 24, 2016 – 8:30 a.m.
11020 Sun Center Drive, Suite 200
Rancho Cordova, CA 95670

WEBCAST OF BOARD MEETING

Live video broadcast of this meeting will be available at: <http://www.calepa.ca.gov/Broadcast/>

The Central Valley Board strives to conduct accessible, orderly, and fair meetings. The Board abides by the following rules when conducting its meetings:

- No person is required to register their name or provide other information to the Board in order to attend a Board meeting. Completing an attendance card is voluntary, unless you wish to testify before the Board.
- Anyone speaking to the Board will be requested to complete an attendance card.
- Anyone testifying in permit and enforcement actions will be required to complete an attendance card and affirm that any testimony that they provide is the truth by taking an oath.
- Items on this Agenda are numbered for identification purposes only; the Board may consider these items out of their listed order.
- Any item scheduled for the first day of a multi-day Board meeting may be delayed or continued to the next day, and items may also be moved from the second day to the first day. The Board may remove items from this Agenda without prior notice.
- If the Board lacks a quorum, the Board may conduct a hearing as a Panel Hearing. However, the Board will not take final action on such an item until a quorum of the Board is present.

Copies of the items to be considered by the Central Valley Water Board are posted on the Board's website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/tentative_orders/

Board agendas and the minutes of prior meetings are posted on the Board's website at:
http://www.waterboards.ca.gov/centralvalley/board_info/meetings/

Questions regarding individual items should be directed to the Board staff person whose name and phone number are indicated with the agenda item. If no staff person is listed, or for general questions, please contact Ms. Kiran Lanfranchi-Rizzardi at: (916) 464-4839 or klanfranchi@waterboards.ca.gov

The Board meeting will be conducted at a facility that is accessible to people with disabilities. Individuals requiring special accommodations are asked to contact Ms. Lanfranchi-Rizzardi at (916) 464-4839 at least 5 working days prior to the meeting. TTY users may contact the California Relay Service at 1-800-735-2929 or voice line at 1-800-735-2922.

A list of applications for Water Quality Certifications, which the Board issues pursuant to Section 401 of the Clean Water Act, can be found at: http://www.waterboards.ca.gov/centralvalley/public_notices/ or can be obtained by calling the Board at: (916) 464-3291.

ELECTRONIC PRESENTATIONS

PowerPoint and other electronic presentations are frequently presented at the Board Meetings. Please e-mail presentations to the Board's Webmaster at webmaster5@waterboards.ca.gov at least 24 hours in advance, or bring your files either on a USB Flash Drive or CD-ROM and give them to Board Staff prior to the start of the meeting.

WEDNESDAY JUNE 22, 2016 – 9:00 A.M.

1. Introductions, Pledge of Allegiance.
2. Meeting Rules and Procedures
3. Public Forum – *Any member of the public may address the Board on any matter within the Board's jurisdiction and not scheduled for consideration at this meeting, or pending before the Board*
4. Workshop to Discuss the Framework for a Salt and Nitrate Management Plan for the Central Valley

THURSDAY, JUNE 23, 2016– 9:00 A.M.

1. Introductions, Pledge of Allegiance, and approval of minutes of the April 20-21 Board meeting
2. Meeting Rules and Procedures
3. Board Member Communications – Board Members and the State Board Liaison Member may discuss meetings, communications, correspondence, or other items of general interest relating to matters within the Board's jurisdiction. There will be no voting or formal action taken
4. Public Forum – *Any member of the public may address the Board on any matter within the Board's jurisdiction and not scheduled for consideration at this meeting, or pending before the Board*
5. State Board Liaison update-Informational item only
6. Executive Officer's Report (http://www.waterboards.ca.gov/centralvalley/board_info/exec_officer_reports/)

NPDES PERMITS

7. City of Auburn, Auburn Wastewater Treatment Plant, Placer County – *Consideration of NPDES Permit Renewal (NPDES Permit CA0077712)* [Elizabeth Thayer (916) 464-4671]

NPDES PERMITS-ENFORCEMENT

8. City of Live Oak, Live Oak Wastewater Treatment Plant, Sutter County – *Consideration of NPDES Permit Renewal (NPDES Permit CA0079022)* and Time Schedule Order [David Kirn (916) 464-4761]

NPDES PERMIT

9. *Consideration of Adoption of a Regionwide Municipal Separate Storm Sewer Systems (MS4s) General Permit* [Bryan Smith, (530) 226-3425]

OTHER BUSINESS

10. Sulphur Creek Mine Waste Removal Project, Colusa County – *Informational Item Only* [Jeff Huggins (916) 464-4639]
11. Monitoring and Data Collection Needs and Challenges for Pyrethroid Pesticides related to the Central Valley Pyrethroid Pesticides TMDL and Basin Plan Amendment – *Informational Item Only* [Danny McClure (916) 464-4751]

12. Introductions, Pledge of Allegiance.
13. Meeting Rules and Procedures.
14. Board Member Communications – Board Members and the State Board Liaison Member may discuss meetings, communications, correspondence, or other items of general interest relating to matters within the Board's jurisdiction. There will be no voting or formal action taken.
15. Public Forum – *Any member of the public may address the Board on any matter within the Board's jurisdiction and not scheduled for consideration at this meeting, or pending before the Board (3 minute time limit per subject)*
16. Executive Officer's Report
(http://www.waterboards.ca.gov/centralvalley/board_info/exec_officer_reports/)
17. The Board will be asked to approve items through 23 to 29 with no discussion if no one is here to testify about them.

OTHER BUSINESS

18. Effluent Limitations for Nitrogen for Wastewater Treatment Facilities – *Informational Item Only* [Scott Hatton (559) 444-2502]
19. Irrigated Lands Hearing Panel– *Informational Item Only* [Andrew Altevogt (916) 464-4656]
20. Strategic Planning – *Informational Item Only* [Pamela Creedon (916) 464-4839]

ENFORCEMENT

21. Cruiser Haven, Inc. and Delta Waterways, LLC. Contra Costa County – *Consideration of Administrative Civil Liability Order* [Guy Childs (916) 464-4648]

WASTE DISCHARGE REQUIREMENTS

22. Waste Management of Alameda County, Altamont Landfill and Resource Recovery Facility, Alameda County – *Consideration of Revised Waste Discharge Requirements (WDRs Order R5-2009-0055)* [Vino Jain, (916) 464-4815]

UNCONTESTED CALENDAR

(Cal. Code Regs., tit. 23, § 647.2, subd. (f).)

Uncontested items are those items that are not being contested at the Board Meeting and will be acted on without discussion. If any person or Board Member requests discussion, the item may be removed from the Uncontested Calendar and taken up in the regular agenda in an order determined by the Board Chair.

ENFORCEMENT

23. The Morning Star Packing Company L.P. and Fred Globel, The Morning Star Tomato Packing Plant, Colusa County – *Consideration of a Resolution to Amend Cease and Desist Order R5-2016-0007*

OTHER BUSINESS

24. Sequoia National Forest, Kern River Ranger District, Osa Meadow Restoration Project – *Consideration of a Resolution Approving an Initial Study and Mitigated Negative Declaration*
25. *Consideration of Approval of Butte County Environmental Health Division's Local Agency Management Program (LAMP), Pursuant to the State Water Board's Onsite Wastewater Treatment Systems Policy, Butte County*

26. NPDES PERMITS

- a. Bear Valley Water District, Bear Valley Wastewater Treatment Plant, Alpine County, (NPDES Permit CA0085146)(Renewal) and Rescission of Time Schedule Order R5-2011-0054
- b. City of Corning, Corning WWTP, Tehama County, (NPDES Permit CA0004995) (Renewal)
- c. Santa Fe Aggregates, Inc. and Walter John Seaborn, Sand and Gravel Plant, Tulare County, CA0082201) (Renewal)
- d. Quincy Community Services District, Quincy Wastewater Treatment Plant, Plumas County, (NPDES Permit CA0085146) (Renewal) and Time Schedule Order (New)
- e. The Boeing Company, Groundwater Extraction and Treatment Systems, GET HB, Southern Groundwater Study Area GET and Admin GET, Sacramento County, NPDES Permit R5-2014-0017(Revised)

27. WASTE DISCHARGE REQUIREMENTS

- a. ARO Pistachios, Inc., and Mehdi Orandi, Terra Bella Processing Facility, Tulare County, (New)
- b. Anderson Class III Municipal Solid Waste Landfill and Class II Surface Impoundments, Shasta County, R5-2005-0118 (Revised)
- c. City of Mendota, Mendota Wastewater Treatment Facility, Fresno County, (New)
- d. Meridian Beartrack Co. and Meridian Gold Company, Royal Mountain King Mine, Calaveras County, (WDRs Order R5-2008-0021) (Revised)
- e. Recology Hay Road and Recology Hay Road DBA Jepson Prairie Organics, Recology Hay Road Landfill, Solano County, (WDRs Order R5-2008-0188) (Revised)
- f. Tesoro Viejo Master Mutual Water Company, Tesoro Viejo Wastewater Treatment Plant, Madera County, (New)
- g. City of Clovis, City of Clovis Municipal Solid Waste Landfill, Class III Landfill, Construction, Operation, and Corrective Action, Fresno County, Order R5-2011-0050 (Revised)

28. WASTE DISCHARGE REQUIREMENTS – RESCISSIONS

- a. Brentwood City, Brentwood Master Reclamation Permit, Contra Costa County, Order R5-2004-0132
- b. Clear Creek Mobile Estates, Shasta County, Order 94-268
- c. Edward Hyatt Power Plant, Butte County, Order 93-009
- d. Granite Construction Company, Granite Kelseyville Plant, Lake County, Order 86-208
- e. Honey Rock Camp, Butte County, Order 89-049
- f. Indian Valley CSD, Taylorsville Wastewater Treatment and Subsurface Disposal System, Plumas County, Order 95-162

29. CHANGE OF NAME/OWNERSHIP

- a. Gary Douglas, Pilot Travel Center 168 WWTF, Yolo County, 01-266
- b. Southern Estates, LLC and Riverbend MHP, LLC, Sandy Point & River Bend MHPs, Fresno County, Order 90-098
- c. Golden Feather MHP, Butte County, Order 91-163
- d. Big Valley Power, Lassen County, Order R5-2007-0060

CLOSED SESSION

The Board may meet in closed session to consider personnel matters (Gov. Code, § 11126 subd. (a)), to deliberate on a decision to be reached based upon evidence introduced in a hearing (Gov. Code §, 11126, subd. (c)(3).), or to discuss matters in litigation, including discussion of initiated litigation, significant exposure to litigation, or decisions to initiate litigation (Gov. Code, § 11126, subd. (e)). Current litigation involving the Board:

Litigation filed against the Central Valley Water Board and/or the State Water Board:

- a. Cleanup and Abatement Order Issued for the Cleanup of Dixon Park in 2005 – *ConAgra Foods and Monfort, Inc. v. Central Valley Water Board* (Solano County Sup. Ct., Case No. FCS027420)
- b. NPDES Permit Issued to Sacramento Regional Wastewater Treatment Plant in 2010 – *California Sportfishing Protection Alliance v. Central Valley Water Board et al.* (Sacramento County Sup. Ct., Case No. 34-2013-80001358)
- c. Irrigated Lands Coalition Waiver and Program EIR Issued in 2011 – *San Joaquin County Resource Conservation District California Farm Bureau Federation et al. v. Central Valley Water Board; California Sportfishing Protection Alliance et al. v. Central Valley Water Board* (Sacramento County Sup. Ct., Case No. 34-2012-80001186) (Consolidated Case No. RG 12632180)
- d. Administrative Civil Liability Orders R5-2011-0068, R5-2012-0070, R5-2013-0091, R5-2014-0119 and 13267 Order Requiring Monitoring of the Sweeney Dairy – *James G. Sweeney, et al. v. State Water Board, et al.* (Fresno County Sup. Ct. Case No. 15CEG02063)
- e. Administrative Civil Liability Order Issued to Henry Tosta Dairy in 2013 – *Henry J. Tosta, et al. v. Central Valley Water Board, et al.* (San Joaquin County Sup. Ct., Case No. 39-2014-00318863-CU-WM-STK)
- f. Administrative Civil Liability Order Issued for Mandatory Minimum Penalties to Malaga County Water District in 2013 – *Malaga County Water District v. Central Valley Water Board et al.* (Fresno County Sup. Ct., Case No. 14-CECG-03576, removed to Madera County Sup. Ct., Case No. MCV071280)
- g. Dairy General Waste Discharge Requirements, Reissued in 2013 – *Asociación de Gente Unida por el Agua et al. v. Central Valley Water Board* (Ca. Ct. of Appeal. 3rd DCA, Case No. C066410; Sacramento County Sup. Ct., Case No. 34-2008-00003604)
- h. Cleanup and Abatement Order Issued for Cleanup of Walker Mine in 2014 – *Atlantic Richfield Company v. Central Valley Water Board* (Sacramento County Sup. Ct., Case No. 34-2014-80001875)
- i. Cleanup and Abatement Order Issued for Cleanup of Mt. Diablo Mercury Mine in 2014 – *Sunoco, Inc. v. Central Valley Water Board* (Sacramento County Sup. Ct., Case No. 34-2016-80002282)
- j. NPDES Permit and Cease and Desist Order Issued to Malaga County Water District in 2014 – *Malaga County Water District v. State Water Resources Control Board, et al.* (Fresno County Sup. Ct., Case No. 14-CECG-03919, removed to Madera County Sup. Ct., Case No. MCV071279)
- k. 13267 Order Issued to Modus, Inc. in 2015 – *Modus, Inc. v. California Department of Conservation, Division of Oil, Gas, and Geothermal Resources; Central Valley Water Board* (Fresno County Sup. Ct., Case No. 15CECG03668)
- l. Administrative Civil Liability Order Issued to Christopher Cordes, Eddie Axner, and Eddie Axner Construction, Inc. in 2015 – *Eddie Axner Construction, Inc. and Eddie Axner v. Central Valley Water Board* (Shasta County Sup. Ct., Case No. 183576)
- m. Regarding a CEQA Determination made by the City of Hanford in 2015 – *Hanford Environmental Awareness Team v. City of Hanford re Bajun American Properties, L.P. et al.* (Kings County Sup. Ct., Case No. 15C-0154)
- n. Administrative Civil Liability Order Issued to Sarbjit & Satwant Athwal in 2015 – *Athwal v. Central Valley Regional Water Quality Control Board* (Stanislaus County Superior. Court, Case No. 2017515)

Litigation filed by the Central Valley Water Board against other parties:

(256-0616) Agend... - 6 of 6

- a. Aerojet Cleanup – *Central Valley Water Board et al. v. Aerojet-General Corp. et al.* (Sacramento County Sup. Ct., Case No. 286073, consolidated with Case Nos. 288302 and 291981); *Central Valley Water Board et al. v. Aerojet-General Corp. et al.* (EDCal, Case No. CIV-S-86-0064-EJG) consolidated with *U.S. v. Aerojet-General Corp. et al.*, (EDCal, Case No. CIV-S-86-0063-EJG)
- b. Bonzi Landfill – *Central Valley Water Board v. Ma-Ru Holding Company et al.* (Stanislaus County Sup. Ct., Case No. 643740)
- c. Injunctive Relief for Tosta Dairy – *Central Valley Water Board v. Henry J. Tosta et al.* (San Joaquin County Sup. Ct., Case No. 39-2014-00318144-CU-MC-STK)
- d. Orland Sand and Gravel Facility – *People ex rel. Central Valley Water Board, Dept. of Fish and Wildlife v. Orland Sand and Gravel Corp. et al.* (Glenn County Sup. Ct., Case No. 15CV01436)
- e. Greener Globe Landfill – *People ex rel. Central Valley Water Board v. A Greener Globe Corporation* (Placer County Sup. Ct., Case No. SCV13231)

Petitions for Review of Central Valley Water Board Actions filed with State Water Board:

- a. City of Live Oak, NPDES Permit R5-2011-0034 and TSO R5-2009-0012-01 [NPDES Permit No. CA0079022] (State Water Board File Nos. A-2172(a) and 2172(b))
- b. City of Auburn Wastewater Treatment Plant, WDRs Order R5-2011-003 (Amending WDRs Order R5-2010-0090) [NPDES Permit No. CA0077712] – Petition filed by California Sportfishing Protection Alliance
- c. City of Stockton, WDRs Order R5-2014-0070 [NPDES No. CA0079138] and Time Schedule Order R5-2014-0071 (State Water Board File No. A-2315)
- d. City of Tracy, WDRs Order R5-2012-0115 [NPDES Permit No. CA0079154] (State Water Board File No. A-2238)
- e. Eastern San Joaquin Irrigated Lands General Waste Discharge Requirements, Order R5-2012-0116 – Petitions filed by California Sportfishing Alliance et al.; San Joaquin County Resource Conservation District et al.; and Asociacion de Gente Unida por el Agua (AGUA) et al. (State Water Board File Nos. A-2239(a) through (c))
- f. Irrigated Lands General Waste Discharge Requirements for Individual Growers, Order R5-2013-0100 – Petition filed by Kern River Watershed Coalition Authority and Paramount Farming Company, LLC (State Water Board File No. A-2269)
- g. Sacramento River Watershed Irrigated Lands General Waste Discharge Requirements, Order R5-2014-0030 – Petition filed by California Sportfishing Alliance et al. (State Water Board File No. A-2302)
- h. San Joaquin County and Delta Area Irrigated Lands General Waste Discharge Requirements, Order R5-2014-0029 – Petition filed by California Sportfishing Alliance et al. (State Water Board File No. A-2301)
- i. Tulare Lake Basin Area Irrigated Lands General Waste Discharge Requirements, Order R5-2013-0120 – Petitions filed by Southern San Joaquin Valley Water Quality Coalition et al., Michael and Yvonne LaSalle, and Asociación de Gente Unida por el Agua (AGUA) et al. (State Water Board File Nos. A-2278(a) through (c))
- j. West San Joaquin River Watershed Irrigated Lands General Waste Discharge Requirements, Order R5-2014-0002 – Petition filed by California Sportfishing Alliance et al. (State Water Board File No. A-2292)
- k. Valley Water Management Company, Cease and Desist Order R5-2015-0093 – Petitions filed by Valley Water Management Company, Clean Water Action, and the Central California Environmental Justice Network (State Water Board File Nos. A-2148(a), A-2148(b), and A-2148(c))
- l. Malaga County Water Dist., ACL Order R5-2016-0022 – Petition filed by Malaga County Water Dist (State Water Board File No. A-xxxx)

The County of Yuba

Community Development & Services Agency

Kevin Mallen, Director

Phone - (530) 749-5430 • Fax - (530) 749-5434
915 8th Street, Suite 123
Marysville, California 95901
www.co.yuba.ca.us



150-0416
(150-0416) Hold ... - 1 of 14

CODE ENFORCEMENT
749-5455 • Fax 749-5464

ENVIRONMENTAL HEALTH • CUPA
749-5450 • Fax 749-5454

HOUSING AND COMMUNITY SERVICES
749-5460 • Fax 749-5464

PLANNING
749-5470 • Fax 749-5434

PUBLIC WORKS • SURVEYOR
749-5420 • Fax 749-5424

FINANCE AND ADMINISTRATION
749-5430 • Fax 749-5434

DATE: April 12, 2016
TO: Yuba County Board of Supervisors
FROM: Community Development & Services Agency, Code Enforcement Division
Jeremy Strang, Division Manager
SUBJECT: Cost Accounting Hearing to Determine Costs of Abatement and Penalties to be Assessed Against Property Located at 9248 Spring Valley Road, Marysville, CA 95901 and to Authorize a Special Tax Assessment and Abatement Lien

RECOMMENDATION: I hereby request that the Yuba County Board of Supervisors:

1. Find that the enforcement costs and penalties as exhibited in the attached Cost Accounting are accurate and reasonable;
2. Order that the costs exhibited in the attached Cost Accounting be placed as a special tax assessment on the property tax roll and collected along with normal property taxes; and
3. Order that an Abatement Lien be recorded with the County Recorder

BACKGROUND: On September 8, 2015, Code Enforcement staff accompanied the Yuba County Sheriff's Department in executing a Search Warrant. The inspection exposed the illegal cultivation of 102 marijuana plants by Maurine L. Harrold and Maria Flores. The Search Warrant listed marijuana, among other things, as an item to be seized, and therefore the Yuba County Sheriff's Office seized the marijuana. A Notice and Order to Abate Public Nuisance [Order] was issued to the property owner of record, Charles M. & Maurine L. Harrold and to the cultivator, Maria Flores and alleged violations of the Yuba County Ordinance Code consisting of:

1. Cultivating of an excessive amount of marijuana – 102 plants
2. Cultivating outdoors and not within an approved accessory structure
3. Cultivating marijuana without first registering with the County
4. Constructing a building/structure without required construction permits
5. Creating a harborage of vector and vermin by accumulating and storing junk, trash and debris
6. Emplacement and occupancy of a recreational vehicle as a place for human habitation.
7. Using extension cords in lieu of permanent wiring

On September 8, 2015, the Order was personally served to the property owner Maurine L. Harrold and to the cultivator, Maria Flores, and on September 11, 2015, a duplicate Order was mailed, both First Class and by Certified with Return Receipt to Charles M. & Maurine L. Harrold and to Maria Flores. A copy of the Order, which includes appeal procedures, is attached hereto and marked as Attachment C.

Neither Charles M. & Maurine L. Harrold, nor Maria Flores exercised their right to a hearing to contest the determination of a public nuisance, nor did they exercise their right to appeal the amount of Administrative Penalty imposed. The Demand for Payment sent to Charles M. & Maurine L. Harrold and Maria Flores for enforcement costs and penalties remains unpaid. Attached hereto and marked as Attachment A is the current accounting of those enforcement costs and penalties, the total now being \$15,871.28.

Charles H. & Maurine L. Harrold and Marie Flores were given written notice of this Accounting Hearing, a copy of which is attached hereto and marked as Attachment B.

DISCUSSION: The matter of whether or not a public nuisance existed on the subject property is not the matter before the Board of Supervisors; no appeal was filed and that determination is final. The questions before the Board of Supervisors are expressly limited to:

1. Are the enforcement costs and penalties listed in Attachment A, accurate and reasonable?
2. Should the enforcement costs and penalties become a special property tax assessment?
3. Should an Abatement Lien be recorded?

COMMITTEE ACTION: None Required

FISCAL IMPACT: Implementing the requested recommendations will facilitate cost recovery and reimbursement of appropriate funds and accounts

COST ACCOUNTING HEARING TO ASSESS PROPERTY AND RECORD
NOTICE OF ABATEMENT LIEN
BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF YUBA

COUNTY OF YUBA,	)	CASE NO.	MMJ15-0288
)		
Plaintiff,	)	RE:	9248 Spring Valley Road
	)		Marysville, CA 95901
vs.)		
	)	APN:	005-230-054
CHARLES M. & MAURINE)		
L. HARROLD)		
)		
	)	FINDINGS OF FACT	
	)	CONCLUSIONS OF LAW	
Defendant.	)	ORDERS OF THE BOARD OF SUPERVISORS	

FINDINGS OF FACT

1. Assessor's Parcel # 005-230-054 is located at 9248 Spring Valley Road, Marysville, CA 95901, and is owned by Charles M. & Maurine L. Harrold.
2. On September 8, 2015, the property owners Charles M. & Maurine L. Harrold, and the cultivator, Maria Flores, were properly served with a Notice and Order to Abate Public Nuisance. The Notice and Order to Abate Public Nuisance required the immediate removal of 102 marijuana plants.
3. On September 8, 2015, 102 marijuana plants were seized by the Yuba County Sheriff's Office pursuant to a criminal Search Warrant.
4. Neither Charles M. & Maurine L. Harrold, nor Maria Flores exercised their right to a hearing to contest the determination of a public nuisance, nor did they exercise their right to appeal the amount of Administrative Penalty imposed.
5. The Demand for Payment for enforcement costs and penalties incurred remains unpaid.

6. A public Cost Accounting Hearing was held on April 12, 2016, to determine if the enforcement costs and Administrative Penalty imposed are accurate and reasonable.
 - (a) A two-page memorandum that included three attachments, marked as Attachment A (Cost Accounting), Attachment B (Notice of Hearing), and Attachment C (Notice and Order to Abate Public Nuisance) along with a PowerPoint presentation was submitted at the Hearing by Jeremy Strang, Code Enforcement Supervisor.
 - (b) The owners, Charles M. & Maurine L. Harrold was () was not () present.
 - (c) Maria Flores was () was not () present.
7. Charles M. & Maurine L. Harrold, and Maria Flores were properly served with written notice of this Cost Accounting Hearing.
8. Jeremy Strang, Supervising Code Enforcement Officer, sustained the burden of proof showing that the enforcement costs and penalties exhibited in Attachment A in the amount of \$15,871.28 are accurate and reasonable.

CONCLUSIONS OF LAW

1. Charles M. & Maurine L. Harrold, and Maria Flores were properly notified to appear before the Board of Supervisors on April 12, 2016 at 8:30 a.m. to show cause, if any, why the enforcement costs and penalties for its property located at 9248 Spring Valley Road, Marysville, CA 95901, APN 005-230-054, are not accurate and reasonable, and should not become a special tax assessment against the property and why a Notice of Abatement Lien should not be recorded.
2. Charles M. & Maurine L. Harrold, and Maria Flores were unable to discredit the testimony and evidence presented in order to persuade the Board of Supervisor that the enforcement costs and penalties were not accurate and reasonable, and therefore the enforcement costs and penalties regarding APN 005-230-054 were properly incurred in the amount of \$15,871.28 and the property and its owner shall bear the costs of same.

ORDERS

1. It is hereby ordered that the enforcement costs and penalties to date incurred by the County of Yuba in the amount of \$15,871.28 shall become a special tax assessment against the property located at 9248 Spring Valley Road, Marysville, CA 95901, APN 005-230-054.
2. It is hereby ordered that the enforcement costs and penalties shall be assessed against the property as provided by Government Code Section 25845 (d) and that a Notice of Abatement Lien of the enforcement costs and penalties shall be recorded as authorized by Government Code Section 25845(e).

3. Payment pursuant to these orders shall have 90% of the total amount paid deposited into Trust Account 254-0000-371-98-99 and 10% of the total amount deposited into Trust Account 256-0000-371-98-99.
4. These Orders may be recorded by the Director of Yuba County Community Development & Services Agency.
5. Notice of these Orders shall be mailed with a Proof of Service to the owner of the property.
6. This decision is final. The time within which judicial review of this decision may be sought is governed by California Code of Civil Procedure, Section 1094.6 and the Yuba County Ordinance Code Chapter 1.16. Any petition seeking judicial review must be filed in the appropriate court not later than the 90th day following the date on which this decision was made; however, if within ten (10) days after the decision was made, a request for the record of the proceedings is filed and the required deposit in an amount sufficient to cover the estimated cost of preparation of such record is timely deposited, the time within which such petition may be filed in court is extended to not later than the 30th day following the date on which the record is either personally delivered or mailed to you or your attorney of record.

PASSED AND ADOPTED at the regular meeting of the Board of Supervisors of the County of Yuba held on the ____ day of _____ 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson of the Board of Supervisors
County of Yuba, State of California

ATTEST: Donna Stottlemeyer
Clerk of the Board of Supervisors

APPROVED AS TO FORM: Angil Morris-Jones
County Counsel

YUBA COUNTY CODE ENFORCEMENT COST ACCOUNTING

Date: April 12, 2016

Case #: MMJ15-0288

APN: 005-230-054

Owners: Charles M. & Maurine L. Harrold

Violator: Maria Flores

Situs: 9248 Spring Valley Road, Marysville, CA 95901

Date	Reason for Charge	Hours	Total
9/3/2015	Received Complaint, Opened Case*	0.5	\$ 73.50
9/3/2015	Research Property Status*	0.25	36.75
9/8/2015	Inspection, Three (3) Officers*	6.0	882.00
2/2/2016	Demand for Payment and Cover Letter Prep*	0.5	73.50
	Total Staff Hours at \$147.00 per Hour	7.25	\$ 1,065.75
9/8/2015	Notice & Order to Abate Public Nuisance*	FEE	1,470.00
9/8/2015	Administrative Penalty, One Day @ \$10,900.00*	PENALTY	10,900.00
2/2/2016	Notice of Non-Compliance*	FEE	147.00
2/2/2016	CDSA Processing Fee, Recording Doc*	FEE	73.50
4/12/2016	Cost Accounting Hearing Before BOS	FEE	1,470.00
4/12/2016	Release of Abatement Lien	FEE	147.00
4/12/2016	Notice of Compliance	FEE	147.00
4/12/2016	CDSA Processing Fee, Two Documents	FEE	147.00
4/12/2016	Recordation Fee, Two Documents	COST	24.00
4/12/2016	CDSA Support Fee (6%)	FEE	280.03
		Total	\$15,871.28

*Charges are reflected on unpaid Demand for Payment



The County Of Yuba

(150-0416) Hold ... - 7 of 14

Community Development &
Services Agency

CODE ENFORCEMENT

Telephone: (530) 749-5455

Fax: (530) 749-5616



915 8th Street, Suite 123, Marysville, California 95901

Charles M. & Maurine L. Harrold
9248 Spring Valley Road
Marysville, CA 95901

NOTICE OF HEARING TO ASSESS PROPERTY AND RECORD ABATEMENT LIEN

YOU ARE HEREBY NOTIFIED to appear before the Yuba County Board of Supervisors at 915 8th Street, Marysville, California, in the Board of Supervisors Chambers, on April 12, 2016, at the hour of 8:30 a.m., or as soon thereafter as the matter may be heard, to show cause, if any there may be, why the enforcement costs and penalties for the property located at 9248 Spring Valley Road, Browns Valley, CA 95918, APN 005-230-054, abated pursuant to the Notice and Order to Abate Public Nuisance, should not be assessed against the property and why an abatement lien should not be recorded thereby.

If you fail to appear at the hearing or if you fail to raise any defense or assert any relevant points at the hearing, the County will assert that you have waived all rights to assert such defenses or rights.

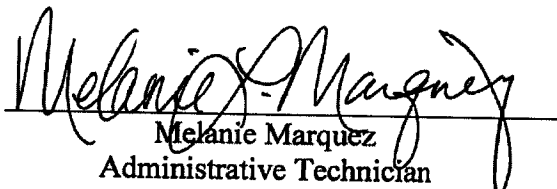
At the hearing, you may present evidence and witnesses in your behalf, and you may examine any witnesses who present evidence.

You may appear personally or have a representative appear at the hearing in your behalf and be heard on the sole questions of whether the accounting of the enforcement costs and penalties reflected in Attachment A are accurate and reasonable and whether such costs and penalties should be assessed and a lien recorded.

Dated: March 24, 2016

Certified Mail # 7013 3020 0000 6317 9307

Enclosure: Attachment A, Cost Accounting

BY: 
Melanie Marquez
Administrative Technician
Code Enforcement Division



The County Of Yuba

(150-0416) Hold ... - 8 of 14

Community Development &
Services Agency

CODE ENFORCEMENT

Telephone: (530) 749-5455

Fax: (530) 749-5616



915 8th Street, Suite 123, Marysville, California 95901

Maria Flores
9248 Spring Valley Road
Marysville, CA 95901

NOTICE OF HEARING TO ASSESS PROPERTY AND RECORD ABATEMENT LIEN

YOU ARE HEREBY NOTIFIED to appear before the Yuba County Board of Supervisors at 915 8th Street, Marysville, California, in the Board of Supervisors Chambers, on April 12, 2016, at the hour of 8:30 a.m., or as soon thereafter as the matter may be heard, to show cause, if any there may be, why the enforcement costs and penalties for the property located at 9248 Spring Valley Road, Browns Valley, CA 95918, APN 005-230-054, abated pursuant to the Notice and Order to Abate Public Nuisance, should not be assessed against the property and why an abatement lien should not be recorded thereby.

If you fail to appear at the hearing or if you fail to raise any defense or assert any relevant points at the hearing, the County will assert that you have waived all rights to assert such defenses or rights.

At the hearing, you may present evidence and witnesses in your behalf, and you may examine any witnesses who present evidence.

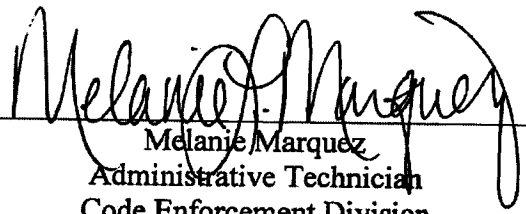
You may appear personally or have a representative appear at the hearing in your behalf and be heard on the sole questions of whether the accounting of the enforcement costs and penalties reflected in Attachment A are accurate and reasonable and whether such costs and penalties should be assessed and a lien recorded.

Dated: March 25, 2016

Certified Mail # 7013 3020 0000 6317 9314

Enclosure: Attachment A, Cost Accounting

BY:


Melanie Marquez
Administrative Technician
Code Enforcement Division



The County Of Yuba

(150-0416) Hold ... - 9 of 14

Community Development &
Services Agency

CODE ENFORCEMENT

Telephone: (530) 749-5455

Fax: (530) 749-5616



915 8th Street, Suite 123, Marysville, California 95901

NOTICE AND ORDER TO ABATE PUBLIC NUISANCE

MMJ15-0288

CULTIVATOR(S) ADDRESS:	PROPERTY OWNER: ADDRESS
Maurine L Harrold 9248 Spring Valley Road Marysville, CA 95901	Charles M & Maurine L Harrold 9248 Spring Valley Road Marysville, CA 95901

Cultivators Continued On Back Page

VIOLATION ADDRESS: 9248 Spring Valley Road, Brown Valley, CA 95918

APN: 005-230-054

PLEASE TAKE NOTICE: that the use and condition of the subject property has been determined by Yuba County Code Enforcement to constitute violations of Chapter 7.40 of the Yuba County Ordinance Code and is therefore declared a public nuisance. The violations are:

☒ Yuba County Ordinance Code § 7.40.400(A) ...the cultivation of marijuana in violation of the provisions contained herein or any provisions set forth in Division 10 of the California Health and Safety Code.

☒ Outdoor cultivation 7.40.300A

☐ Cultivation w/in dwelling 7.40.300B

☒ Cultivation of more than 12 plants 7.40.300C NUMBER OF PLANTS: 102

☐ Water source/discharges 7.40.300D

☐ Cultivation environment; health, safety, welfare; dust, odor, traffic, chemicals 7.40.300E

☐ Active Code case 7.40.300F

☐ Lack of dwelling 7.40.310

☐ Permitted accessory structure 7.40.320A1

☐ Accessory structure w/in setback 7.40.320A2

☒ Use of extension cord(s) 7.40.320A3

☒ Lack of mechanical filtration system 7.40.320A4

☐ Lack of adequate fence around accessory structure (height; security) 7.40.330

☒ Lack of registration 7.40.340

- ☒ Yuba County Ordinance Code § 7.40.340 *The cultivation of marijuana without first registering the cultivation and paying the required fee.*
- ☐ Yuba County Ordinance Code § 7.40.400(B) *The cultivation of marijuana on a parcel that does not have an occupied, legally established Dwelling.*
- ☒ Yuba County Ordinance Code § 7.40.400(E) *The cultivation of marijuana in a manner that exceeds 12 plants*
of plants: 102
- ☒ Yuba County Ordinance Code § 7.40.400(G) *Any violation of any Ordinance or State law or any public nuisance defined or known at common law or in equity jurisprudence, including but not limited to the following violations:*
- ☐ Conducting activities on a site which are not permitted uses in the Agricultural/Rural Residential Zone in violation of the Yuba County Ordinance Code, Chapter 12.01 et seq. including utilizing accessory uses without first establishing a primary use
 - ☒ Emplacement and occupancy of a recreational vehicle as a place of human habitation in violation of the Yuba County Ordinance Code, Chapter 10.20
 - ☐ Construction/erection of a building/structure without first obtaining a building permit in violation of the Yuba County Ordinance Code, Chapter 10.05
 - ☒ Accumulation and storage of abandoned, wrecked, dismantled or inoperable vehicles, or parts thereof, in violation of the Yuba County Ordinance Code, Chapter 7.35
 - ☒ Maintaining an environment for the propagation and harborage of vector and vermin by the accumulation and storage of junk, trash and debris in violation of the Yuba County Ordinance Code, Chapter 7.36
 - ☒ 7.36 (a)(2) Substandard & Dangerous Structures
 - ☒ 7.40.320 A3 Use of Extension Cords
 - ☐

YOU ARE HEREBY ORDERED to correct or remove all violations from subject property immediately.

YOU ARE HEREBY ADVISED that Administrative Penalties in the amount of \$10,900.00 per day pursuant to Yuba County Code § 7.40.550 have begun to accrue and will continue to accrue until the date compliance with the Order has been met and verified by the Enforcement Officer; you must call this office to schedule an inspection to verify compliance.

If you disagree with the determination that a public nuisance exists on the subject property, you have the right to a hearing to show cause, if any, why the use of said real property should not be found to be a public nuisance and abated pursuant to the Yuba County Code. You may request a hearing by filing a written request for a hearing with the Yuba County Code Enforcement Office, whose address appears above, within 10 calendar days of the date of this Notice. A \$4,116.00 deposit, pursuant to Yuba County Ordinance Code § 13.20.500, shall accompany the written request. Even if you do not request a hearing with respect to the existence of a public nuisance, you may contest the Administrative Penalties by filing a written request for a hearing solely to contest the imposition of the Administrative Penalties. A \$4,116.00 deposit pursuant to Yuba County Ordinance Code § 13.20.500, shall accompany the written request.

If you do not request a hearing and fail to comply with the time requirements set forth, the County will abate the nuisance. If you request a hearing, and after such hearing a public nuisance is found to exist, you shall abate said violations as set forth in the Findings of Fact, Conclusions of Law, and Orders. Furthermore if the County abates the nuisance, you will be responsible for the actual costs of the abatement, and the Administrative

Penalties, if any, which shall be paid within thirty (30) days from the date of the demand for payment. The "cost of abating a violation" shall include, but not be limited to, the county's attorneys' fees, the cost of the administrative hearing, the cost of prior time and expenses associated with bringing the matter to hearing, the cost associated with any appeals from the decision of the administrative hearing, the cost of judicially abating the violation, the cost of men and material necessary to physically abate the violation, and the cost of securing expert and other witnesses.

If such abatement costs are not paid within thirty (30) days of the date of the demand for payment therefore, such costs will become a lien against the subject property and will also be specially assessed against the property in the same manner as taxes. The abatement lien shall be recorded and shall have the same force and effect as an abstract of judgment, which is recorded as a money judgment obtained in a court of law. Special assessments have the same priority, for collection purposes, as other County taxes; and, if not paid, may result in a forced sale of your property.

If there is a hearing, and subject property is found to be in violation of any or all of the provisions stated above, the County will contend that you are bound by such finding at any subsequent and relative judicial action. If you fail to request a hearing, or appear at the hearing and fail to raise any defense or assert any relevant point at the time of hearing, the County will assert, in later judicial proceedings to enforce an order of abatement, that you have waived all rights to assert such defenses or such points.

IMPORTANT: READ THIS NOTICE CAREFULLY. FAILURE TO RESPOND WITHIN THE TIME SET FORTH IN THIS NOTICE WILL LIKELY RESULT IN ADMINISTRATIVE AND/OR JUDICIAL ABATEMENT AND TERMINATION OF USES OF, OR CONDITIONS ON YOUR PROPERTY WHICH THE ENFORCEMENT OFFICER CONTENDS ARE IN VIOLATION OF THE YUBA COUNTY ORDINANCE CODE.

☐ POSTED PROPERTY

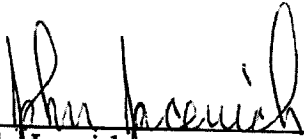
☒ PERSONAL SERVICE

☒ CERTIFIED MAIL

DATED: 9/8/15

Charles M. & Maurine L. Harrold
9248 Spring Valley Road,
Marysville, CA 95901

Cert#:
7006-2150-0000
- 6787-4492


John Jacenich
Code Enforcement Officer

Encl: Excerpts from Yuba County Ordinance Code, Chapter 7.40 , Billing #669

CC:

Cultivators Continued

(150-0416) Hold ... - 12 of 14

Maria Flores

Anita Kelley

Jorge Ramirez

Raphel Ochoa



County of Yuba
Code Enforcement Division
915 8th Street, Suite 123
Marysville, CA 95901
Phone: 530.749.5455

Billing Statement (150-0416) Hold ... - 13 of 14

DATE	INVOICE #
9/10/2015	669

BILL TO:
Charles M & Maurine L Harrold
9248 Spring Valley Road
Marysville, CA 95901

CASE INFORMATION

Number: MMJ15-0288
Officer: J. Jacenich
APN: 005-230-054
9248 Spring Valley Road, Browns Valley
Cert # 7006 2150 0000 6787 4492

			TERMS	DUE DATE
			Net 30	10/10/2015
SERVICE DATE	DESCRIPTION OF CHARGES	RATE	HOURS	AMOUNT
9/3/2015	Received Complaint, Opened Case	147.00		
9/3/2015	Research Property Status	147.00	0.5	73.50
9/8/2015	Inspection Three (3) Officers	147.00	0.25	36.75
9/8/2015	Notice & Order to Abate	1,470.00	6	882.00
9/8/2015	Admin Penalty 1 Day (9/8/2015)	10,900.00		1,470.00
9/8/2015	CDSA Support Fees (6%)	147.74		10,900.00
				147.74
*Administrative Penalty continues to accrue at a rate of \$400.00 per day.				
			Total	\$13,509.99

FAILURE TO MAKE PAYMENT BY THE DUE DATE LISTED ABOVE
WILL RESULT IN THE FOLLOWING LATE-PAYMENT PENALTIES:

5 - 30 DAYS PAST DUE = 25%

31 + DAYS PAST DUE = 50%

FORMS OF PAYMENT ACCEPTED: CHECK, MONEY ORDER, CASHIER CHECK, CREDIT & DEBIT CARDS.
REMIT PAYMENT TO CDSA, ATTENTION: ACCOUNTS RECEIVABLE. (VISA CREDIT CARD NOT ACCEPTED)

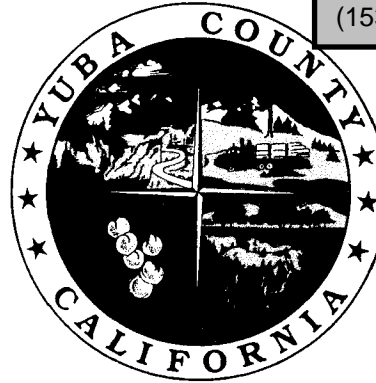
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The County of Yuba

Community Development & Services Agency

Kevin Mallen, Director

Phone - (530) 749-5430 • Fax - (530) 749-5434
 915 8th Street, Suite 123
 Marysville, California 95901
www.co.yuba.ca.us



(153-0416) Hold ... - 1 of 12

CODE ENFORCEMENT
 749-5455 • Fax 749-5464

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 749-5450 • Fax 749-5454

HOUSING AND COMMUNITY SERVICES
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PUBLIC WORKS • SURVEYOR
 749-5420 • Fax 749-5424

FINANCE AND ADMINISTRATION
 749-5430 • Fax 749-5434

DATE: April 12, 2016
TO: Yuba County Board of Supervisors
FROM: Community Development & Services Agency, Code Enforcement Division
 Jeremy Strang, Division Manager
SUBJECT: Cost Accounting Hearing to Determine Costs of Abatement and Penalties to be Assessed Against Property Located at 1791 E. Eleventh Avenue, Olivehurst, CA and to Authorize a Special Tax Assessment and Abatement Lien

RECOMMENDATION: I hereby request that the Yuba County Board of Supervisors:

1. Find that the enforcement costs and penalties as exhibited in the attached Cost Accounting are accurate and reasonable;
2. Order that the costs exhibited in the attached Cost Accounting be placed as a special tax assessment on the property tax roll and collected along with normal property taxes; and
3. Order that an Abatement Lien be recorded with the County Recorder

BACKGROUND: On September 4, 2015, pursuant to a Civil Inspection Warrant, authorized and signed by the Honorable Judge Stephen W. Berrier, an inspection of the subject property exposed the illegal cultivation of marijuana by Michael and Samantha Valine. A Notice and Order to Abate Public Nuisance [Order] was issued on the subject property to the cultivators, Michael and Samantha Valine and property owner, Diane Stanaland. The Order required the immediate removal of marijuana plants, and alleged violations of the Yuba County Ordinance Code consisting of:

1. Cultivating of an excessive amount of marijuana – 63 plants
2. Cultivating outdoors and not within an approved accessory structure
3. Cultivating marijuana without first registering with the County
4. Maintaining an environment for the propagation and harborage of vector and vermin by the accumulation and storage of junk, trash and debris

On September 4, 2015, the Order was personally served to the cultivators, Michael and Samantha Valine, and on September 9, 2015, a duplicate order was mailed by First Class and Certified with Return Receipt, to the property owner, Diane Stanaland in Marysville, CA. A copy of the Order, which includes appeal procedures, is attached hereto and marked as Attachment C.

On September 18, 2015, pursuant to an Inspection and Abatement Warrant authorized and signed by Honorable Stephen W. Berrier, a second inspection of the subject property resulted in the removal and destruction of 63 marijuana plants. Code Enforcement stopped the Administrative Penalties from accruing at that time.

Neither Diane Stanaland, nor Michael and Samantha Valine exercised their right to a hearing to contest the determination of a public nuisance, nor did they exercise their right to appeal the amount of Administrative Penalty imposed. The Demand for enforcement costs and penalties remains unpaid. Attached hereto and marked as Attachment A is the current accounting of those enforcement costs and penalties, the total now being \$105,441.40.

Diane Stanaland and Michael and Samantha Valine have been given written notice of this Accounting Hearing, a copy of which is attached hereto and marked as Attachment B.

DISCUSSION: The matter of whether or not a public nuisance existed on the subject property is not the matter before the Board of Supervisors; no appeal was filed and that determination is final. The questions before the Board of Supervisors are expressly limited to:

1. Are the enforcement costs and penalties listed in Attachment A, accurate and reasonable?
2. Should the enforcement costs and penalties become a special property tax assessment?
3. Should an Abatement Lien be recorded?

COMMITTEE ACTION: None Required

FISCAL IMPACT: Implementing the requested recommendations will facilitate cost recovery and reimbursement of appropriate funds and accounts

COST ACCOUNTING HEARING TO ASSESS PROPERTY AND RECORD
NOTICE OF ABATEMENT LIEN
BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF YUBA

COUNTY OF YUBA,	)	CASE NO.	MMJ15-0258
)		
Plaintiff,	)	RE:	1791 E. Eleventh Avenue
	)		Olivehurst, CA
vs.)		
	)	APN:	013-281-026
)		
DIANE STANALAND)		
	)	FINDINGS OF FACT	
	)	CONCLUSIONS OF LAW	
Defendant.	)	ORDERS OF THE BOARD OF SUPERVISORS	

FINDINGS OF FACT

1. Assessor's Parcel # 013-281-026 is located at 1791 E. Eleventh Avenue, Olivehurst, CA 95961, and is owned by Diane Stanaland.
2. On September 4, 2015, cultivators Michael and Samantha Valine were properly served with a Notice and Order to Abate Public Nuisance. The Notice and Order to Abate Public Nuisance required the immediate removal of 63 marijuana plants.
3. On September 9, 2015, property owner, Diane Stanaland was properly served with a Notice and Order to Abate Public Nuisance.
4. Neither Diane Stanaland, nor Michael and Samantha Valine, took action to abate the public nuisance as ordered.
5. September 18, 2015, pursuant to an Inspection and Abatement Warrant, 63 marijuana plants were removed from the property and destroyed by Yuba County Code Enforcement.

6. Neither Diane Stanaland, nor Michael and Samantha Valine, exercised their right to a hearing to contest the determination of a public nuisance, nor did they exercise their right to appeal the amount of Administrative Penalty imposed.
7. The Demand for Payment for enforcement costs and penalties incurred remains unpaid.
8. A public Cost Accounting Hearing was held on April 12, 2016, to determine if the enforcement costs and Administrative Penalty imposed are accurate and reasonable.
 - (a) A two-page memorandum that included three attachments, marked as Attachment A (Cost Accounting), Attachment B (Notice of Hearing), and Attachment C (Notice and Order to Abate Public Nuisance) along with a PowerPoint presentation was submitted at the Hearing by Jeremy Strang, Code Enforcement Division Manager.
 - (b) The owner, Diane Stanaland was () was not () present.
 - (c) The cultivator, Michael Valine was () was not () present.
 - (d) The cultivator, Samantha Valine was () was not () present.
9. Diane Stanaland, and Michael and Samantha Valine were properly served with written notice of this Cost Accounting Hearing.
10. Jeremy Strang, Code Enforcement Division Manager, sustained the burden of proof showing that the enforcement costs and penalties exhibited in Attachment A in the amount of \$105,441.40, are accurate and reasonable.

CONCLUSIONS OF LAW

1. Diane Stanaland was properly notified to appear before the Board of Supervisors on April 12, 2016 at 8:30 a.m. to show cause, if any, why the enforcement costs and penalties for her property located at 1791 E. Eleventh Avenue, Olivehurst, CA 95961, APN 013-281-026, are not accurate and reasonable, and should not become a special tax assessment against the property and why a Notice of Abatement Lien should not be recorded.
2. Diane Stanaland was unable to discredit the testimony and evidence presented in order to persuade the Board of Supervisor that the enforcement costs and penalties were not accurate and reasonable, and therefore the enforcement costs and penalties regarding APN 013-281-026 were properly incurred in the amount of \$105,441.40 and the property and its owner shall bear the costs of same.

ORDERS

1. It is hereby ordered that the enforcement costs and penalties to date incurred by the County of Yuba in the amount of \$105,441.40 shall become a special tax assessment against the property located at 1791 E. Eleventh Avenue, Olivehurst, CA 95961, APN 013-281-026.
2. It is hereby ordered that the enforcement costs and penalties shall be assessed against the property as provided by Government Code Section 25845 (d) and that a Notice of Abatement Lien of the

enforcement costs and penalties shall be recorded as authorized by Government Code Section 25845(e).

3. Payment pursuant to these orders shall have 90% of the total amount paid deposited into Trust Account 254-0000-371-98-99 and 10% of the total amount deposited into Trust Account 256-0000-371-98-99.
4. These Orders may be recorded by the Director of Yuba County Community Development & Services Agency.
5. Notice of these Orders shall be mailed with a Proof of Service to the owner of the property.
6. This decision is final. The time within which judicial review of this decision may be sought is governed by California Code of Civil Procedure, Section 1094.6 and the Yuba County Ordinance Code Chapter 1.16. Any petition seeking judicial review must be filed in the appropriate court not later than the 90th day following the date on which this decision was made; however, if within ten (10) days after the decision was made, a request for the record of the proceedings is filed and the required deposit in an amount sufficient to cover the estimated cost of preparation of such record is timely deposited, the time within which such petition may be filed in court is extended to not later than the 30th day following the date on which the record is either personally delivered or mailed to you or your attorney of record.

PASSED AND ADOPTED at the regular meeting of the Board of Supervisors of the County of Yuba held on the ____ day of _____ 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson of the Board of Supervisors
County of Yuba, State of California

ATTEST: Donna Stottlemeyer
Clerk of the Board of Supervisors

APPROVED AS TO FORM: Angil Morris-Jones
County Counsel

YUBA COUNTY CODE ENFORCEMENT COST ACCOUNTING

Date: April 12, 2016

Case #: MMJ15-0258

APN: 013-281-026

Owner: Diane Stanaland

Violators: Michael & Samantha Valine

Situs: 1791 E. Eleventh Avenue, Olivehurst, CA 95961

Date	Reason for Charge	Hours	Total
8/19/2015	Received Complaint, Opened Case*	0.5	\$ 73.50
8/19/2015	Research Property Status*	2.0	294.00
9/4/2015	Inspection, Three (3) Officers*	1.5	220.50
9/11/2015	Email Correspondence*	0.5	73.50
9/11/2015	Phone Call *	0.5	73.50
9/11/2015	Fax Correspondence*	0.25	36.75
9/17/2015	Research Property Status*	0.5	73.50
9/18/2015	Warrant Prep for Inspection*	3.0	441.00
9/18/2015	Inspection, Six (6) Officers, Abatement Completed*	6.0	882.00
9/24/2015	Demand for Payment & Cover Letter*	0.5	73.50
	Total Staff Hours at \$147.00 per Hour	15.25	\$ 2,241.75
9/4/2015	Notice and Order to Abate Public Nuisance*	FEE	1,470.00
9/18/2015	Marijuana Destruction @ Recology, Ostrom Road*	COST	223.56
9/18/2015	Administrative Penalty, 15 Days @ \$6,600.00 Per Day* (September 4 - 18, 2015, Accrued Daily)	PENALTY	99,000.00
9/24/2015	Notice of Non-Compliance*	FEE	147.00
9/24/2015	CDSA Processing Fee, One Document*	FEE	73.50
4/12/2016	Cost Accounting Hearing Before BOS	FEE	1,470.00
4/12/2016	Release of Abatement Lien	FEE	147.00
4/12/2016	Notice of Compliance	FEE	147.00
4/12/2016	CDSA Processing Fee, Two Documents	FEE	147.00
4/12/2016	Recordation Fee, Two Documents	COST	24.00
4/12/2016	CDSA Support Fee (6%)	FEE	350.59
		Total	\$105,441.40

*Charges are reflected on unpaid Demand for Payment



The County Of Yuba

(153-0416) Hold ... - 7 of 12

Community Development &
Services Agency

CODE ENFORCEMENT

Telephone: (530) 749-5455

Fax: (530) 749-5616



915 8th Street, Suite 123, Marysville, California 95901

Diane Stanaland
9710 State Hwy 70
Marysville, CA 95901

Michael & Samantha Valine
1791 E. Eleventh Ave
Olivehurst, CA 95961

NOTICE OF HEARING TO ASSESS PROPERTY AND RECORD ABATEMENT LIEN

YOU ARE HEREBY NOTIFIED to appear before the Yuba County Board of Supervisors at 915 8th Street, Marysville, California, in the Board of Supervisors Chambers, on April 12, 2016, at the hour of 8:30 a.m., or as soon thereafter as the matter may be heard, to show cause, if any there may be, why the enforcement costs and penalties for the property located at 1791 E. Eleventh Ave, Olivehurst, CA, APN 013-281-026, abated pursuant to the Notice and Order to Abate Public Nuisance, should not be assessed against the property and why an abatement lien should not be recorded thereby.

If you fail to appear at the hearing or if you fail to raise any defense or assert any relevant points at the hearing, the County will assert that you have waived all rights to assert such defenses or rights.

At the hearing, you may present evidence and witnesses in your behalf, and you may examine any witnesses who present evidence.

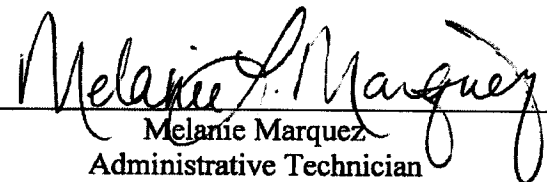
You may appear personally or have a representative appear at the hearing in your behalf and be heard on the sole questions of whether the accounting of the enforcement costs and penalties reflected in Attachment A are accurate and reasonable and whether such costs and penalties should be assessed and a lien recorded.

Dated: March 23, 2016

Certified Mail # 7013 3020 0000 6317 9246 & 9253

Enclosure: Attachment A, Cost Accounting

BY:


Melanie Marquez
Administrative Technician
Code Enforcement Division

Attachment B



The County Of Yuba

(153-0416) Hold ... - 8 of 12

Community Development &
Services Agency

CODE ENFORCEMENT

Telephone: (530) 749-5455

Fax: (530) 749-5616



915 8th Street, Suite 123, Marysville, California 95901

NOTICE AND ORDER TO ABATE PUBLIC NUISANCE

MMJ16-0258

CULTIVATOR(S) ADDRESS:	PROPERTY OWNER: ADDRESS
MICHAEL VALTIE SAMANTHA VALTIE 1791 ELEVENTH AVE OLIVEHURST, CA 95961	DIANE STAWALAND 4710 STATE HWY 70 MARYSVILLE, CA 95901

VIOLATION ADDRESS: 1791 ELEVENTH AVE, OLIVEHURST, CA

APN: 013-281-021

PLEASE TAKE NOTICE: that the use and condition of the subject property has been determined by Yuba County Code Enforcement to constitute violations of Chapter 7.40 of the Yuba County Ordinance Code and is therefore declared a public nuisance. The violations are:

☒ **Yuba County Ordinance Code § 7.40.400(A)** ...the cultivation of marijuana in violation of the provisions contained herein or any provisions set forth in Division 10 of the California Health and Safety Code.

☒ Outdoor cultivation 7.40.300A

☐ Cultivation w/in dwelling 7.40.300B

☒ Cultivation of more than 12 plants 7.40.300C **NUMBER OF PLANTS:** 13

☐ Water source/discharges 7.40.300D

☐ Cultivation environment; health, safety, welfare; dust, odor, traffic, chemicals 7.40.300E

☐ Active Code case 7.40.300F

☐ Lack of dwelling 7.40.310

☐ Permitted accessory structure 7.40.320A1

☐ Accessory structure w/in setback 7.40.320A2

☐ Use of extension cord(s) 7.40.320A3

☐ Lack of mechanical filtration system 7.40.320A4

☐ Lack of adequate fence around accessory structure (height; security) 7.40.330

☒ Lack of registration 7.40.340

☒ **Yuba County Ordinance Code § 7.40.340** *The cultivation of marijuana without first registering the cultivation and paying the required fee.*

☐ **Yuba County Ordinance Code § 7.40.400(B)** *The cultivation of marijuana on a parcel that does not have an occupied, legally established Dwelling.*

☒ **Yuba County Ordinance Code § 7.40.400(E)** *The cultivation of marijuana in a manner that exceeds 12 plants*
of plants: 63

☒ **Yuba County Ordinance Code § 7.40.400(G)** *Any violation of any Ordinance or State law or any public nuisance defined or known at common law or in equity jurisprudence, including but not limited to the following violations:*

- ☐ Conducting activities on a site which are not permitted uses in the Agricultural/Rural Residential Zone in violation of the Yuba County Ordinance Code, Chapter 12.01 et seq. including utilizing accessory uses without first establishing a primary use
- ☐ Emplacement and occupancy of a recreational vehicle as a place of human habitation in violation of the Yuba County Ordinance Code, Chapter 10.20
- ☐ Construction/erection of a building/structure without first obtaining a building permit in violation of the Yuba County Ordinance Code, Chapter 10.05
- ☐ Accumulation and storage of abandoned, wrecked, dismantled or inoperable vehicles, or parts thereof, in violation of the Yuba County Ordinance Code, Chapter 7.35
- ☒ Maintaining an environment for the propagation and harborage of vector and vermin by the accumulation and storage of junk, trash and debris in violation of the Yuba County Ordinance Code, Chapter 7.36
- ☐
- ☐
- ☐

YOU ARE HEREBY ORDERED to correct or remove all violations from subject property immediately.

YOU ARE HEREBY ADVISED that Administrative Penalties in the amount of \$1,000.⁰⁰ per day pursuant to Yuba County Code § 7.40.550 **have begun to accrue** and will continue to accrue until the date compliance with the Order has been met and verified by the Enforcement Officer; you must call this office to schedule an inspection to verify compliance.

If you disagree with the determination that a public nuisance exists on the subject property, you have the right to a hearing to show cause, if any, why the use of said real property should not be found to be a public nuisance and abated pursuant to the Yuba County Code. You may request a hearing by filing a written request for a hearing with the Yuba County Code Enforcement Office, whose address appears above, within 10 calendar days of the date of this Notice. A \$4,116.00 deposit, pursuant to Yuba County Ordinance Code § 13.20.500, shall accompany the written request. Even if you do not request a hearing with respect to the existence of a public nuisance, you may contest the Administrative Penalties by filing a written request for a hearing solely to contest the imposition of the Administrative Penalties. A \$4,116.00 deposit pursuant to Yuba County Ordinance Code § 13.20.500, shall accompany the written request.

If you do not request a hearing and fail to comply with the time requirements set forth, the County will abate the nuisance. If you request a hearing, and after such hearing a public nuisance is found to exist, you shall abate said violations as set forth in the Findings of Fact, Conclusions of Law, and Orders. Furthermore if the County abates the nuisance, you will be responsible for the actual costs of the abatement, and the Administrative

Penalties, if any, which shall be paid within thirty (30) days from the date of the demand for payment. The "cost of abating a violation" shall include, but not be limited to, the county's attorneys' fees, the cost of the administrative hearing, the cost of prior time and expenses associated with bringing the matter to hearing, the cost associated with any appeals from the decision of the administrative hearing, the cost of judicially abating the violation, the cost of men and material necessary to physically abate the violation, and the cost of securing expert and other witnesses.

If such abatement costs are not paid within thirty (30) days of the date of the demand for payment therefore, such costs will become a lien against the subject property and will also be specially assessed against the property in the same manner as taxes. The abatement lien shall be recorded and shall have the same force and effect as an abstract of judgment, which is recorded as a money judgment obtained in a court of law. Special assessments have the same priority, for collection purposes, as other County taxes; and, if not paid, may result in a forced sale of your property.

If there is a hearing, and subject property is found to be in violation of any or all of the provisions stated above, the County will contend that you are bound by such finding at any subsequent and relative judicial action. If you fail to request a hearing, or appear at the hearing and fail to raise any defense or assert any relevant point at the time of hearing, the County will assert, in later judicial proceedings to enforce an order of abatement, that you have waived all rights to assert such defenses or such points.

IMPORTANT: READ THIS NOTICE CAREFULLY. FAILURE TO RESPOND WITHIN THE TIME SET FORTH IN THIS NOTICE WILL LIKELY RESULT IN ADMINISTRATIVE AND/OR JUDICIAL ABATEMENT AND TERMINATION OF USES OF, OR CONDITIONS ON YOUR PROPERTY WHICH THE ENFORCEMENT OFFICER CONTENDS ARE IN VIOLATION OF THE YUBA COUNTY ORDINANCE CODE.

☐ POSTED PROPERTY

☒ PERSONAL SERVICE

☒ CERTIFIED MAIL 7011 0110 0002 5084 9269

DATED: SEPTEMBER 4, 2015



Chris Monaco
Code Enforcement Officer

Encl: Excerpts from Yuba County Ordinance Code, Chapter 7.40, BILLING #665

cc: DIANE STANALAND
9710 HWY 70
MARISSVILLE, CA 95901

MICHAEL & SAMANTHA VALINE
1791 E Eleventh Ave
OLIVEHURST, CA 95961



County of Yuba
Code Enforcement Division
915 8th Street, Suite 123
Marysville, CA 95901
Phone: 530.749.5455

Billi (153-0416) Hold ... - 11 of 12

DATE	INVOICE #
9/9/2015	665

BILL TO:
Diane Stanaland
9710 State Hwy 70
Marysville, CA 95901

CASE INFORMATION

Number: MMJ15-0258
Officer: C. Monaco
APN: 013-281-026
1791 E Eleventh Ave, Marysville
Cert # 7011 0110 002 5084 9269

TERMS	DUE DATE
Net 30	10/9/2015

SERVICE DATE	DESCRIPTION OF CHARGES	RATE	HOURS	AMOUNT
8/19/2015	Received Complaint, Opened Case	147.00	0.5	73.50
8/19/2015	Research Property Status	147.00	2	294.00
9/4/2015	Inspection Three (3) Officers	147.00	1.5	220.50
9/4/2015	Notice & Order to Abate	1,470.00		1,470.00
9/4/2015	Admin Penalty 1 Day (9/4/2015)	6,600.00		6,600.00
9/4/2015	CDSA Support Fees (6%)	123.48		123.48
	 *Please Note: Administrative Penalty continues to accrue at a rate of \$6,600.00 per day.			

**FAILURE TO MAKE PAYMENT BY THE DUE DATE LISTED ABOVE
WILL RESULT IN THE FOLLOWING LATE-PAYMENT PENALTIES:**

Total	\$8,781.48
--------------	-------------------

5 - 30 DAYS PAST DUE = 25%
31 + DAYS PAST DUE = 50%

FORMS OF PAYMENT ACCEPTED: CHECK, MONEY ORDER, CASHIER CHECK, CREDIT & DEBIT CARDS.
REMIT PAYMENT TO CDSA, ATTENTION: ACCOUNTS RECEIVABLE. (VISA CREDIT CARD NOT ACCEPTED)

Attachment C

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The County of Yuba

Community Development & Services Agency

Kevin Mallen, Director

Phone - (530) 749-5430 • Fax - (530) 749-5434
915 8th Street, Suite 123
Marysville, California 95901
www.co.yuba.ca.us



154-0416
(154-0416) Hold ... - 1 of 12

CODE ENFORCEMENT
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ENVIRONMENTAL HEALTH • CUPA
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HOUSING AND COMMUNITY SERVICES
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PUBLIC WORKS • SURVEYOR
749-5420 • Fax 749-5424

FINANCE AND ADMINISTRATION
749-5430 • Fax 749-5434

DATE: April 12, 2016
TO: Yuba County Board of Supervisors
FROM: Community Development & Services Agency, Code Enforcement Division
Jeremy Strang, Division Manager
SUBJECT: Cost Accounting Hearing to Determine Costs of Abatement and Penalties to be Assessed Against Property Located at 9943 Camper Lane, Brownsville, CA 95919 and to Authorize a Special Tax Assessment and Abatement Lien

RECOMMENDATION: I hereby request that the Yuba County Board of Supervisors:

1. Find that the enforcement costs and penalties as exhibited in the attached Cost Accounting are accurate and reasonable;
2. Order that the costs exhibited in the attached Cost Accounting be placed as a special tax assessment on the property tax roll and collected along with normal property taxes; and
3. Order that an Abatement Lien be recorded with the County Recorder

BACKGROUND: On July 27, 2015, Code Enforcement staff accompanied the Yuba County Sheriff's Department in executing a criminal Search Warrant. The warrant exposed the illegal cultivation of 505 marijuana plants by the property owners Rufus M. & AE Sun Monts. A Notice and Order to Abate Public Nuisance [Order] was issued to the property owners of record, Rufus M. & AE Sun Monts. The Order required the immediate removal of marijuana plants, and alleged violations of the Yuba County Ordinance Code consist of:

1. Cultivating of an excessive amount of marijuana – 505 plants
2. Cultivating outdoors and not within an approved accessory structure
3. Cultivating marijuana without first registering with the County
4. Constructing a building/structure without required construction permits

On July 27, 2015, Rufus M. & AE Sun Monts were properly served with the Order by posting the property, and on July 29, 2015, a duplicate Order was mailed, both by First Class and Certified with Return Receipt, to the property owners, Rufus M. & AE Sun Monts. A copy of the Order, which includes appeal procedures, is attached hereto and marked as Attachment C.

On August 27, 2015, a compliance inspection by Officers Jacenich and Monaco confirmed that all of the marijuana plants had been removed. However, the Administrative Penalty was stopped on August 4, 2015 based on information provided by the property owner, Rufus M. Monts.

Rufus M. & AE Sun Monts did not exercise their right to a hearing to contest the determination of a public nuisance, nor did they exercise their right to appeal the amount of Administrative Penalty imposed. The Demand for Payment sent to Rufus M. & AE Sun Monts for enforcement costs and penalties remains unpaid. Attached hereto and marked as Attachment A is the current accounting of those enforcement costs and penalties, the total now being \$462,954.42.

Rufus M. & AE Sun Monts were given written notice of this Accounting Hearing, a copy of which is attached hereto and marked as Attachment B.

DISCUSSION: The matter of whether or not a public nuisance existed on the subject property is not the matter before the Board of Supervisors; no appeal was filed and that determination is final. The questions before the Board of Supervisors are expressly limited to:

1. Are the enforcement costs and penalties listed in Attachment A, accurate and reasonable?
2. Should the enforcement costs and penalties become a special property tax assessment?
3. Should an Abatement Lien be recorded?

COMMITTEE ACTION: None Required

FISCAL IMPACT: Implementing the requested recommendations will facilitate cost recovery and reimbursement of appropriate funds and accounts

COST ACCOUNTING HEARING TO ASSESS PROPERTY AND RECORD
NOTICE OF ABATEMENT LIEN
BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF YUBA

COUNTY OF YUBA,	)	CASE NO.	MMJ15-0028
)		
Plaintiff,	)	RE:	9943 Camper Lane
	)		Brownsville, CA 95919
vs.)		
	)	APN:	060-240-002
RUFUS M. & AE SUN)		
MONTs)		
)		
	)	FINDINGS OF FACT	
	)	CONCLUSIONS OF LAW	
Defendant.	)	ORDERS OF THE BOARD OF SUPERVISORS	

FINDINGS OF FACT

1. Assessor's Parcel # 060-240-002 is located at 9943 Camper Lane, Brownsville, CA 95919, and is owned by Rufus M. & AE Sun Monts.
2. On July 27, 2015, the property owners Rufus M. & AE Sun Monts, were properly served with a Notice and Order to Abate Public Nuisance. The Notice and Order to Abate Public Nuisance required the immediate removal of 505 marijuana plants.
3. On August 4, 2015 the Administrative Penalty was stopped based on information provided the property owner Rufus M. Monts, and on August 27, 2015, a compliance inspection by Officer Jacenich and Monaco confirmed that all of the marijuana plants had been removed.
4. Rufus M. & AE Sun Monts did not exercise their right to a hearing to contest the determination of a public nuisance, nor did they exercise their right to appeal the amount of Administrative Penalty imposed.
5. Rufus M. & AE Sun Monts did not take action to abate the public nuisance as ordered.

6. The Demand for Payment for enforcement costs and penalties incurred remains unpaid.
7. A public Cost Accounting Hearing was held on April 12, 2016, to determine if the enforcement costs and Administrative Penalty imposed are accurate and reasonable.
 - (a) A two-page memorandum that included three attachments, marked as Attachment A (Cost Accounting), Attachment B (Notice of Hearing), and Attachment C (Notice and Order to Abate Public Nuisance) along with a PowerPoint presentation was submitted at the Hearing by Jeremy Strang, Code Enforcement Supervisor.
 - (b) The owners, Rufus M. & AE Sun Monts were () were not () present.
8. Rufus M. & AE Sun Monts were properly served with written notice of this Cost Accounting Hearing.
9. Jeremy Strang, Supervising Code Enforcement Officer, sustained the burden of proof showing that the enforcement costs and penalties exhibited in Attachment A in the amount of \$462,954.42 are accurate and reasonable.

CONCLUSIONS OF LAW

1. Rufus M. & AE Sun Monts were properly notified to appear before the Board of Supervisors on April 12, 2016 at 8:30 a.m. to show cause, if any, why the enforcement costs and penalties for their property located at 9943 Camper Lane, Brownsville, CA 95919, APN 060-240-002, are not accurate and reasonable, and should not become a special tax assessment against the property and why a Notice of Abatement Lien should not be recorded.
2. Rufus M. & AE Sun Monts were unable to discredit the testimony and evidence presented in order to persuade the Board of Supervisor that the enforcement costs and penalties were not accurate and reasonable, and therefore the enforcement costs and penalties regarding APN 060-240-002 were properly incurred in the amount of \$462,954.42 and the property and its owner shall bear the costs of same.

ORDERS

1. It is hereby ordered that the enforcement costs and penalties to date incurred by the County of Yuba in the amount of \$462,954.42 shall become a special tax assessment against the property located at 9943 Camper Lane, Brownsville, CA 95919, APN 060-240-002.
2. It is hereby ordered that the enforcement costs and penalties shall be assessed against the property as provided by Government Code Section 25845 (d) and that a Notice of Abatement Lien of the enforcement costs and penalties shall be recorded as authorized by Government Code Section 25845(e).

3. Payment pursuant to these orders shall have 90% of the total amount paid deposited into Trust Account 254-0000-371-98-99 and 10% of the total amount deposited into Trust Account 256-0000-371-98-99.
4. These Orders may be recorded by the Director of Yuba County Community Development & Services Agency.
5. Notice of these Orders shall be mailed with a Proof of Service to the owner of the property.
6. This decision is final. The time within which judicial review of this decision may be sought is governed by California Code of Civil Procedure, Section 1094.6 and the Yuba County Ordinance Code Chapter 1.16. Any petition seeking judicial review must be filed in the appropriate court not later than the 90th day following the date on which this decision was made; however, if within ten (10) days after the decision was made, a request for the record of the proceedings is filed and the required deposit in an amount sufficient to cover the estimated cost of preparation of such record is timely deposited, the time within which such petition may be filed in court is extended to not later than the 30th day following the date on which the record is either personally delivered or mailed to you or your attorney of record.

PASSED AND ADOPTED at the regular meeting of the Board of Supervisors of the County of Yuba held on the ____ day of _____ 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson of the Board of Supervisors
County of Yuba, State of California

ATTEST: Donna Stottlemeyer
Clerk of the Board of Supervisors

APPROVED AS TO FORM: Angil Morris-Jones
County Counsel

YUBA COUNTY CODE ENFORCEMENT COST ACCOUNTING

Date: April 12, 2016

Case #: MMJ15-0028

APN: 060-240-002

Owners: Rufus M. & AE Sun Monts

Situs: 9943 Camper Lane, Brownsville, CA 95919

Date	Reason for Charge	Hours	Total
5/4/2015	Received Complaint, Opened Case*	0.5	\$ 73.50
5/7/2015	Phone Call*	0.25	36.75
5/8/2015	Received Additional Complaint*	0.25	36.75
6/24/2015	Inspection Request Mailed*	0.5	73.50
7/16/2015	Phone Call*	0.25	36.75
7/17/2015	Inspection with YCSO*	1.0	147.00
7/27/2015	Inspection, Multi-Departments, YCSO Warrant*	2.0	294.00
8/4/2015	Phone Call*	0.25	36.75
8/27/2015	Inspection, Verify Compliance*	1.0	147.00
8/28/2015	Phone Call*	0.25	36.75
9/16/2015	Phone Call*	0.25	36.75
	Total Staff Hours at \$147.00 per Hour	6.5	\$ 955.50
7/27/2015	Notice & Order to Abate Public Nuisance*	FEE	1,470.00
8/4/2015	Administrative Penalty, Nine Days @ \$50,900.00 Per Day, Accrued Daily (July 27, 2015 - August 4, 2015)*	PENALTY	458,100.00
8/28/2015	Notice of Non-Compliance*	FEE	147.00
8/28/2015	CDSA Processing Fee, Recording Doc*	FEE	73.50
4/12/2016	Cost Accounting Hearing Before BOS	FEE	1,470.00
4/12/2016	Release of Abatement Lien	FEE	147.00
4/12/2016	Notice of Compliance	FEE	147.00
4/12/2016	CDSA Processing Fee, Two Documents	FEE	147.00
4/12/2016	Recordation Fee, Two Documents	COST	24.00
4/12/2016	CDSA Support Fee (6%)	FEE	273.42
		Total	\$462,954.42

*Charges are reflected on unpaid Demand for Payment



The County Of Yuba

Community Development &
Services Agency

CODE ENFORCEMENT

Telephone: (530) 749-5455

Fax: (530) 749-5616

(154-0416) Hold ... - 7 of 12



915 8th Street, Suite 123, Marysville, California 95901

Rufus M. Monts
P O Box 441
Oregon House, CA 95962

NOTICE OF HEARING TO ASSESS PROPERTY AND RECORD ABATEMENT LIEN

YOU ARE HEREBY NOTIFIED to appear before the Yuba County Board of Supervisors at 915 8th Street, Marysville, California, in the Board of Supervisors Chambers, on April 12, 2016, at the hour of 8:30 a.m., or as soon thereafter as the matter may be heard, to show cause, if any there may be, why the enforcement costs and penalties for the property located at 9943 Camper Lane, Brownsville, CA 95919, APN 060-240-002, abated pursuant to the Notice and Order to Abate Public Nuisance, should not be assessed against the property and why an abatement lien should not be recorded thereby.

If you fail to appear at the hearing or if you fail to raise any defense or assert any relevant points at the hearing, the County will assert that you have waived all rights to assert such defenses or rights.

At the hearing, you may present evidence and witnesses in your behalf, and you may examine any witnesses who present evidence.

You may appear personally or have a representative appear at the hearing in your behalf and be heard on the sole questions of whether the accounting of the enforcement costs and penalties reflected in Attachment A are accurate and reasonable and whether such costs and penalties should be assessed and a lien recorded.

Dated: March 23, 2016

Certified Mail # 7013 3020 0000 6317 9277

Enclosure: Attachment A, Cost Accounting

BY: Melanie Marquez
Melanie Marquez
Administrative Technician
Code Enforcement Division

Attachment B



The County Of Yuba

(154-0416) Hold ... - 8 of 12

Community Development &
Services Agency

CODE ENFORCEMENT

Telephone: (530) 749-5455

Fax: (530) 749-5616



915 8th Street, Suite 123, Marysville, California 95901

NOTICE AND ORDER TO ABATE PUBLIC NUISANCE

MMJIS-0028

CULTIVATOR(S) ADDRESS:	PROPERTY OWNER: ADDRESS
Terra Canna Collective 345 Franklin Street San Francisco, CA 94102	Rufus & AE Sun Mounts P.O. Box 441, Oregon House, CA 95962 - 0441

See Back Page Continued

VIOLATION ADDRESS: 9943 Camper Lane, Brownsville, CA 95919

APN: 060-140-002

PLEASE TAKE NOTICE: that the use and condition of the subject property has been determined by Yuba County Code Enforcement to constitute violations of Chapter 7.40 of the Yuba County Ordinance Code and is therefore declared a public nuisance. The violations are:

☒ **Yuba County Ordinance Code § 7.40.400(A)** ...the cultivation of marijuana in violation of the provisions contained herein or any provisions set forth in Division 10 of the California Health and Safety Code.

- ☒ Outdoor cultivation 7.40.300A
- ☐ Cultivation w/in dwelling 7.40.300B
- ☒ Cultivation of more than 12 plants 7.40.300C **NUMBER OF PLANTS:** 505
- ☐ Water source/discharges 7.40.300D
- ☒ Cultivation environment; health, safety, welfare; dust, odor, traffic, chemicals 7.40.300E
- ☐ Active Code case 7.40.300F
- ☐ Lack of dwelling 7.40.310
- ☐ Permitted accessory structure 7.40.320A1
- ☐ Accessory structure w/in setback 7.40.320A2
- ☐ Use of extension cord(s) 7.40.320A3
- ☒ Lack of mechanical filtration system 7.40.320A4
- ☐ Lack of adequate fence around accessory structure (height; security) 7.40.330
- ☒ Lack of registration 7.40.340

- ☒ **Yuba County Ordinance Code § 7.40.340** *The cultivation of marijuana without first registering the cultivation and paying the required fee.*
- ☐ **Yuba County Ordinance Code § 7.40.400(B)** *The cultivation of marijuana on a parcel that does not have an occupied, legally established Dwelling.*
- ☒ **Yuba County Ordinance Code § 7.40.400(E)** *The cultivation of marijuana in a manner that exceeds 12 plants*
of plants: 505
- ☒ **Yuba County Ordinance Code § 7.40.400(G)** *Any violation of any Ordinance or State law or any public nuisance defined or known at common law or in equity jurisprudence, including but not limited to the following violations:*
- ☐ Conducting activities on a site which are not permitted uses in the Agricultural/Rural Residential Zone in violation of the Yuba County Ordinance Code, Chapter 12.01 et seq. including utilizing accessory uses without first establishing a primary use
 - ☐ Emplacement and occupancy of a recreational vehicle as a place of human habitation in violation of the Yuba County Ordinance Code, Chapter 10.20
 - ☒ Construction/erection of a building/structure without first obtaining a building permit in violation of the Yuba County Ordinance Code, Chapter 10.05
 - ☐ Accumulation and storage of abandoned, wrecked, dismantled or inoperable vehicles, or parts thereof, in violation of the Yuba County Ordinance Code, Chapter 7.35
 - ☐ Maintaining an environment for the propagation and harborage of vector and vermin by the accumulation and storage of junk, trash and debris in violation of the Yuba County Ordinance Code, Chapter 7.36
 - ☐
 - ☐
 - ☐

YOU ARE HEREBY ORDERED to correct or remove all violations from subject property immediately.

YOU ARE HEREBY ADVISED that Administrative Penalties in the amount of \$50,400.00 per day pursuant to Yuba County Code § 7.40.550 have begun to accrue and will continue to accrue until the date compliance with the Order has been met and verified by the Enforcement Officer; you must call this office to schedule an inspection to verify compliance.

If you disagree with the determination that a public nuisance exists on the subject property, you have the right to a hearing to show cause, if any, why the use of said real property should not be found to be a public nuisance and abated pursuant to the Yuba County Code. You may request a hearing by filing a written request for a hearing with the Yuba County Code Enforcement Office, whose address appears above, within 10 calendar days of the date of this Notice. A \$4,116.00 deposit, pursuant to Yuba County Ordinance Code § 13.20.500, shall accompany the written request. Even if you do not request a hearing with respect to the existence of a public nuisance, you may contest the Administrative Penalties by filing a written request for a hearing solely to contest the imposition of the Administrative Penalties. A \$4,116.00 deposit pursuant to Yuba County Ordinance Code § 13.20.500, shall accompany the written request.

If you do not request a hearing and fail to comply with the time requirements set forth, the County will abate the nuisance. If you request a hearing, and after such hearing a public nuisance is found to exist, you shall abate said violations as set forth in the Findings of Fact, Conclusions of Law, and Orders. Furthermore if the County abates the nuisance, you will be responsible for the actual costs of the abatement, and the Administrative

Penalties, if any, which shall be paid within thirty (30) days from the date of the demand for payment. The "cost of abating a violation" shall include, but not be limited to, the county's attorneys' fees, the cost of the administrative hearing, the cost of prior time and expenses associated with bringing the matter to hearing, the cost associated with any appeals from the decision of the administrative hearing, the cost of judicially abating the violation, the cost of men and material necessary to physically abate the violation, and the cost of securing expert and other witnesses.

If such abatement costs are not paid within thirty (30) days of the date of the demand for payment therefore, such costs will become a lien against the subject property and will also be specially assessed against the property in the same manner as taxes. The abatement lien shall be recorded and shall have the same force and effect as an abstract of judgment, which is recorded as a money judgment obtained in a court of law. Special assessments have the same priority, for collection purposes, as other County taxes; and, if not paid, may result in a forced sale of your property.

If there is a hearing, and subject property is found to be in violation of any or all of the provisions stated above, the County will contend that you are bound by such finding at any subsequent and relative judicial action. If you fail to request a hearing, or appear at the hearing and fail to raise any defense or assert any relevant point at the time of hearing, the County will assert, in later judicial proceedings to enforce an order of abatement, that you have waived all rights to assert such defenses or such points.

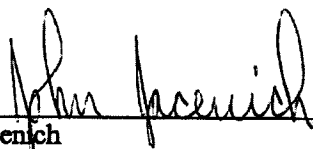
IMPORTANT: READ THIS NOTICE CAREFULLY. FAILURE TO RESPOND WITHIN THE TIME SET FORTH IN THIS NOTICE WILL LIKELY RESULT IN ADMINISTRATIVE AND/OR JUDICIAL ABATEMENT AND TERMINATION OF USES OF, OR CONDITIONS ON YOUR PROPERTY WHICH THE ENFORCEMENT OFFICER CONTENDS ARE IN VIOLATION OF THE YUBA COUNTY ORDINANCE CODE.

☒ POSTED PROPERTY

☐ PERSONAL SERVICE

☒ CERTIFIED MAIL 7013 3020 0000 6318 1102 \$1119

DATED: 7/27/15


 John Jacenich
 Code Enforcement Officer

Encl: Excerpts from Yuba County Ordinance Code, Chapter 7.40, Billing #652

cc: Rufus & KE Sun Mounts, P.O. Box 441, Oregon House, CA 95962
 Ben Gaddy, 7900 Vonnac Rd, Dublin, CA 94568
 Caitlin Mae Hill, 2635 Durango Lane, San Ramon, CA 94583



County of Yuba
Code Enforcement Division
915 8th Street, Suite 123
Marysville, CA 95901
Phone: 530.749.5455

Billing

(154-0416) Hold ... - 11 of 12

DATE	INVOICE #
7/29/2015	652

BILL TO:
Rufus M. & AE Sun Monts
P O Box 441
Oregon House, CA 95962-0441

CASE INFORMATION

Number: MMJ15-0028
Officer: J. Jacenich
APN: 060-240-002
9943 Camper Ln, Brownsville
Cert # 7013 3020 0000 6318 1102 & 1119

TERMS	DUE DATE
Net 30	8/28/2015

SERVICE DATE	DESCRIPTION OF CHARGES	RATE	HOURS	AMOUNT
5/4/2015	Received Complaint, Opened Case	147.00	0.5	73.50
5/7/2015	Phone Call with Complainant	147.00	0.25	36.75
5/8/2015	Received Additional Complaint	147.00	0.25	36.75
6/24/2015	Inspection Request Mailed	147.00	0.5	73.50
7/16/2015	Phone Call with Complainant	147.00	0.25	36.75
7/17/2015	Inspection w/ YCSO	147.00	1	147.00
7/27/2015	Inspection Multi-Depts, Warrant	147.00	2	294.00
7/27/2015	Notice & Order to Abate	1,470.00		1,470.00
7/27/2015	Admin Penalty 1 Day (7/27/2015)	50,900.00		50,900.00
7/27/2015	CDSA Support Fees (6%)	130.10		130.10

**FAILURE TO MAKE PAYMENT BY THE DUE DATE LISTED ABOVE
WILL RESULT IN THE FOLLOWING LATE-PAYMENT PENALTIES:**

Total \$53,198.35

5 - 30 DAYS PAST DUE = 25%
31 + DAYS PAST DUE = 50%

FORMS OF PAYMENT ACCEPTED: CHECK, MONEY ORDER, CASHIER CHECK, CREDIT & DEBIT CARDS.
REMIT PAYMENT TO CDSA, ATTENTION: ACCOUNTS RECEIVABLE. (VISA CREDIT CARD NOT ACCEPTED)

Attachment C

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The County of Yuba

Community Development & Services Agency

Kevin Mallen, Director

Phone – (530) 749-5430 • Fax – (530) 749-5434
915 8th Street, Suite 123
Marysville, California 91401

www.co.yuba.ca.us



BUILDING
749-5440 • Fax 749-5616

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749-5420 • Fax 749-5424

FINANCE AND ADMINISTRATION
749-5430 • Fax 749-5434

TO: BOARD OF SUPERVISORS

FROM: Michael G. Lee, Director of Public Works 

SUBJECT: Public Hearing to Consider New Assessments for CSA No. 9

DATE: June 21, 2016

Recommendation

That the Board hold a public hearing to consider a proposed change to assessments for County Service Area No. 9, and absent a majority protest, adopt a resolution establishing the assessments which would take effect on July 1, 2016.

Background

The Yuba County Local Agency Formation Commission approved formation of CSA No. 9 by Resolution No. 1977-24. The CSA No. 9 provides funding for public services including, but not limited to, maintenance of roadways and drainage. Current revenues of \$2,100 annually are insufficient to provide maintenance of the 1.13 miles of surfaced roadways and drainage in CSA 9. The proposed assessments will increase the annual budget to \$6,750.

The proposed assessments are as shown in Table 1:

Table 1: Proposed Assessment		
Parcel Class:	Current Assessment (per parcel)	Proposed Assessment (per parcel)
Undeveloped Parcel:	\$21	\$125
Developed Parcel:	\$84	\$250

It is anticipated that the proposed assessments will help offset anticipated annual operating expenses for CSA No. 9.

Discussion

Under Proposition 218, a proposed adjustment to assessments requires a public hearing, and the change can only occur if approved by a majority vote of the property owners. One completed ballot may be submitted per parcel, filed by the owner of the parcel. Ballots are weighted in proportion to the amount of the financial obligation of the affected property. The proposed assessment may be imposed only if there is no majority protest opposing the proposed assessment.

Should the ballots support the proposed assessments, the new assessments would go into effect on July 1, 2016.

Fiscal Impact:

Should the proposed assessment be imposed, the revenues generated will support operational expenses associated with roadway maintenance for CSA No. 9. The engineers estimate to fully maintain the Districts roadways is \$9,568.00 annually. The proposed assessment increase still falls short of adequate funding levels, but will allow for a higher level of critical maintenance activities than what is currently provided for CSA 9.

**BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF YUBA ON BEHALF OF
COUNTY SERVICE AREA NO. 9**

RESOLUTION ADOPTING AN ASSESSMENT)
STRUCTURE FOR MAINTENANCE OF ROAD)
AND DRAINAGE STRUCTURES FOR)
RESIDENTS IN COUNTY SERVICE AREA NO. 9)

RESOLUTION NO:

WHEREAS, the County is currently responsible for certain operations of the County Service Area No. 9 relating to maintenance of roads and drainage; and

WHEREAS, a new assessment structure would help to offset anticipated operations and maintenance expenses associated with the provision of road and drainage maintenance services to the residents in County Service Area No. 9; and

WHEREAS, the new assessments are subject to adjustments based on increases or decreases in the Consumer Price Index; and

WHEREAS, notice has been provided to all property owners who currently own property within CSA No. 9 regarding the proposed assessment change; and

WHEREAS, the affected property owners support the proposed assessment change;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors on behalf of the County Service Area No. 9 adopts the following new assessment structure for the County Service Area:

Undeveloped parcel assessment	=	\$125 per year per parcel
Developed parcel assessment	=	\$250 per year per parcel

The new assessments for County Service Area No. 9 shall go into effect on July 1, 2016.

PASSED AND ADOPTED by the Board of Supervisors of the County of Yuba, this ____ day of _____, 2016, by the following vote:

AYES:

NOES:

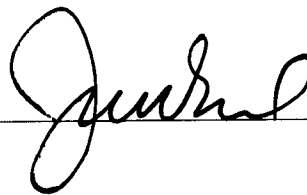
ABSENT:

Chairman, Board of Supervisors

ATTEST:

Donna Stottlemeyer, Clerk of the Board

APPROVED AS TO FORM:
ANGIL MORRIS-JONES
COUNTY COUNSEL



The County of Yuba

Community Development & Services Agency

Kevin Mallen, Director

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749-5430 • Fax 749-5434

TO: BOARD OF SUPERVISORS

FROM: Michael G. Lee, Director of Public Works 

SUBJECT: Public Hearing to Consider New Assessments for CSA No. 20

DATE: June 21, 2016

Recommendation

That the Board hold a public hearing to consider a proposed change to assessments for County Service Area No. 20, and absent a majority protest, adopt a resolution establishing the assessments which would take effect on July 1, 2016.

Background

The Yuba County Local Agency Formation Commission approved formation of CSA No. 20 by Resolution No. 1979-18. The CSA No. 20 provides funding for public services including, but not limited to, maintenance of roadways and drainage. Current revenues of \$1,271 annually are insufficient to provide maintenance of the 0.97 miles of gravel roadways and drainage in CSA 20. The proposed assessments will increase the annual budget to \$4,650.

The proposed assessments are as shown in Table 1:

Table 1: Proposed Assessment		
Parcel Class:	Current Assessment (per parcel)	Proposed Assessment (per parcel)
Undeveloped Parcel:	\$31	\$150
Developed Parcel:	\$124	\$300

It is anticipated that the proposed assessments will help offset anticipated annual operating expenses for CSA No. 20.

Discussion

Under Proposition 218, a proposed adjustment to assessments requires a public hearing, and the change can only occur if approved by a majority vote of the property owners. One completed ballot may be submitted per parcel, filed by the owner of the parcel. Ballots are weighted in proportion to the amount of the financial obligation of the affected property. The proposed assessment may be imposed only if there is no majority protest opposing the proposed assessment.

Should the ballots support the proposed assessments, the new assessments would go into effect on July 1, 2016.

Fiscal Impact:

Should the proposed assessment be imposed, the revenues generated will support operational expenses associated with roadway maintenance for CSA No. 20. The engineers estimate to fully maintain the Districts roadways is \$17,150.00 annually. The proposed assessment increase still falls short of adequate funding levels, but will allow for a higher level of critical maintenance activities than what is currently provided for CSA 20.

**BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF YUBA ON BEHALF OF
COUNTY SERVICE AREA NO. 20**

RESOLUTION ADOPTING AN ASSESSMENT)
STRUCTURE FOR MAINTENANCE OF ROAD)
AND DRAINAGE STRUCTURES FOR)
RESIDENTS IN COUNTY SERVICE AREA NO. 20)

RESOLUTION NO:

WHEREAS, the County is currently responsible for certain operations of the County Service Area No. 20 relating to maintenance of roads and drainage; and

WHEREAS, a new assessment structure would help to offset anticipated operations and maintenance expenses associated with the provision of road and drainage maintenance services to the residents in County Service Area No. 20; and

WHEREAS, the new assessments are subject to adjustments based on increases or decreases in the Consumer Price Index; and

WHEREAS, notice has been provided to all property owners who currently own property within CSA No. 20 regarding the proposed assessment change; and

WHEREAS, the affected property owners support the proposed assessment change;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors on behalf of the County Service Area No. 20 adopts the following new assessment structure for the County Service Area:

Undeveloped parcel assessment = \$150 per year per parcel

Developed parcel assessment = \$300 per year per parcel

The new assessments for County Service Area No. 20 shall go into effect on July 1, 2016.

PASSED AND ADOPTED by the Board of Supervisors of the County of Yuba, this ____ day of _____, 2016, by the following vote:

AYES:

NOES:

ABSENT:

Chairman, Board of Supervisors

ATTEST:

Donna Stottlemeyer, Clerk of the Board

APPROVED AS TO FORM:
ANGIL MORRIS-JONES
COUNTY COUNSEL



The County of Yuba

Community Development & Services Agency

Kevin Mallen, Director

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TO: BOARD OF SUPERVISORS

FROM: Michael G. Lee, Director of Public Works 

SUBJECT: Public Hearing to Consider New Assessments for CSA No. 39

DATE: June 21, 2016

Recommendation

That the Board hold a public hearing to consider a proposed change to assessments for County Service Area No. 39, and absent a majority protest, adopt a resolution establishing the assessments which would take effect on July 1, 2016.

Background

The Yuba County Local Agency Formation Commission approved formation of CSA No. 39 by Resolution No. 1987-3. The CSA No. 39 provides funding for public services including, but not limited to, maintenance of roadways and drainage. Current revenues of \$2,675 annually are insufficient to provide maintenance of the 1.62 miles of gravel roadways and drainage in CSA 39. The proposed assessments will increase the annual budget to \$9,150.

The proposed assessments are as shown in Table 1:

Table 1: Proposed Assessment		
Parcel Class:	Current Assessment (per parcel)	Proposed Assessment (per parcel)
Undeveloped Parcel:	\$25	\$150
Developed Parcel:	\$100	\$300

It is anticipated that the proposed assessments will help offset anticipated annual operating expenses for CSA No. 39.

Discussion

Under Proposition 218, a proposed adjustment to assessments requires a public hearing, and the change can only occur if approved by a majority vote of the property owners. One completed ballot may be submitted per parcel, filed by the owner of the parcel. Ballots are weighted in proportion to the amount of the financial obligation of the affected property. The proposed assessment may be imposed only if there is no majority protest opposing the proposed assessment.

Should the ballots support the proposed assessments, the new assessments would go into effect on July 1, 2016.

Fiscal Impact:

Should the proposed assessment be imposed, the revenues generated will support operational expenses associated with roadway maintenance for CSA No. 39. The engineers estimate to fully maintain the Districts roadways is \$30,000.00 annually. The proposed assessment increase still falls short of adequate funding levels, but will allow for a higher level of critical maintenance activities than what is currently provided for CSA 39.

**BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF YUBA ON BEHALF OF
COUNTY SERVICE AREA NO. 39**

RESOLUTION ADOPTING AN ASSESSMENT)
STRUCTURE FOR MAINTENANCE OF ROAD)
AND DRAINAGE STRUCTURES FOR)
RESIDENTS IN COUNTY SERVICE AREA NO. 39)

RESOLUTION NO:

WHEREAS, the County is currently responsible for certain operations of the County Service Area No. 39 relating to maintenance of roads and drainage; and

WHEREAS, a new assessment structure would help to offset anticipated operations and maintenance expenses associated with the provision of road and drainage maintenance services to the residents in County Service Area No. 39; and

WHEREAS, the new assessments are subject to adjustments based on increases or decreases in the Consumer Price Index; and

WHEREAS, notice has been provided to all property owners who currently own property within CSA No. 39 regarding the proposed assessment change; and

WHEREAS, the affected property owners support the proposed assessment change;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors on behalf of the County Service Area No. 39 adopts the following new assessment structure for the County Service Area:

Undeveloped parcel assessment = \$150 per year per parcel

Developed parcel assessment = \$300 per year per parcel

The new assessments for County Service Area No. 39 shall go into effect on July 1, 2016.

PASSED AND ADOPTED by the Board of Supervisors of the County of Yuba, this ____ day of _____, 2016, by the following vote:

AYES:

NOES:

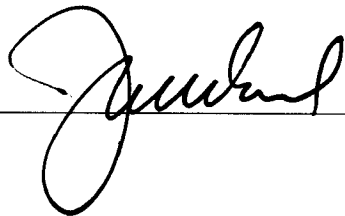
ABSENT:

Chairman, Board of Supervisors

ATTEST:

Donna Stottlemeyer, Clerk of the Board

APPROVED AS TO FORM:
ANGIL MORRIS-JONES
COUNTY COUNSEL



The County of Yuba

Community Development & Services Agency

Kevin Mallen, Director

Phone - (530) 749-5430 • Fax - (530) 749-5434
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FINANCE AND ADMINISTRATION
 749-5430 • Fax 749-5434

June 21, 2016

To: Yuba County Board of Supervisors

From: Kevin Mallen, CDSA Director
 Kevin Perkins, Planner III

Subject: First Year Changes to the Yuba County Development Code and Zoning Map

RECOMMENDATION

Approve the attached ordinance repealing and reenacting certain chapters and sections of Title 11, Yuba County Development Code, approve proposed changes to the Zoning Map, and adopt the Initial Study and Negative Declaration.

BACKGROUND

In June 2011, the Yuba County Board of Supervisors 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 to the code and map to better reflect the goals of the County's General Plan.

Through the drafting of the DC there were numerous issues tackled and all but one were resolved (or a compromise was reached) at the time of adoption. The Board asked that staff pay close attention during the first year of the DC and Zoning Map implementation for any amendments needed.

Staff has had enough time using the newly adopted DC to recommend several minor amendments. The proposed changes will provide clarification of specific code sections, update standards based on application of the DC over the past year, correct zoning map inconsistencies, and make zoning map changes based on owner's request so long as they were consistent with the General Plan.

DISCUSSION

At its May 18, 2016 meeting, the Planning Commission reviewed the proposed amendments to the Development Code and Zoning Map and voted 5-0 to recommend that the Board approve the amendments and adopt the CEQA environmental documents for the said changes. The Planning Commission also gave staff direction that they would prefer that chain link fencing be an allowed fencing material for residential parcels within the Valley Growth Boundary. Attached to the staff report is a document summarizing all of the tracked changes associated with the proposed amendments, and below is a bulleted list of the proposed amendments:

Proposed DC Amendments:

- Table of Contents – Minor title and numbering changes.
- 11.04.020 – Clarified meaning of non-residential districts.
- 11.05.030(A)(2) – Included agricultural homesteads to Reduced Lot Area section.
- Table 11.06.020 – Allows Agricultural Labor Housing in the RC zone with an AUP.
- Table 11.06.030 – Eliminating parking orientation restrictions in the RC zone and number error.
- Table 11.07.030 – Change language and eliminated maximum lot coverage requirements.
- Table 11.08.020 – Allows restaurants with drive-thru as principally permitted in NMX zone.
- Table 11.08.030 – Reduced lot frontage percentage to 50% and eliminated Limitations on Location of Parking and minor lettering changes.
- Table 11.11.020 – Allows Caretaker Residence in RPR zone and added Research and Development to use classifications.
- 11.19.030 – Minor edits to ensure reference sections are consistent throughout Development Code.
- 11.19.040 – Increased height for agricultural style fencing and clarified decorative wall locations.
- 11.19.040 - Allows chain link fences within the Valley Growth Boundary.
- 11.19.100 – Removed setback requirements for swimming pool equipment.
- 11.19.110 – Minor clarification to landscape and screening requirements for trash collection areas.
- Chapter 11.22 – Fixed formatting and numbering error in Fire Safe Regulations.
- 11.24.060 – Added gravel as a landscape material, clarified tree staking requirements and required landscape fabric under mulch areas.
- Table 11.25.040 – Reduced parking space requirement for multiple residential uses.
- 11.25.080 – Eliminated bicycle parking requirements in Rural Communities and made changes to long-term bicycle parking requirements.
- 11.31.040 – Allows accessory structures on non-conforming properties.
- 11.32.040 – Clarified animal raising requirements and expanded zones where dogs are permitted.
- 11.32.070 – Eliminated maximum floor area requirements and minor lettering edits.
- 11.32.130 – Allows for firearms manufacturing or sales as a Home Occupation.
- 11.32.190 – Clarification of density requirements for Planned Mobile Home Parks.
- Table 11.32.210 – Increased square footage thresholds.
- 11.32.240 – Minor clarifications, eliminated minimum lot size and allows a larger floor area with an AUP.
- Table 11.32.260 – Changed maximum kilowatts limits and clarified location of ground mounted systems.
- 11.32.300 – Clarified entitlement process for time limit thresholds.
- 11.32.320 – Changed thresholds for entitlement requirements.
- 11.46.030 – Added parcel size to standards used to waive road improvement requirements.
- 11.52.060 – Clarified powers and duties in the absence of the Planning Director.
- Table 11.52.110 – Clarifications to Review Authorities.
- 11.53.110 – Clarification to project extension procedures.
- Chapter 11.56 – Changed Design Review applicability, procedures and removed criteria for approval.
- 11.57.030 – Minor applicability edit.

- 11.60.010 – Changed waiver thresholds.
- 11.67.060 – Added CDSA Director to list of those whom can impose remedies and added N.O.N. and liens as remedies.
- 11.72.020 – Clarified definition.
- 11.72.030 – Clarified definition.
- 11.73.020 – Clarified definitions.

Chapter 11.21 Clustering Development: There was one outstanding issue from the July 21, 2015 adoption of the DC having to do with how to handle clustering of residential densities on properties located in the foothill and mountainous areas of the County outside of the Rural Community Boundaries, and not only the clustering mechanism itself but also the increased density at which they could occur. At the time of DC adoption, the Board asked that resolution of this one issue be set aside and the DC continue forward as written so as to not hold up all of the positives associated with the remainder of the DC and that the issue be worked through separately. The DC as written allows clustering of residential densities through the planned unit development (PUD) process, however the PUD process does not include increasing the number of residential units, only the configuration of the number of units allowed by the base zoning.

After working with various stakeholders, staff presented proposed changes and sought feedback to Chapter 11.21 Clustering Development from the Planning Commission at their March 2016 meeting. The Planning Commission recommended that staff include the proposed changes that would allow the potential for applications for cluster developments at five acre densities outside of the Rural Community General Plan boundary as long as specific development standards were met. Staff included these proposed changes in the DC staff report to the Planning Commission for the May 18, 2016 hearing. A few days before the Planning Commission hearing, staff received a letter from an attorney claiming that the proposed changes to Chapter 11.21 Cluster Developments were not consistent with the approved 2030 General Plan and that the CEQA environmental document prepared for DC amendments did not adequately address potential impacts associated with the proposed changes to Chapter 11.21 Cluster Development. After conferring with County Counsel, staff asked the Planning Commission to remove from consideration proposed changes to Chapter 11.21 Cluster Development as part of the recommended amendmenst to the DC to the Board and to address this issue separately.

Proposed Zoning Map Changes: In addition to minor amendments, modifications, and corrections to the DC text there are a number of changes proposed to the Official Zoning Map. These changes are a result of mapping errors, staff recommended changes based on application of the Map over the past year, and property owner requests. All proposed map changes are consistent with 2030 General Plan polices and guidelines. Attached is a list of all parcels with proposed changes to their zoning designation.

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 and a subsequent Initial Study and Negative Declaration was prepared for the DC Update that tiered off of the 2030 General Plan EIR pursuant to Section 15152 of the California Environmental Quality Act (CEQA) Guidelines. The DC amendments and zoning map changes do not propose or authorize any development.

Pursuant to CEQA, the County of Yuba has prepared this Initial Study/Negative Declaration (IS/ND) to evaluate the potential environmental effects of the proposed Project (Development Code changes and Zoning Map). This IS/ND addresses all environmental issues listed in Appendix G of the CEQA Guidelines. Since the Project is consistent with the Yuba County 2030 General Plan, this IS/ND tiers with and incorporates, by reference, the County's previously certified Program Environmental Impact Report [EIR] (June 2011) prepared for the 2030 General Plan pursuant to CEQA Guidelines Sections 15150, 15152, and 15168.

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 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

COMMITTEE ACTION

At their May 18, 2016 meeting, the Planning Commission unanimously approved the proposed changes to the DC and Zoning Map being presented to the Board of Supervisors for consideration.

ATTACHMENTS

1. Ordinance
2. Proposed Development Code Amendments – Tracked Changes Format
3. Proposed Zoning Map Changes – Summary Table by APN

**COPY OF REFERENCED
DOCUMENT ON FILE WITH
CLERK OF THE BOARD**

ORDINANCE NO. _____

AN ORDINANCE REPEALING AND RE-ENACTING CHAPTERS 11.19, 11.32, 11.56, 11.60 AND SECTIONS 11.04.020, 11.05.030, 11.06.020, 11.06.030, 11.07.030, 11.08.020, 11.08.030, 11.11.020, 11.22.010, 11.24.060, 11.25.040, 11.25.080, 11.31.040, 11.46.030, 11.52.060, 11.52.110, 11.53.110, 11.57.030, 11.67.060, 11.72.020, 11.72.030, 11.73.020 OF TITLE XI, DEVELOPMENT CODE AND AMEND ZONING MAP

The following ordinance consisting of three (3) sections, was duly and regularly passed and adopted by the Board of Supervisors of the County of Yuba, State of California, at a regular meeting of the Board of Supervisors held on the ____ day of _____, 2016, by the following vote:

AYES:

NOES:

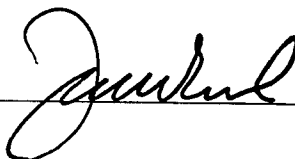
ABSENT:

Chair of the Board of Supervisors
County of Yuba, State of California

ATTEST: DONNA STOTTLEMEYER
CLERK OF THE BOARD OF SUPERVISORS

By: _____

APPROVED AS TO FORM:
COUNTY COUNSEL



**THE BOARD OF SUPERVISORS OF THE COUNTY OF YUBA, STATE OF
CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

Section 1. This ordinance shall take effect thirty (30) days after its passage, and before the expiration of fifteen (15) days after its passage a summary shall be published, with the names of the members voting for and against the same, once in a local newspaper of general circulation in the County of Yuba, State of California.

Section 2. Chapters 11.19, 11.32, 11.56, 11.60 and Sections 11.04.020, 11.05.030, 11.06.020, 11.06.030, 11.07.030, 11.08.020, 11.08.030, 11.11.020, 11.22.010, 11.24.060, 11.25.040, 11.25.080, 11.31.040, 11.46.030, 11.52.060, 11.52.110, 11.53.110, 11.57.030, 11.67.060, 11.72.020, 11.72.030, 11.73.020 of Title XI, Development Code, of the Yuba County Ordinance Code are repealed and re-enacted in their entirety as written in **Attachment “A”** and amend, as listed in **Attachment “B”**, the Zoning Map by this reference incorporated herein as though set forth herein in full.

Section 3. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

depends on follow-on detailed planning and project entitlement review. There will be safe and convenient bike, pedestrian, and transit access to and from Employment Centers and surrounding planned development areas, and surrounding communities.

- F. The following table identifies the General Plan Land Use Designation and Zoning Districts by Placetype. These placetypes may also be created as part of a specific plan, community plan, area plan, planned development or cluster development.

TABLE 11.04.010: GENERAL PLAN LAND USE DESIGNATION AND ZONING DISTRICT BY PLACETYPE					
	<i>Placetype</i>				
<i>Land Use Designation</i>	<i>Rural Center</i>	<i>Neighborhood Center</i>	<i>Commercial Center</i>	<i>Mixed Use Corridor</i>	<i>Employment Center</i>
Rural Community	RR				
	RC				
	PF				
	RE				
Valley Neighborhood		RM		RM	
		RH		RH	
		GC		GC	
		NMX		CMX	
		DC		NMX	
		IL		IL	
		PF		PF	
Commercial Mixed Use			GC		
			CMX		
			IC		
			PF		
Employment					EC
Employment Village		SP	SP		SP
					AI

11.04.020 Zoning Districts

The County shall be classified into districts or zones, the designation and regulation of which are set forth in this Code and as follows.

- A. **Base Zoning Districts.** Base zoning districts into which the County is divided are established as shown in Table 11.04.020, Base and Overlay Zoning Districts.
- B. **Overlay Zoning Districts.** Overlay zoning districts, one or more of which may be combined with a base district, are established as shown in Table 11.04.020, Base and Overlay Zoning Districts.

TABLE 11.04.020: BASE AND OVERLAY ZONING DISTRICTS			
<i>Zoning District</i>		<i>General Plan Land Use Designation(s)</i>	<i>Previous Zoning</i>
Agricultural Districts			
AE	Exclusive Agricultural	Natural Resources	AE
AR	Agricultural/Rural Residential	Natural Resources	A/RR
AI	Agricultural Industrial	Natural Resources, Employment Village, Rural Community	N/A

TABLE 11.04.020: BASE AND OVERLAY ZONING DISTRICTS			
Zoning District		General Plan Land Use Designation(s)	Previous Zoning
Rural Community Districts			
RC	Rural Commercial	Rural Community, Natural Resources	RC
RR	Rural Residential	Rural Community	A/RR
RE	Residential Estate (outside VGB)	Rural Community, Natural Resources	RRE
Residential Districts			
RE	Residential Estate (within VGB)	Valley Neighborhood	RRE
RS	Single Family Residential	Valley Neighborhood	R-1
RM	Medium Density Residential	Valley Neighborhood	R-2
RH	High Density Residential	Valley Neighborhood	R-3
Commercial and Mixed-Use Districts			
GC	General Commercial	Commercial Mixed Use, Valley Neighborhood	C
CMX	Commercial Mixed-Use	Commercial Mixed Use, Valley Neighborhood	N/A
NMX	Neighborhood Mixed-Use	Valley Neighborhood	NC
DC	Downtown Core	Valley Neighborhood	N/A
EC	Employment Center	Employment Village	N/A
Industrial Districts			
IC	Industrial Commercial	Employment	IC
IG	General Industrial	Employment, Employment Village	M-1
IL	Light Industrial	Employment, Employment Village, Valley Neighborhood	M-3
Special Purpose Districts			
PF	Public Facilities	Public/Quasi-Public, County wide ¹	PF
SP/CP	Specific Plan/Community Plan	Countywide	Specific Plan
SE	Sports and Entertainment	Employment, Valley Neighborhood ²	SE
Natural Resource Districts			
EX	Extractive	Natural Resource	M-2
TP	Timberland Production	Natural Resource, Rural Community	TPZ
RPR	Resource Preservation & Recreation	Countywide	RPZ, RZ
Other Districts			
PD	Planned Development	Countywide	PUD
Overlay Districts			
AP	Airport Environs	Public/Quasi-Public	A, BAPZ
FP	Flood Plain	Countywide	FP-1
NPDES	National Pollution Discharge Elimination System	Countywide	N/A
PR	Planning Reserve	Valley Neighborhood	PR
<p>1. Major public facilities such as Beale Air Force Base and Yuba College are designated as Public/Quasi-Public in the 2030 General Plan. Other types of public facilities such as but not limited to emergency service facilities, schools, and libraries may be located throughout the County.</p> <p>2. Existing facilities within the Valley Neighborhood that meet the intent of a regional sports or entertainment center may be designated as SE.</p>			

C. **References to Classes of Base Districts.** Throughout the Ordinance, the following references apply:

1. “A district” or “Agricultural district” means one or more of the following zoning districts: AE Exclusive Agricultural, AR Agricultural/Rural Residential, or AI Agricultural Industrial.
2. “Rural Community district” means one or more of the following zoning districts: RC Rural Commercial, RR Rural Residential, or RE Residential Estate (located outside the Valley Growth Boundary).
3. “R district” or “Residential district” means one or more of the following zoning districts: RE Residential Estate (within the Valley Growth Boundary), RS Single Family Residential, RM Medium Density Residential, or RH High Density Residential.
4. “Non-residential district” means any base zoning district except Residential districts, RR Rural Residential, and RE Residential Estate (outside Valley Growth Boundary).
5. “MX district” or “Mixed-Use district” means one or more of the following zoning districts: DC Downtown Core, EC Employment Center, CMX Commercial Mixed-Use or NMX Neighborhood Mixed-Use.
6. “C district” or “Commercial district” means one or more of the following zoning districts: GC General Commercial.
7. “I district” or “Industrial district” means one or more of the following zoning districts: IC Industrial Commercial, IG General Industrial, or IL Light Industrial.
8. “NR district” or “Natural Resource district” means one or more of the following zoning districts: EX Extractive, TP Timberland Production, or RPR Resource Preservation and Recreation.
9. “S district” or “Special Purpose district” means one or more of the following zoning districts: PF Public Facility, SP Specific Plan, CP Community Plan, or SE Sports and Entertainment.

11.04.030 Official Zoning Map and District Boundaries

The boundaries of the zoning districts established by this Code are not included in this Code but are shown on the Official Zoning Map maintained by the Planning Director. The Official Zoning Map, together with all legends, symbols, notations, references, zoning district boundaries, map symbols, and other information on the maps, have been adopted by the Board of Supervisors and are hereby incorporated into this Code by reference, together with any amendments previously or hereafter adopted, as though they were fully included here.

11.04.040 Zoning Boundary Interpretations

If an uncertainty exists as to the boundaries of any district shown on the Official Zoning Map, the following rules shall apply:

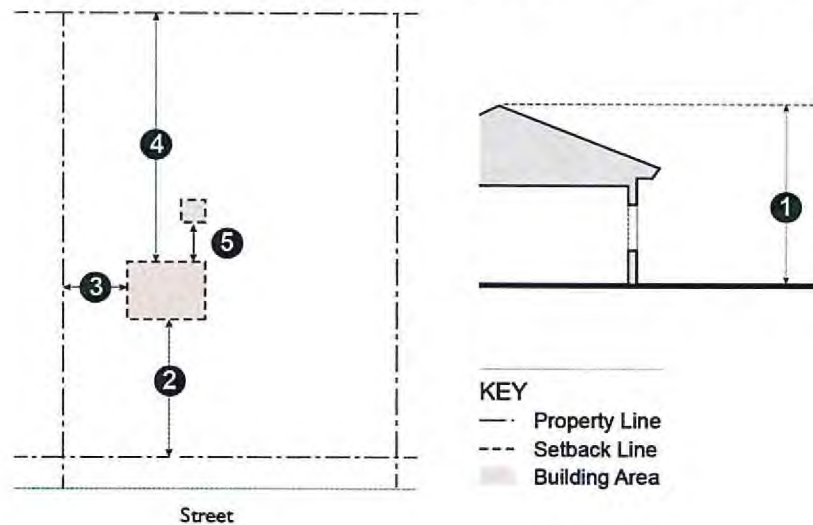
- A. Boundaries indicated as approximately following the centerlines of alleys, lanes, streets, highways, streams or railroads shall be construed to follow such centerlines.

TABLE 11.05.020: LAND USE REGULATIONS—AGRICULTURAL DISTRICTS

Key To Permit Requirements			
Principally Permitted Use	P	Conditional Use Permit Required	C
Zoning Clearance Required	Z	Surface Mining Permit Required	SMP
Administrative Use Permit Required	A	See Numbered Footnote For Additional Limitations	(#)
Minor Conditional Use Permit Required	M	As Outlined In Additional Regulations Section	*
		Use Is Not Allowed	-

11.05.030 Development Regulations

Table 11.05.030, Development Regulations—Agricultural Districts, prescribes the development standards for Agricultural Districts. Additional regulations are denoted in the right hand column. Section numbers in this column refer to other sections of this Code, while individual letters refer to subsections that directly follow the table. The numbers in the “#” column refer to the numbers in Figure 11.05.030: Development Regulations—Agricultural Districts.

FIGURE 11.05.030: DEVELOPMENT REGULATIONS—AGRICULTURAL DISTRICTS**TABLE 11.05.030: DEVELOPMENT REGULATIONS—AGRICULTURAL DISTRICTS**

Standard	AE			AR			AI	Additional Regulations	#
		40	80	5	10	20			
Lot and Density Standards									
Minimum Lot Area (acres)		40	80	5	10	20	5	(A)	
Minimum Lot Width		120		120			120		

TABLE 11.05.030: DEVELOPMENT REGULATIONS—AGRICULTURAL DISTRICTS									
Standard	AE			AR			AI	Additional Regulations	#
		40	80	5	10	20			
Maximum Density	1 unit/ parcel (agricultural labor housing does not count towards density) (B)						No new primary residences allowed. (agricultural labor housing and caretaker units do not count towards density)		
Building Form and Location Standards									
Maximum Height (ft)	35 for residential structures, 50 otherwise							11.19.050 Height Exceptions	①
Minimum Setbacks (ft)									
Front	30							11.19.090 Setbacks and Yards	②
Side	Lots less than one acre: 25 or 10% of lot width, whichever is less, but not less than 5 Lots one acre or larger: 30								③
Rear	30								④
Minimum Separation between Buildings (ft)	6								⑤
Parking & Loading								11.25 Parking & Loading	

Additional Development Regulations

A. Reduced Lot Area. Reduced lot area is allowed in the Agricultural Districts as follows:

1. Lot area in the AE-40 and AE-80 districts may be reduced by five percent of the required minimum lot area to allow lot lines to correspond to natural or manmade features if the Review Authority, based on information from the Agricultural Commissioner finds that the proposed parcel sizes are of adequate size and design to ensure the long term protection of agricultural resources.
2. To allow separation of Commercial or Industrial uses (i.e. creation of an agricultural industrial park) and agricultural homesteads (subject to development deed restrictions; parcel sizes of less than five acres may be created providing the resulting parcels comply with all other applicable provisions of the Yuba County Ordinance Code.
3. As allowed by Chapter 11.21, Clustered Development.

B. Density. Approved second dwelling units do not count towards the maximum density restrictions.

TABLE 11.06.020: LAND USE REGULATIONS—RURAL COMMUNITY DISTRICTS				
<i>Use Classification</i>	<i>RE Outside VGB</i>	<i>RR</i>	<i>RC</i>	<i>Additional Regulations</i>
Residential Use Classifications				
Residential Housing Types	See subclassifications below			
<i>Second Dwelling Unit</i>	Z	Z	Z	See Section 11.32.240
<i>Single-Unit Dwelling Detached</i>	P	P	Z	
Family Day Care	See subclassifications below			
<i>Large</i>	A	A	A	See Section 11.32.110
<i>Small</i>	P	P	P(4)	
Caretaker Residence	-	-	A	See Section 11.32.070
Employee Housing	-	A	A	See Section 11.32.100
Mobile Home Park	-	C	C	See Section 11.32.190
Residential Boarding Facilities	M	M	M	
Residential Care & Social Service Facilities	See subclassifications below			
<i>General (more than 10 persons)</i>	-	C	C	See Section 11.32.230
<i>General (7-10 persons)</i>	M	M	M	
<i>Limited (6 or fewer persons)</i>	P	P	P	
Home Occupation	P	P	P	See Section 11.32.130
Public & Semi-Public Use Classifications				
Cemetery	-	C	C	
Colleges/Trade Schools	-	C	C	
Community Assembly	C	C	A	
Cultural Institutions	C	C	P	
<i>Outdoor & Large Scale Cultural Institutions</i>	C	C	C	
Day Care Centers	C	C	P	
Elderly/Long-Term Care	-	C	M	
Emergency Shelter	-	-	M	
Essential/Emergency Service Facilities	C	M	A	
Government Offices	-	M	P	
Hospitals/Clinics	See subclassifications below			
<i>Clinic</i>	-	-	P	
<i>Hospital</i>	-	-	C	
Park & Recreation Facilities; Public	See subclassifications below			
<i>Passive Recreation</i>	P	P	P	
<i>Active Recreation</i>	M	M	M	
Parking: Public or Private	-	-	P	
Schools	C	C	C	
Commercial Use Classifications				
Animal Care: Sales and Services	See subclassifications below			
<i>Grooming</i>	-	-	P	

TABLE 11.06.020: LAND USE REGULATIONS—RURAL COMMUNITY DISTRICTS

TABLE 11.32.1 LAND-USE REGULATIONS – RURAL COMMUNITY DISTRICTS				
Use Classification	RE Outside VGB	RR	RC	Additional Regulations
Pet Sales & Associated Services	-	-	P	
Kennels	C	M	M	See Section 11.32.040
Veterinary Services	-	C	A	
Banks & Financial Institutions	-	-	P	
Bars & Drinking Establishments	-	-	P	
Business Services	-	-	P	
Drive-In & Drive Thru Facilities (retail establishments)	-	-	Z	
Entertainment & Recreation	See subclassifications below			
Campground	-	C	C	See Section 11.32.060
Indoor Entertainment & Recreation	-	-	P	
Hunting/Fishing Club	-	M	-	
Incidental Hunting and Fishing	P	P	P	
Outdoor Entertainment	-	C(1)	C	
Outdoor Sports & Recreation	-	C(1)	C	
Temporary Uses & Special Events	See Section 11.32.300			
Food & Beverage Sales	See subclassifications below			
Farmers Market	See Section 11.32.120			
General Grocery Market	-	-	P	
Liquor Stores	-	-	P	
Food Preparation	-	-	P	
Funeral Parlors & Internment Services	-	-	A	
Lodging	See subclassifications below			
Agricultural Homestays	*	*	-	See Section 11.32.140
Bed & Breakfast	*	*	*	
Health Resort & Retreat Center	-	C	C	
Hotels & Motels	-	-	P	
Maintenance & Repair Services	-	-	P	
Manufactured Home Sales Lots	-	-	M	
Neighborhood Services	A	A	P	
Professional Services				
Business & Professional	-	-	P	
Medical & Dental	-	-	P	
Personal Services	See subclassifications below			
General	-	-	P	
Instructional Services	-	-	P	
Tattoo or Body Modification Parlor	-	-	P	
Restaurants	See subclassifications below			
With Drive Thru	-	-	M	See Sections 11.32.080 & 11.32.160
Without Drive-Thru	-	-	P	
Retail Sales	See subclassifications below			

TABLE 11.06.020: LAND USE REGULATIONS—RURAL COMMUNITY DISTRICTS				
Use Classification	RE Outside VGB	RR	RC	Additional Regulations
Building Materials & Services	-	-	P	See Section 11.32.170
Convenience Retail	-	-	P	
General Retail	-	-	P	
Nurseries & Garden Centers	-	M(2)	P	
Vehicle Sales & Services See subclassifications below				
Rentals, Sales, & Leasing	-	-	P	See Section 11.32.050
Repair: Major	-	-	M	
Service & Repair: Minor	-	-	P	
Trucks & Heavy Equipment Sales, Service & Rental	-	-	C	
Service Station	-	-	P	
Towing & Impound	-	-	M	
Washing	-	-	P	
Industrial Use Classifications				
Construction & Material Yards	-	-	M	
Custom Manufacturing	-	-	A	
Limited Industrial	-	-	C	
Recycling Facilities See subclassifications below				
Recycling Collection Facility	-	-	P	
Recycling Processing Facility	-	-	M	
Research & Development	-	-	M	
Warehousing, Storage & Distribution See subclassifications below				
Chemical, Mineral & Explosive Storage	-	-	C	
Outdoor Storage	-	-	C	
Personal Storage	-	C	M	See Section 11.32.180
Transportation, Communications & Utilities Use Classifications				
Communications Facilities	See Section 11.32.290			
Light Fleet-Based Services	-	-	M	
Transportation Passenger Terminals	-	-	C	
Major Utilities	-	C	C	
Minor Utilities	C	M	M	
Renewable Energy Systems See subclassifications below				
Personal Hydro Energy System	-	P	P	See Section 11.32.260
Personal Solar Energy System	P	P	P	
Large Solar Generation Facility	-	C	C	
Small Solar Generation Facility	M	M	M	
Personal Wind Energy System	-	P	P	See Section 11.32.270
Large Wind Generation Facility	-	C	C	
Small Wind Energy Generation Facility	-	M	M	

TABLE 11.06.020: LAND USE REGULATIONS—RURAL COMMUNITY DISTRICTS				
Use Classification	RE Outside VGB	RR	RC	Additional Regulations
Agricultural & Extractive Use Classifications				
Agricultural Labor Housing	-	A	-A	See Section 11.32.030
Agricultural Processing	-	-	M	
Animal Raising - Imported Feed	P	P	P(5)	See Section 11.32.040
Crop Production	P	P	P(5)	
Custom Farm Services	-	A	P	
Farm Machinery & Equipment, Sales & Service	-	-	P	
Feed & Farm Supply Store	-	M	A	
Grazing (Animal Raising)	P	P	P	
Agricultural Packing & Storage	See subclassifications below			
On-site Products	A	A	A	
Off-site Products	-	C	M	
Produce Stand	P	P	P	See Section 11.32.200
Ranch Marketing	See Section 11.32.210			
Resource Protection & Restoration	M (3)	P(3)	P(3)	
Sales Lot, Feed Lot, Stockyard	C	-	C	
Slaughterhouse	-	-	C	
Wineries & Tasting Rooms	See Section 11.32.320			
Timber Production & Harvesting	-	P	-	
Specific Limitations: 1. Uses that are typically associated with rural communities such as but not limited to equestrian facilities and shooting/archery ranges as determined by the Zoning Administrator. 2. Wholesale nursery operations only. 3. Copies of any easements or land development restrictions shall be submitted to the Planning Department. 4. When located within an existing legally permitted single family residence. 5. Permitted on parcels that are at least five acres in size unless a Waiver is approved.				
Key To Permit Requirements				
Principally Permitted Use	P	Conditional Use Permit Required		C
Zoning Clearance Required	Z	Surface Mining Permit Required		SMP
Administrative Use Permit Required	A	See Numbered Footnote For Additional Limitations		(#)
Minor Conditional Use Permit Required	M	As Outlined In Additional Regulations Section		*
		Use Is Not Allowed		-

11.06.030 Development Regulations

Table 11.06.030, Development Regulations—Rural Community Districts, prescribes the development standards for Rural Community Districts. Additional regulations are denoted in the right hand column. Section numbers in this column refer to other sections of this Code. The numbers in the “#” column refer to the numbers in Figure 11.06.030: Development Regulations—Rural Community Districts.

FIGURE 11.06.030: DEVELOPMENT REGULATIONS—RURAL COMMUNITY DISTRICTS

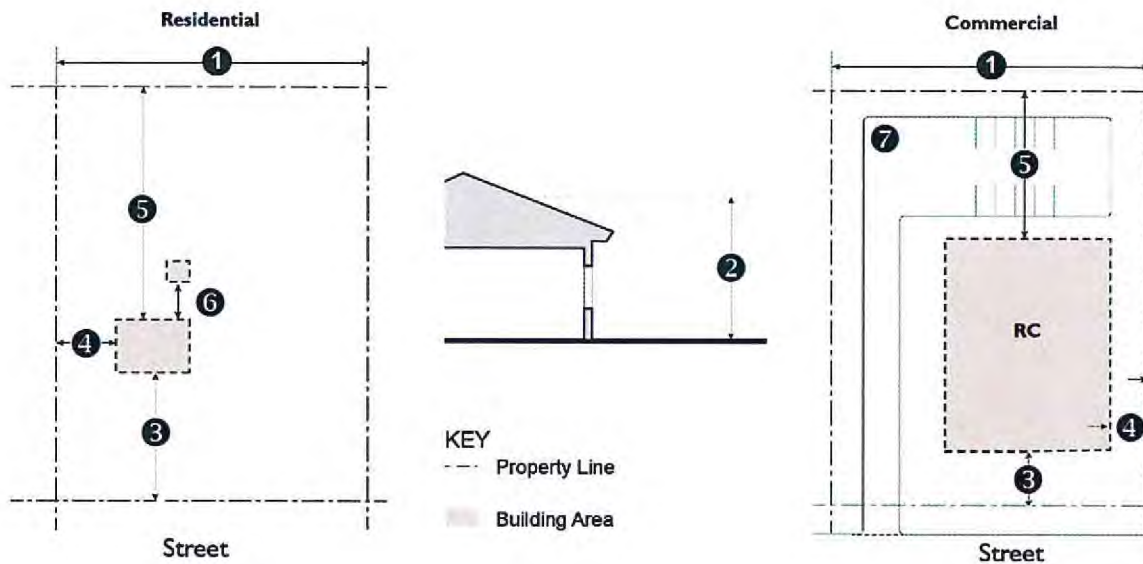


TABLE 11.06.030: DEVELOPMENT REGULATIONS—RURAL COMMUNITY DISTRICTS						
Standard	RE	RR		RC	Additional Regulations	#
	Outside VGB	5	10			
Lot and Density Standards						
Minimum Lot Area (acres)	1(A)	5	10	0.46 (20,000 s.f.) (B)		
Minimum Lot Width (ft)	120 (C)	120 (C)	120(C)	100		①
Maximum Density	1 unit/ parcel (D)					
Maximum Floor Area Ratio (FAR)	N/A			0.5		
Building Form and Location Standards						
Maximum Height (ft)						
Primary Structure	35			35	11.19.050 Height Exceptions	②
Accessory Structure	35			35		
Minimum Setbacks (ft, measured from property line unless otherwise indicated)						
Front or Street Side	30			15 (E)	11.19.090	③

TABLE 11.06.030: DEVELOPMENT REGULATIONS—RURAL COMMUNITY DISTRICTS								
Standard	RE		RR		RC	Additional Regulations	#	
	Outside VGB		5	10				
Interior Side	Lots less than 1 acre: 10 (E) Lots 1 acre or larger: 20 (E)			5 (E)		Setbacks and Yards	4	
Rear Primary Structure	25 (E)		30 (E)		20 (E)		5	
Rear Accessory Structure	20 (E)		25 (E)		20 (E)			
Minimum Separation between Buildings (ft)	6						6	
Maximum Lot Coverage	Less than 1 acre: 40% Greater than 1 acre: 25%		15%		N/A			
Parking & Loading						11.25 Parking & Loading		
Parking-Setback-from-Street	N/A				Located to side or rear of building (F)		7	

Additional Regulations

- A. **No Further Subdivision.** Parcels in the RE District within the Natural Resource land use designation of the General Plan cannot be further subdivided. Parcels in the RE district located within Rural Community Boundaries may be further subdivided consistent with the County's sewage disposal and water supply requirements. No parcels less than 1 acre in size shall be created and average parcel size shall be consistent with other RE parcels within the Rural Community.
- B. **Sewage Disposal and Water Supply.** Parcels between one acre and 2.5 acres in size shall provide either a public sewer service or water supply as determined by the Environmental Health Director. Setback requirements equivalent to those that would be required on a five acre parcel shall apply to any parcel between one acre and 2.5 acres in size that has either a well or septic system. Parcels smaller than one acre in size shall provide both a public sewer service and public water supply.
- C. **Lot Width.** The lot width at the primary street frontage for cul-de-sac and knuckles may be reduced to no less than 35 feet provided the minimum lot width for the zone district is met at the front yard setback line. Flag lots shall also meet the minimum lot width at the front yard setback line.
- D. **Density.** Additional regulations pertaining to the maximum density allowed by zone district are as follows:
1. **Second Dwelling Units.** Where second dwelling units are permitted they do not count towards the maximum density restrictions of the zone district.
 2. **Rural Commercial.** A residential unit may be allowed on the second story of a commercial building or on the back portion of the lot. The residential unit shall be ancillary to the primary rural commercial use of the parcel.
- E. **Increased Setbacks in High Fire Severity Zone.** Parcels located within a high fire severity zone shall have a minimum setback of 30 feet from all property lines. Upon written clearance from the Fire District the setback may be reduced to the zone district standard.

- ~~F. **Limitations on Location of Parking.** Deviations to the location of parking may be approved by the decision-making authority as part of the Design Review Process when the following applicable findings can be made:~~
- ~~1. It is infeasible to locate parking to the side or rear of the building due to site constraints such as topography, location of existing structures, septic/well areas, or natural resources; or~~
 - ~~2. The parking area is screened along the public right-of-way with a knee wall, hedge, trellis, berms, and/or landscaping; and,~~
 - ~~3. The location of the buildings and parking is consistent with surrounding developments and the overall intent of the zone district and General Plan "Place Making" policies.~~

11.07.030 Development Regulations

Table 11.07.030, Development Regulations—Residential Districts, prescribes the development standards for Residential Districts. Additional regulations are denoted in the right hand column. Section numbers in this column refer to other sections of this Code. The numbers in the “#” column refer to the numbers in Figure 11.07.030: Development Regulations—Residential Districts.

FIGURE 11.07.030: DEVELOPMENT REGULATIONS—RESIDENTIAL DISTRICTS

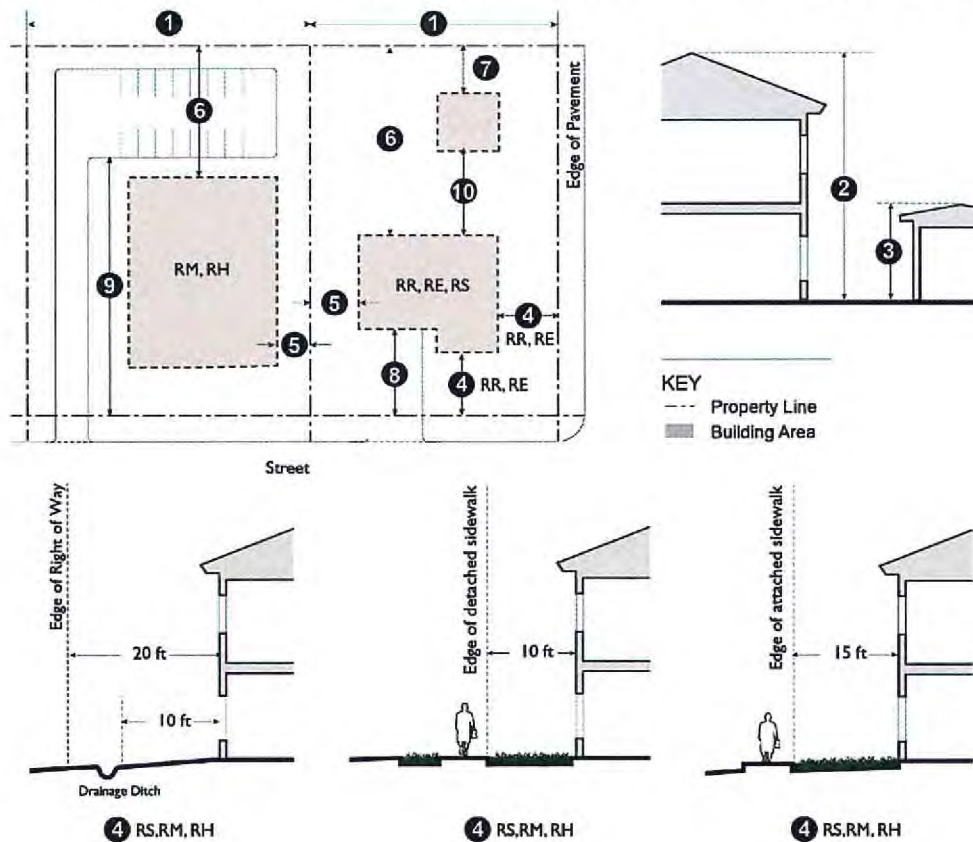


TABLE 11.07.030: DEVELOPMENT REGULATIONS—RESIDENTIAL DISTRICTS						
Standard	RE Within VGB	RS	RM	RH	Additional Regulations	#
Lot and Density Standards						
Minimum Lot Area (square feet)	21,000	6,000	6,000	10,000	11.07.040(C), Reduced Minimum Lot Size and Width	
Minimum Lot Width (ft)	80(A)	60(A)	60(A)	100(A)		1
Density (units/acre)						
Minimum	0.5(E)	3	6	15	11.07.030(B) and (E)	
Maximum	2	8	17	30		

TABLE 11.07.030: DEVELOPMENT REGULATIONS—RESIDENTIAL DISTRICTS						
<i>Standard</i>	<i>RE</i> <i>Within VGB</i>	<i>RS</i>	<i>RM</i>	<i>RH</i>	<i>Additional Regulations</i>	<i>#</i>
Building Form and Location Standards						
Maximum Height (ft)						
<i>Primary Structure</i>	35	30	35	50(C)	11.19.050 Height Exceptions	②
<i>Accessory Structure</i>	20	15	15	15	11.19.030, Accessory Structures	③
Minimum Setbacks (ft, measured from property line unless otherwise indicated)						
<i>Front or Street Side</i>	Detached sidewalk: 10 ft from edge of sidewalk Attached sidewalk: 15 ft from edge of sidewalk No sidewalk: 15 ft from edge of ultimate right of way plus and 10 feet from edge of drainage ditch if present				11.19.090 Setbacks and Yards	④
<i>Interior Side</i>	10	5 (D)	5 (D)	5 (D)		⑤
<i>Rear, Primary Structure</i>	25	20	15	15		⑥
<i>Rear, Accessory Structure</i>	10	5	5	5	11.19.030, Accessory Structures	⑦
<i>Garage</i>	A minimum 20 ft driveway apron shall be provided for front loaded garages				11.07.040(A), Residential Single Family Development	⑧
<i>Parking, from street facing property line</i>	n/a	n/a	40	40	11.07.040(B), Residential Multi-Family Development	⑨
Parking & Loading					11.25 Parking & Loading	
Minimum Distance Between Buildings (ft)	6	6	6	6		⑩
Maximum Lot Coverage	40%	40%	45%	60%		

Additional Regulations

- A. **Lot Width.** The lot width at the primary street frontage for cul-de-sac, knuckles, and irregular shaped lots may be reduced to no less than 35 feet provided the minimum lot width for the zone district is met at the front yard setback line. Flag lots shall also meet the minimum lot width at the front yard setback line.
- B. **Second Dwelling Units.** Where second dwelling units are permitted they do not count towards the maximum density restrictions of the zone district.
- C. **Transitional Standards.** When an RH District is adjacent to an RS District, the following standards apply:
 1. The maximum height is 30 feet within 40 feet of an RS District; and
 2. The maximum height is 40 feet within 50 feet of an RS District.

11.08.020 Land Use Regulations

Table 11.08.020 prescribes the land use regulations for Commercial & Mixed-Use Districts. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this Code.

TABLE 11.08.020: LAND USE REGULATIONS—COMMERCIAL & MIXED USE DISTRICTS						
<i>Land Use Classification</i>	<i>GC</i>	<i>CMX</i>	<i>NMX</i>	<i>DC</i>	<i>EC</i>	<i>Additional Regulations</i>
Residential Use Classifications						
Residential Housing Types	See subclassifications below					
<i>Duplex/Two-Unit</i>	-	-	P	-	-	
<i>Multi-Unit</i>	-	M	M	P	M(1)	
<i>Single-Unit Dwelling, Attached</i>	-	-	P	-	-	
Family Day Care	See subclassifications below					
<i>Large</i>	-	A(1)	A(1)	A(1)	-	See Section 11.32.110
<i>Small</i>	-	P(1)	P(1)	P(1)	-	
Caretaker Residence	A	-	-	-	-	See Section 11.32.070
Residential Boarding Facilities	-	-	A(1)	A(1)	-	
Residential Care & Social Service Facilities	See subclassifications below					
<i>General (more than 10 persons)</i>	-	-	M	M	-	See Section 11.32.230
<i>General (7-10 persons)</i>	-	-	A	A	-	
<i>Limited (6 or fewer persons)</i>	-	P(1)	P(1)	P(1)	-	
Single Room Occupancy	-	A	A	A	A	See Section 11.32.250
Home Occupation	P(1)	P(1)	P(1)	P(1)	-	See Section 11.32.130
Public & Semi-Public Use Classifications						
Colleges/Trade Schools	M	M	C(4)	-	M	
Community Assembly	P	P	P(3)	A	M	
Community Garden/Urban Agriculture	A(4)	A(4)	A(4)	A(4)	A(4)	
Cultural Institutions	M	P	P(3)	P	P	
<i>Outdoor & Large Scale Cultural Institutions</i>	A	M	C(4)	-	M	
Day Care Centers	M	P	P	P	P	
Elderly/Long-Term Care	-	P	M(4)	-	M	
Emergency Shelter	Z	M	C(5)	-	-	See Section 11.32.090
Essential/Emergency Service Facilities	P	A	M	M	P	
Government Offices	P	P	P	P	P	

TABLE 11.08.020: LAND USE REGULATIONS—COMMERCIAL & MIXED USE DISTRICTS						
<i>Land Use Classification</i>	<i>GC</i>	<i>CMX</i>	<i>NMX</i>	<i>DC</i>	<i>EC</i>	<i>Additional Regulations</i>
Hospitals/Clinics	See subclassifications below					
<i>Clinic</i>	P	P	A(3)	P	P	
<i>Hospital</i>	C	C	-	-	C	
Park & Recreation Facilities; Public	See subclassifications below					
<i>Passive Recreation</i>	P	P	P	P	P	
<i>Active Recreation</i>	M	M	M	M	M	
Parking: Public or Private	Z	Z	Z(3)	A	Z	
Schools	-	M	C	-	M	
Commercial Use Classifications						
Animal Care: Sales and Services	See subclassifications below					
<i>Grooming</i>	P	P	P	P	P	
<i>Pet Sales & Associated Services</i>	P	P	P(3)	A	P	
<i>Kennels</i>	C	-	-	-	-	See Section 11.32.040
<i>Veterinary Services</i>	P(2)	M	P(2,4)	-	M	
Banks & Financial Institutions	P	P	P	P	P	
Bars & Drinking Establishments	P	P	A(3)	A	P	
Business Services	P	P	P	P	P	
Drive-In & Drive Thru Facilities (retail establishment)	Z	Z	Z(3)	-	Z	See Section 11.32.080
Entertainment & Recreation	See subclassifications below					
<i>Indoor Entertainment & Recreation</i>	P	P	P(4)	M	P	
<i>Outdoor Entertainment</i>	-	-	-	-	C	
<i>Outdoor Sports & Recreation</i>	-	-	-	-	C	
<i>Temporary Uses & Special Events</i>	See Section 11.32.300					
Food & Beverage Sales	See subclassifications below					
Farmers Market	Z	Z	A	A	Z	See Section 11.32.120
General Grocery Market	P	P	P	P	P	
Liquor Stores	P	P	P(3)	P	P	
Food Preparation	P	P	P(3)	M	P	
Funeral Parlors & Internment Services	P	A	-	-	-	
Lodging	See subclassifications below					
<i>Bed & Breakfast</i>	-	-	P(1)	P(1)	-	See Section 11.32.140
<i>Health Resort & Retreat Center</i>	P	P	P(4)	A	P	
<i>Hotels & Motels</i>	P	P	M(4)	A	P	
Maintenance & Repair Services	P	P	P(3)	P	P	
Manufactured Home Sales Lots	M	-	-	-	-	
Neighborhood Services	P	P	P	P	P	

TABLE 11.08.020: LAND USE REGULATIONS—COMMERCIAL & MIXED USE DISTRICTS

<i>Land Use Classification</i>	<i>GC</i>	<i>CMX</i>	<i>NMX</i>	<i>DC</i>	<i>EC</i>	<i>Additional Regulations</i>
Professional Services	See subclassifications below					
<i>Business & Professional</i>	P	P	P	P	P	
<i>Medical & Dental</i>	P	P	P	P	P	
Personal Services	See subclassifications below					
<i>General</i>	P	P	P	P	P	
<i>Instructional Services</i>	P	P	P(3)	P	P	
<i>Tattoo or Body Modification Parlor</i>	P	P	P(4)	P	P	
Restaurants	See subclassifications below					
<i>With Drive-Thru</i>	P	P	PM(4)	-	P	See Section 11.32.080 & 11.32.160
<i>Without Drive-Thru</i>	P	P	P(4)	P	P	
Retail Sales	See subclassifications below					
<i>Building Materials & Services</i>	P	P	P(4)	-	-	See Section 11.32.170
<i>Convenience Retail</i>	P	P	P	P	P	
<i>General Retail</i>	P	P	P	P	P	
<i>Large Format Retail</i>	M	M	-	-	M	
<i>Nurseries & Garden Centers</i>	P	P	P(4)	-	-	
Vehicle Sales & Services	See subclassifications below					
<i>Rentals, Sales & Leasing</i>	P	M	C(4)	-	-	See Section 11.32.050
<i>Repair: Major</i>	A	-	-	-	-	
<i>Service & Repair: Minor</i>	P	M	C(4)	-	-	
<i>Trucks & Heavy Equipment Sales, Service & Rental</i>	C	-	-	-	-	
<i>Service Station</i>	P	P	P(4)	-	P	
<i>Towing & Impound</i>	M	C	-	-	-	
<i>Washing</i>	P	P	A(4)	-	A	
Industrial Use Classifications						
<i>Construction & Material Yards</i>	C	-	-	-	-	
<i>Custom Manufacturing</i>	P	M	C(4)	-	C	
<i>Limited Industrial</i>	P	-	-	-	C	
Recycling Facilities	See subclassifications below					
<i>Recycling Collection Facility</i>	Z	A	A	-	Z	See Section 11.32.220
<i>Recycling Processing Facility</i>	M	-	-	-	-	
<i>Research & Development</i>	M	-	-	-	P	

TABLE 11.08.020: LAND USE REGULATIONS—COMMERCIAL & MIXED USE DISTRICTS						
Land Use Classification	GC	CMX	NMX	DC	EC	Additional Regulations
Warehousing, Storage & Distribution	See subclassifications below					
Auction Facilities	C	-	-	-	-	
Indoor Warehousing, Wholesaling & Distribution	C	-	-	-	-	
Outdoor Storage	M	-	-	-	-	See Section 11.19.070
Personal Storage	P	C	C	-	-	See Section 11.32.180
Transportation, Communications & Utilities Use Classifications						
Communications Facilities	See Section 11.32.290					
Light Fleet-Based Services	P	M	-	-	-	
Transportation Passenger Terminals	P	M	-	-	-	
Major Utilities	C	C	-	-	-	
Minor Utilities	M	M	C	-	M	
Renewable Energy Systems	See subclassifications below					
Personal Solar Energy System	P	P	P	P	P	See Section 11.32.260
Large Solar Generation Facility	C	-	-	-	C	
Small Solar Generation Facility	M	M	M	M	M	
Agricultural & Extractive Use Classifications						
Resource Protection & Restoration	P(5)	P(5)	P(5)	P(5)	P(5)	
Specific Limitations: 1. When located within an existing legally permitted residence. 2. Permitted when conducted entirely within a building. Outdoor kennels and dog runs requires approval of a Minor Conditional Use Permit. 3. NMX properties located outside of a mixed-use corridor as identified in the General Plan or that do not front on an urban arterial or collector road requires approval of a Minor Conditional Use Permit. 4. Only allowed within mixed-use corridors identified in the General Plan or properties that front on an urban arterial or collector road. 5. Copies of any easements or land development restrictions shall be submitted to the Planning Department. 6. Community Gardens/Urban Agriculture: as an interim land use on vacant property.						
Key To Permit Requirements						
Principally Permitted Use	P	Conditional Use Permit Required				C
Zoning Clearance Required	Z	Surface Mining Permit Required				SMP
Administrative Use Permit Required	A	See Numbered Footnote For Additional Limitations				(#)
Minor Conditional Use Permit Required	M	As Outlined In Additional Regulations Section				*
		Use Is Not Allowed				-

11.08.030 Development Regulations

Table 11.08.030, Development Regulations—Commercial and Mixed-Use Districts, prescribes the development standards for Commercial and Mixed-Use Districts. Additional regulations are denoted in the right hand column. Section numbers in this column refer to other sections of this Code. The numbers in the “#” column refer to the numbers in Figure 11.08.030: Development Regulations—Commercial and Mixed-Use Districts.

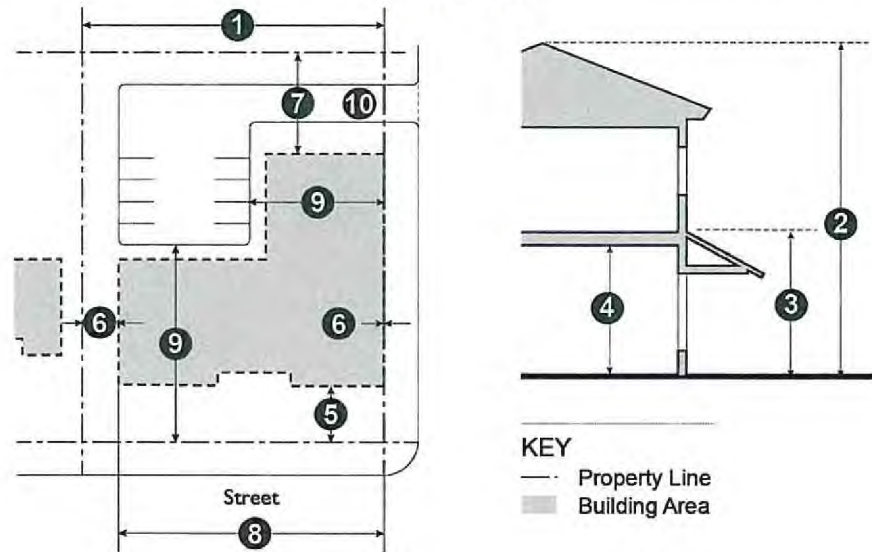
FIGURE 11.08.030: DEVELOPMENT REGULATIONS—COMMERCIAL & MIXED-USE DISTRICTS

TABLE 11.08.030: DEVELOPMENT REGULATIONS—COMMERCIAL AND MIXED USE DISTRICTS							
<i>Standard</i>	<i>GC</i>	<i>CMX</i>	<i>NMX</i>	<i>DC</i>	<i>EC</i>	<i>Additional Regulations</i>	<i>#</i>
Lot and Density Standards							
Minimum Lot Area (square feet)	10,000	10,000	6,000	6,000	43,560		
Minimum Lot Width (feet)	100	100	60	60	100		①
Maximum Floor Area Ratio (FAR)	0.5	1.0	1.0	1.0	1.0		
Density (units/acre)	N/A	10-40 or 18-40 (A)	3-20 or 10 – 20 (A)	8-40 or 20-40 (A)	16-40 (A)		
Building Form and Location Standards							
Maximum Height (ft)	35	45(B)	35	45(B)	60(B)	11.19.050 Height Exceptions	②
Ground Floor Minimum, Nonresidential Uses							
<i>Ground Floor Height (ft)</i>	N/A	15	N/A	15	N/A		③
<i>First Floor Ceiling Height (ft clear)</i>	N/A	12	N/A	12	N/A		④
Minimum Setbacks (ft)							
<i>Front</i>	5, 10 if there is no sidewalk (C)	5, 10 if there is no sidewalk (C)	5, 10 if there is no sidewalk (C)	5, 10 if there is no sidewalk (C)	50 along the perimeter of the site, 0 on interior roads	11.19.090 Setbacks and Yards	⑤
<i>Side</i>	0, 15 if adjacent to R district	0, 5 if adjacent to R district (B)	0, 5 if adjacent to R district (B)	0, 5 if adjacent to R district (B)	25 along the perimeter of the site, 0 on interior roads	11.19.090 Setbacks and Yards	⑥

TABLE 11.08.030: DEVELOPMENT REGULATIONS—COMMERCIAL AND MIXED USE DISTRICTS							
Standard	GC	CMX	NMX	DC	EC	Additional Regulations	#
Rear	0, 15 adjacent to R district	5, 10 adjacent to R district (B)	5, 10 adjacent to R district (B)	5, 10 adjacent to R district (B)	25 along the perimeter of the site, 0 on interior roads	11.19.090 Setbacks and Yards	7
Required Building Area (% of lot frontage)	N/A	N/A	N/A	50-70(D)	50(D), applicable only on interior roads		8
Parking and Loading Standards							
Parking Setback from Street Property Line (ft)	10(D)	10(D)	10 (D)	Located to side or rear of buildings (D)	40(D)	11.25 Parking & Loading	9
Access Location	Side street or alley wherever possible						10
Curb Cuts	Minimized and in area least likely to impede pedestrian circulation						
Loading/Service Area	Side or rear of lot						
Open Space Standards							
Minimum Residential Open Space (sq ft per unit)	N/A	100(ED)	100(ED)	50(ED)	100(ED)		
Minimum Public Open Space (% of site)	10; applicable only to mixed-use and non-residential development on lots greater than 15,000 square feet						

Additional Regulations

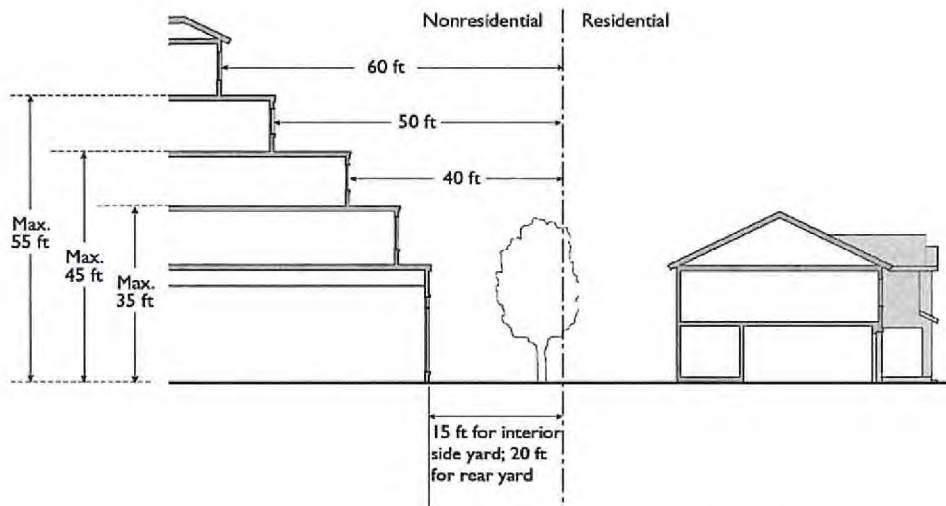
- A. **Density.** Additional regulations pertaining to the minimum and maximum density allowed by zone district are as follows:
1. **Commercial Mixed Use.** When residential uses are part of a mixed use project the density range is 10-40 units per acre of portion affected. Residential only projects the density range is 18-40 units per acre.
 2. **Neighborhood Mixed Use.** When residential uses are part of a mixed use project the density range is 3-20 units per acre of portion affected. Residential only projects the density range is 10-20 units per acre.
 3. **Downtown Core.** When residential uses are part of a mixed use project the density range is 8-40 units per acre. Residential only projects the density range is 20-40 units per acre.
 4. **Employment Center.** Residential uses are only allowed when ancillary to a primary employment use.
 5. **Reduction in Minimum Density Requirements.** A reduction in the minimum density requirement may be allowed in the NMX and DC districts when the site is already developed or the parcel is less than one acre in size, thus making it unfeasible to meet the minimum

density requirement. Lower density may also be approved in the CMX, NMX, DC, and EC districts with approval of an affordable housing agreement stipulating that a minimum of 75 percent of the units will be reserved for low-income households for a minimum of 25 years.

B. Additional Height and Setback Requirements.

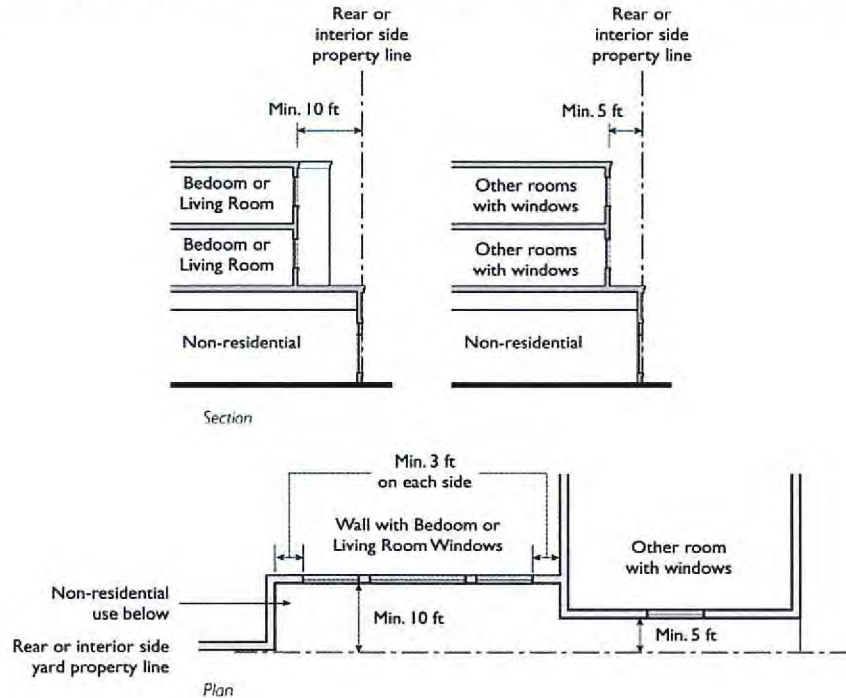
1. ***Nonresidential Uses; Transitional Standards.*** Where a nonresidential use is adjacent to a Residential District the following standards apply:
 - a. The maximum height is:
 - i. 35 feet within 40 feet of a Residential District;
 - ii. 45 feet within 50 feet of a Residential District; and
 - iii. 55 feet within 60 feet of a Residential District.
 - b. The building setback from a Residential District boundary shall be 15 feet for interior side yards and 20 feet for rear yards.

FIGURE 11.08.030(B): TRANSITIONAL STANDARDS—COMMERCIAL AND MIXED-USE DISTRICTS



2. ***Residential Uses; Required Side and Rear Yards.*** In order to provide light and air for residential units, the following minimum setbacks apply to any building wall containing windows and facing an interior side or rear yard:
 - a. For any wall containing windows, a setback of at least 5 feet shall be provided.
 - b. For any wall containing bedroom or living room windows, a setback of at least 10 feet shall be provided.
 - c. The required setbacks apply to that portion of the building wall containing and extending three feet on either side of any window.

FIGURE 11.08.030(B)(2): REQUIRED SIDE AND REAR YARDS—RESIDENTIAL USES



C. **Build-to Line.** Buildings shall be constructed within five feet of the required setback for the percent of linear street frontage identified in Table 11.08.030. The area between the building and property line shall be paved so that it functions as a wider public sidewalk, landscaped, or improved with pedestrian amenities. This requirement may be modified or waived by the Zoning Administrator if:

1. Substantial landscaping is located between the build-to line and ground floor residential units to soften visual impact of buildings;
2. Entry courtyards, plazas, entries, or outdoor eating and display areas are located between the build-to line and building, provided that the buildings are built to the edge of the courtyard, plaza, or dining area; or
3. The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street.

~~D. **Limitations on Location of Parking.** Deviations to the location of parking may be approved by the decision-making authority as part of the Design Review Process when the following applicable findings can be made:~~

- ~~1. Within the RC, GC, NMX, and DC districts it is infeasible to locate parking to the side or rear of the building due to site constraints such as topography, location of existing structures, septic/well areas, or natural resources; or~~
- ~~2. Within the CMX and EC district, buildings are built close to the public sidewalk to the maximum extent feasible and/or the site is small and constrained such that surface parking located more than 40 feet from the street frontage is not feasible.~~

- ~~3. The parking area is screened along the public right of way with a knee wall, hedge, trellis, berms, and/or landscaping; and,~~
- ~~4. The location of the buildings and parking is consistent with surrounding developments and the overall intent of the zone district and General Plan "Place Making" policies.~~

E.D. Residential Open Space. Residential open space may be provided as common or private open space. Private areas typically consist of balconies, decks, patios, fenced yards, and other similar areas outside the residence. Common areas typically consist of landscaped areas, walks, patios, swimming pools, barbeque areas, playgrounds, turf, or other such improvements as are appropriate to enhance the outdoor environment of the development. Landscaped courtyard entries that are oriented towards the public street which create a welcoming entry feature are also considered common areas. All areas not improved with buildings, parking, vehicular accessways, trash enclosures, and similar items shall be developed as common areas with the types of attributes described above.

1. **Minimum Dimensions.** Open space shall have the following minimum dimensions in order to count toward open space requirements.
 - a. *Private Open Space.* Private open space located on the ground level (e.g., yards, decks, patios) shall have no dimension less than eight feet. Private open space located above ground level (e.g., balconies) shall have no dimension less than five feet.
 - b. *Common Open Space.* Minimum dimension of 25 feet.
 - c. *Required Setbacks and Walkways not Counted.* Required front and streetside setback areas and walkways between buildings do not count towards the minimum residential open space per unit requirements.
2. **Usability.** A surface shall be provided that allows convenient use for outdoor living and/or recreation. Such surface may be any practicable combination of lawn, garden, flagstone, wood planking, concrete, or other serviceable, dust-free surfacing. Slope shall not exceed 10 percent.
3. **Accessibility.**
 - a. *Private Open Space.* The space shall be accessible to only one residential unit by a doorway to a habitable room or hallway.
 - b. *Common Open Space.* The space shall be accessible to the residential units on the lot.

11.08.040 Supplemental Regulations

The following supplemental regulations apply to development projects within the Valley Growth Boundary.

- A. **Maximum Block Length.** Block lengths shall not exceed 450 feet unless a mid-block pedestrian connection is provided then block lengths of up to 600 feet are allowed. This interval does not apply to development areas that are adjacent to limited access highways, freeways, expressways or other areas where physical constraints or land use compatibility make connectivity infeasible or undesirable.
- B. **Building Orientation and Entrances.**
 1. Buildings shall be oriented to face public streets.

5. Preserve lands from residential development.
- D. **Timber Production (TP).** This zone district is primarily located within the Natural Resources areas of the County but is also an allowed zoning designation within Rural Community districts consistent with the overall purposes of the TP designation. The purpose of the TP district is to:
1. Preserve valuable timber resources within the County and to protect both the economic and environmental value of these lands.
 2. Create standards that support the growing and harvesting of timber, pulp woods, and other forestry products for commercial purposes.
 3. Implement the California Timberland Productivity Act of 1982.
 4. Provide a mechanism to allow for support services and uses that are necessary and/or complimentary to the long term sustainability of timber operations.

11.11.020 Land Use Regulations

Table 11.11.020 prescribes the land use regulations for Natural Resource Districts. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this Code.

TABLE 11.11.020: LAND USE REGULATION—NATURAL RESOURCE DISTRICTS				
<i>Land Use Classification</i>	<i>EX</i>	<i>TP</i>	<i>RPR</i>	<i>Additional Regulations</i>
Residential Use Classifications				
Single-Unit Dwelling, Detached	-	P	-	
Caretaker Residence	P	-	AP	See Section 11.32.070
Employee Housing	A	A	A	See Section 11.32.100
Home Occupation	P(1)	P(1)	P(1)	See Section 11.32.130
Public & Semi-Public Use Classifications				
Cemetery	-	-	C	
Cultural Institutions	-	-	C	
<i>Outdoor & Large Scale Cultural Institutions</i>	-	-	C	
Essential/Emergency Service Facilities	M	M	M	
Park & Recreation Facilities; Public	See subclassifications below			
<i>Passive Recreation</i>	P	P	P	
<i>Active Recreation</i>	-	C	C	
Commercial Use Classifications				
Entertainment & Recreation	See subclassifications below			
<i>Campground</i>	-	M	M	See Section 11.32.060
<i>Hunting/Fishing Club</i>	M	Z(4)	Z(4)	
<i>Incidental Hunting and Fishing</i>	P	P	P	
<i>Outdoor Entertainment</i>	-	M(2)	M(2)	
<i>Outdoor Sports & Recreation</i>	-	M(2)	M(2)	
<i>Temporary Uses & Special Events</i>	See Section 11.32.300			

TABLE 11.11.020: LAND USE REGULATION—NATURAL RESOURCE DISTRICTS				
Land Use Classification	EX	TP	RPR	Additional Regulations
Lodging	See subclassifications below			
Agricultural Homestays	-	-	C	See Section 11.32.140
Industrial Use Classifications				
Construction & Material Yards	P(3)	P(3)	-	
General Industrial	A(7)	-	-	
Intensive Industrial	A(7)	-	-	
Research and Development	A(7)	-	-	
Transportation, Communications & Utilities Use Classifications				
Agricultural Runways & Airport Facilities	-	M	-	
Communications Facilities	See Section 11.32.290			
Major Utilities	C	C	C	
Minor Utilities	P	P	M	
On-Site Biomass Facility	-	P(3)	M(3)	
Renewable Energy Systems	See subclassifications below			
Personal Hydro System	P	P	P	See Section 11.32.260
Personal Solar Energy System	P	P	P	
Large Solar Generation Facility	-	C(3)	-	
Small Solar Generation Facility	-	M(3)	M(3)	
Personal Wind Energy System	P	P	P	See Section 11.32.270
Large Wind Generation Facility	-	C(3)	-	
Small Wind Generation Facility	-	M(3)	-	
Agricultural & Extractive Use Classifications				
Agricultural Labor Housing	-	P	-	See Section 11.32.030
Grazing (Animal Raising)	P	P	P	
Mining	SMP	-	-	See Section 11.32.280
Resource Protection & Restoration	P(4)	P(4)	P(4)	
Timber Production & Harvesting	-	P	(5)	
Timber Processing	-	M	-	
Specific Limitations:				
1. Only when there is a pre-existing legally permitted residence or approved caretakers unit.				
2. Only those types of entertainment & recreation uses that are compatible with the Natural Resources designation as determined by Zoning Administrator				
3. Only when associated with or will not negatively impact a permitted mining, extraction, timber operation, or other permitted use as determined by Zoning Administrator.				
4. Copies of any easements or land development restrictions shall be submitted to the Planning Department.				
5. Less than 3 acres requires approval of a Zoning Clearance. Over 3 acres requires approval of an Administrative Use Permit. A finding must be made that the harvesting of trees is necessary for the health and maintenance of the forest.				
6. Single-unit dwellings are allowed as a "compatible use" as defined in Government Code Subsection 51104(h) of the Timber Production Act and shall not be used as a mechanism to further subdivide timber lands.				
7. General Industrial and Intensive Industrial uses not ancillary to a permitted mining operation when a finding can be made that the use will not be detrimental to adjacent mining operations or is inconsistent with the airport overlay zone.				

Chapter 11.19 General Site Regulations

Sections:

11.19.010	Purpose and Applicability
11.19.020	Development on Lots Divided by District Boundaries
11.19.030	Accessory Structures
11.19.040	Fences and Walls
11.19.050	Height Exceptions
11.19.060	Lighting and Illumination
11.19.070	Outdoor Storage
11.19.080	Screening
11.19.090	Setbacks and Yards
11.19.100	Swimming Pools and Spas
11.19.110	Trash and Refuse Collection Areas
11.19.120	Underground Utilities
11.19.130	Visibility at Intersections

11.19.010 Purpose and Applicability

The purpose of this chapter is to prescribe development and site regulations that apply, except where specifically stated, to development in all districts. These standards will be used in conjunction with the standards for each zoning district located in Division II, Zoning and Overlay Districts. In any case of conflict, the standards specific to the zoning district will override these regulations.

11.19.020 Development on Lots Divided by District Boundaries

- A. **Generally.** Where a lot is greater than one acre in size and is divided by a district boundary, the regulations applicable to each district shall be applied to the area within the district, and no use, other than parking serving a principal use on the site, shall be located in a district in which it is not a permitted or conditionally permitted use. For lots less than one acre in size the regulations in Section 11.04.040.C.2, Zoning Boundary Interpretations shall apply.
- B. **Accessory Facilities.** Accessory landscaping, fences, screening or retaining walls, and usable open space may be located on the lot without regard for zone boundaries.
- C. **Density and Floor Area.** The maximum permitted number of living units or maximum floor area, if any, shall be calculated according to the lot area within each zoning district and the corresponding density ratio and floor area ratio for the district. The resulting maximum permitted number of living units or amount of floor area may be distributed on the lot without regard for district boundaries, as long as all portions of the project comply with the development standards of the district in which they are located and all other provisions of this section.
- D. **Minimum Lot Area, Width, and Frontage.** The minimum lot area, width, and frontage requirements of the zoning district that covers the greatest portion of the lot area shall apply to the entire lot. If the lot area is divided equally between two or more zone districts, the requirements of the district with greater minimum lot area, width, or frontage shall apply to the entire lot.

- E. **Exceptions.** If more than 60 percent of a lot is located in one zoning district, a qualified applicant may apply for and the Planning Commission may consider a Conditional Use Permit in order to request exceptions to the provisions of this section (e.g., to apply the standards of one of the districts to a greater area of the site).

11.19.030 Accessory Structures

- A. **Residential Accessory Structures.** Residential accessory structures include structures that are customarily related to a residence, including garages, greenhouses, storage sheds, studios, play equipment, swimming pools, spas, workshops, detached covered decks and patios, detached uncovered decks and patios 18 inches in height or greater, and similar structures. Regulations for residential second units are located in Section 11.32.240, Second Dwelling Units.
- B. **Non-Residential Accessory Structures.** In addition to the primary structures associated with permitted uses, each use classification may include accessory structures which are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to, such primary structures and uses. It shall be the responsibility of the Planning Director to determine if a proposed accessory structure is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to the primary structure or use, based on the Planning Director's evaluation of whether the proposed accessory structure is necessary or customarily associated with the use for which the development was constructed. Determinations by the Planning Director shall be subject to appeal pursuant to Section 11.53.150, Appeals and Calls for Review. All accessory structures shall be located in compliance with all other applicable requirements of the zone district in which they are located and any other permits required (e.g. Design Review Permit in Commercial Districts).
- C. **Development Standards.** Accessory structures shall be developed in accordance with the following standards:
1. **Relation to Existing Structures.** A detached accessory building may only be constructed on a lot on which there is a permitted main building or use to which the accessory building is related. However, an accessory building may be constructed prior to a permitted main building and used for not more than one year in connection with the construction of the main building provided that a building permit is obtained for the entire project, including the accessory building, prior to the start of any construction and a compliance bond has been obtained. The accessory structure will not be issued a building permit final until final occupancy has been issued for the main building.
 2. **Size.** Accessory structures count towards the maximum lot coverage or floor area ratio (FAR) permitted on a site. Within the Valley Growth Boundary, excluding agricultural uses, no single accessory structures shall exceed the ground floor area of the primary building.
 3. **Levee Setback.** Structures located in proximity to a levee shall meet the requirements of Section 11.23.030.D, Setbacks Adjacent to a Levee.
 4. **Setbacks:** Accessory structures shall meet the setback requirements established by the zoned district they are located in.
 - a. **Setback Exemptions:** Uncovered decks and patios under 18 inches in height; ~~pools and spas;~~ one accessory structures less than eight feet in height and less than 120 square feet in area; Pool and spas shall meet setback requirements of Section 11.19.100 Swimming Pools and Spas. Fences shall meet setback requirements of Section 11.19.040 Fences and Walls.~~and fences are not subject to the setback~~

~~regulations.~~ Within the Valley Growth Boundary no accessory structures shall be permitted within the front yard setback area with the exception of decks, patios, and fences (see Section 11.19.040 Fences and Walls).

11.19.040 Fences and Walls

- A. **Applicability.** The standards of this section apply to fences, freestanding walls, dense hedges, and similar structures. Walls and fences, depending on their height, may require approval of a building permit. Walls and fences within non-residential districts (excluding Natural Resource and Agricultural districts) are further regulated by the County's Design Guidelines.
- B. **Maximum Height.** Fences, walls, hedges, and similar structures shall be limited to the maximum heights stated below. Fences and walls depending on height and construction style may require a building permit.

1. **Front Yards and Street Side Yards.** Within the Valley Growth Boundary the required front and corner side yards, or along the exterior boundaries of such yards; fences, hedges, and freestanding walls may not exceed a height of three feet. They may achieve a height of four feet provided that the top foot or entire fence height is of open or lattice-type design and achieves at least 25 percent transparency. For non-residential uses a taller fence or wall height may be permitted when a business need can be demonstrated to the Planning Director to allow additional height through a Waiver.

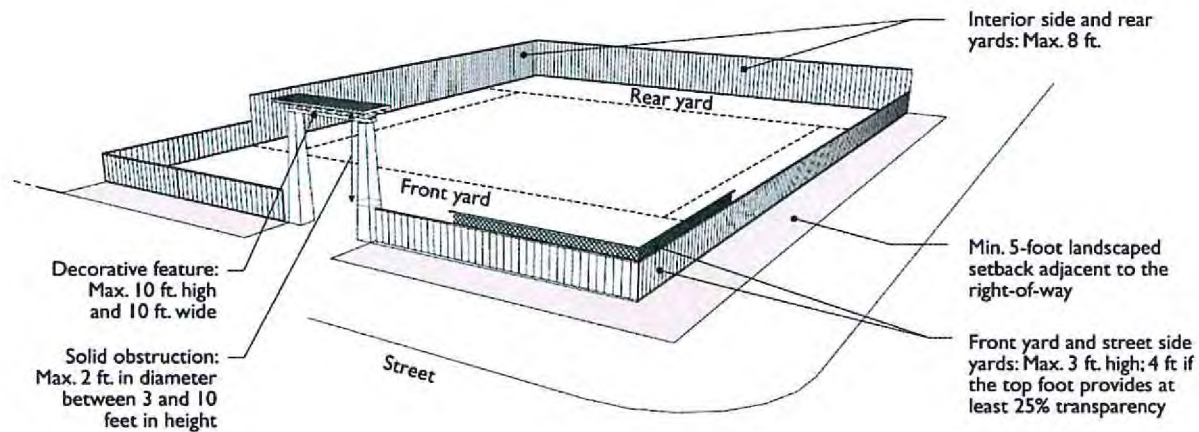
Outside the Valley Growth Boundary or on agricultural properties within the Valley Growth Boundary, fencing along front and street side yards may be open "agricultural style" fencing up to ~~four-six~~ feet in height unless a ~~business~~ need can be made to the Planning Director to allow additional height through a Waiver.

- a. Outside the front and street side yard area (setback is established by zone district) fences, hedges, and walls up to eight feet in height may be permitted. Fences taller than eight feet in height may be permitted for noise attenuation as determined by a noise analysis or in non-residential zones when a demonstrated security need can be demonstrated to the Planning Director through a Waiver.
2. **Decorative Features.** Within the Valley Growth Boundary, one pedestrian entry gateway, trellis, or other decorative structure per street frontage or 100 feet of linear frontage is permitted in the required front or corner side yard of each lot, provided that the maximum height or width of the structure does not exceed 10 feet. Such decorative feature shall not have any solid obstruction that exceeds two feet in diameter between the height of three and 10 feet. Decorative walls in excess of three feet shall be located outside the setback area in front of the house and shall meet all other standards of this section. Gates and decorative features at vehicle entries may exceed ten feet in width, but shall be designed to ensure adequate visual clearance is maintained as determined by the Public Works Director.
3. **Interior Side and Rear Yards.** No fence, hedge, or freestanding wall within or along the exterior boundary of the required side or rear yards shall exceed a height of eight feet unless required for noise attenuation as determined by a noise analysis or in non-residential zones when a demonstrated security need can be demonstrated to the Planning Director through a Waiver.
4. **Main Building Area.** The main building area is the portion of the lot that is outside any required setback. Within the main building area, the maximum height for fences and walls is

eight feet except walls that are necessary for noise attenuation may be higher based on the noise analysis.

- C. **Setback from Right of Way.** Within the Valley Growth Boundary, fences, walls and hedges shall be set back a minimum of five feet from an adjacent right of way line. In areas with detached sidewalks the fence shall not be any closer than back of walk. The area adjacent to the fence or wall shall be landscaped. Outside the Valley Growth Boundary, fences, walls, and hedges may be located at the property line so long as they are outside of any adjacent right of way or access easement and are not in conflict with a sight distance triangle of a road or driveway.

FIGURE 11.19.040: FENCES AND WALLS



- D. **Design and Materials.** Fencing visible from a street shall be treated as an integral part of the architecture of the site, with materials, colors, and detailing that is compatible with the buildings.

~~1. **Limitation on Chain Link Fencing.** Within the Valley Growth Boundary, the use of chain link fencing is not permitted in front or street side yards with the exception of industrial zone districts or agricultural properties where the fence is adequately screened with slats and landscaping.~~

~~2.1. **Limitation on Hazardous Fencing Materials.** The use of barbed wire, razor wire, ultra barrier, electrified, and other hazardous fencing is not permitted, with the following exceptions:~~

- ~~a. On the site of a permitted agricultural use if needed for livestock or ranch operations.~~

- b. If such fencing is required by any law or regulation of the County, the State of California, the federal government, or other public agency.
- c. Upon approval of the Zoning Administrator when a business has demonstrated it is necessary for the security of their business operation. Fencing shall be adequately screened from the street and any adjacent residential or mixed-use districts.

3.2. Limitations on Concrete Block. Within the Valley Growth Boundary plain, concrete block is not permitted as a fencing material if visible from a public street. Plain concrete block must be finished with stucco and capped with a decorative cap. Split face and other types of architectural block do not need to be finished with stucco.

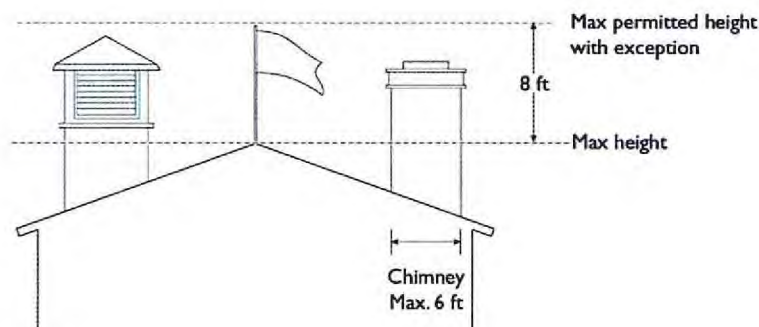
- E. **Visibility at Intersections.** Notwithstanding any other provisions of this section, fences and walls shall comply with the visibility standards of Section 11.19.130, Visibility at Intersections and Driveways.
- F. **Design Review Required.** In Nonresidential Districts within the Valley Growth Boundary, all new fencing along front and side yards which abut a public right of way shall be subject to the design review process as required by Chapter 11.56, Design Review if it was not evaluated as part of a previous Design Review Permit.
- G. **Waivers.** The requirements of this section may be waived or modified through approval of a waiver or variance where the decision making authority finds the proposed fence design is consistent with the character of the neighborhood in which it is located.

11.19.050 Height Exceptions

The height of structures shall not exceed the standards established by the applicable zoning district except as provided below.

- A. **Projections.** Chimneys not over six feet in width, cupolas, flagpoles, monuments, steeples, fire and parapet walls, roof equipment, antennas, and similar structures and necessary appurtenances covering not more than 20 percent of the top floor roof area to which they are accessory, may exceed maximum permitted height standards by eight feet. Exceptions may be granted with the approval of a waiver or variance.

FIGURE 11.19.050: HEIGHT EXCEPTIONS—PROJECTIONS



- B. **Support Structures for Agricultural and Industrial Uses.** Structures such as silos and water tanks associated with a permitted agricultural use in any district and structures such as smokestacks, vents,

and mechanical equipment associated with a permitted use located in an Industrial District may exceed maximum permitted height standards provided the height of the structure does not exceed 75 feet. Exceptions may be granted with the approval of a waiver or variance.

- C. **Wind Energy Systems.** Structures associated with wind energy systems are subject to the height limitations of Section 11.32.270, Wind Energy Systems.
- D. **Communications Facilities.** Structures associated with communication facilities are subject to the height limitations of Section 11.32.290, Wireless Communications Facilities.
- E. **Airport Height Restrictions.** Notwithstanding the provisions of this section, all structures must comply with any height restrictions of the Airport Overlay District or any standard of the Federal Aviation Administration.

11.19.060 Lighting and Illumination

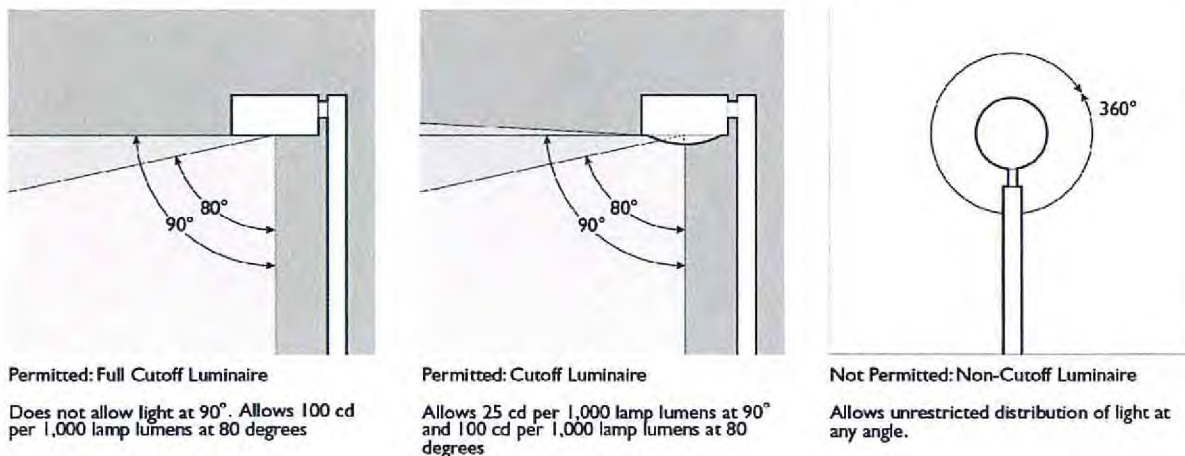
- A. **Applicability.** The standards of this section apply to all new development and additions that expand existing floor area by 10 percent or more.
- B. **General Standards.**
 - 1. **Multi-Unit Residential Buildings.** Aisles, passageways, and recesses related to and within the building complex shall be illuminated with an intensity of at least 0.25 foot-candles or equivalent measurement at the ground level during the hours of darkness. Lighting devices shall be protected by weather- and vandal-resistant covers.
 - 2. **Nonresidential Buildings.** All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.5 foot-candle of light (or equivalent measurement).
 - 3. **Parking Lots.** Parking areas shall contain lighting according to the requirements of Section 11.25.100, Design Standards for Parking Lots.
 - 4. **Maximum Height.** Lighting fixtures shall not exceed the maximum heights specified in Table 11.19.060, Maximum Height of Lighting Fixtures.

TABLE 11.19.060: MAXIMUM HEIGHT OF LIGHTING FIXTURES	
District	Maximum Height (ft)
Agricultural Districts (AE & AR)	20 feet within 100 feet of any street frontage; 50 feet in any other location.
Residential Districts	16
Commercial and Mixed-Use Districts	16 feet within 100 feet of any street frontage; 20 feet in any other location.
Public Facility, Resource Preserve/Recreation	20 feet within 100 feet of any street frontage; 25 feet in any other location.
Industrial/Employment Districts (includes EX & AI)	25 feet within 100 feet of any street frontage; 50 feet in any other location.
Sports/Entertainment	50 or as allowed through Design Review or Conditional Use Permit approval

- C. **Control of Outdoor Artificial Light.** This subsection is intended to minimize outdoor artificial light that may have a detrimental effect and reduce the unnecessary illumination of adjacent properties.

1. **Exemptions.** The following types of lighting fixtures are exempt from the requirements of this section:
 - a. *Prior Installation.* All light fixtures installed prior to the effective date of this ordinance, unless 50 percent or more of the light fixtures on the premises are replaced.
 - b. *Construction and Emergency Lighting.* All construction or emergency lighting fixtures provided they are temporary and are discontinued immediately upon completion of the construction work or abatement of the emergency.
 - c. *Seasonal Lighting.* Seasonal lighting displays related to cultural or religious celebrations.
 - d. *Street Lights.* Lights installed by a public utility company, County, or developer on behalf of utility or County to provide adequate street illumination.
2. **Prohibited Lighting.** The following types of exterior lighting are prohibited:
 - a. Drop-down lenses;
 - b. Mercury vapor lights; and
 - c. Searchlights (excluding emergency/safety response activities), laser lights, or any other lighting that flashes, blinks, alternates, or moves.
3. **Fixture Type.** All lighting fixtures shall be shielded so as not to produce obtrusive glare onto the public right-of-way or adjoining properties. All luminaries shall meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for "Cut Off" or "Full Cut Off" luminaries. In the Figure below, cd refers to the candela or measurement of luminous intensity based on the direction or angle of the light projection.

FIGURE 11.19.060(C)(3): FIXTURE TYPE

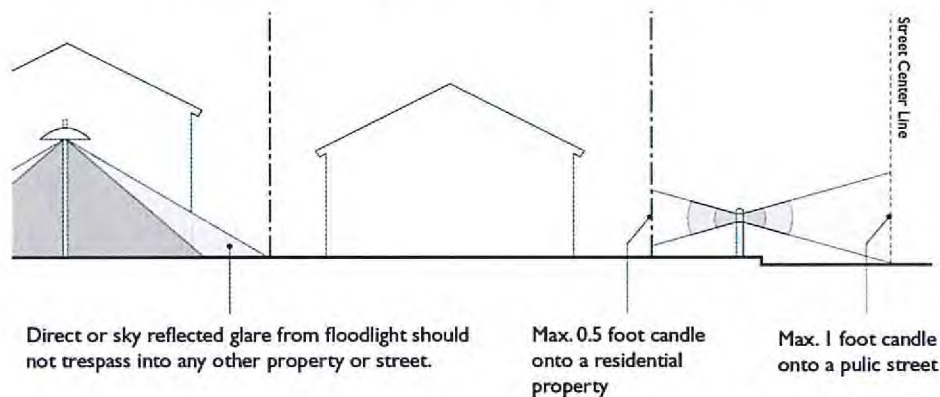


Source: IESNA

4. **Light Trespass.** Lights shall be placed to deflect light away from adjacent properties and public streets, and to prevent adverse interference with the normal operation or enjoyment of surrounding properties.

- a. Direct or sky-reflected glare from floodlights shall not be directed into any other property or street.
- b. No light or combination of lights, or activity shall cast light exceeding one foot candle onto a public street, with the illumination level measured at the centerline of the street.
- c. No light, combination of lights, or activity shall cast light exceeding 0.5 foot candle onto a residentially zoned property, or any property containing residential uses.

FIGURE 11.19.060(C)(4): LIGHT TRESPASS



5. **Required Documentation.** Photometric data from lighting manufacturers shall be submitted to the Planning Department by the project applicant to demonstrate that the lighting requirements have been satisfied.
6. **Alternate Materials and Methods of Installation.** Design, material, or method of installation not specifically prescribed by this section may be approved provided the proposed design, material, or method provides approximate equivalence to the specific requirements of this section or is otherwise satisfactory and complies with the intent of these provisions.

11.19.070 Outdoor Storage

Within the Valley Growth Boundary, open storage of goods, materials, machines, equipment, and vehicles or parts outside of a building for more than 72 hours shall conform to the standards of this section. The regulations of this section do not apply to non-commercial vehicles parked in the driveway of a residential use, commercial and business vehicles parked in an approved parking area of an approved non-residential use or temporary storage of construction materials reasonably required for construction work on the premises pursuant to a valid building permit.

- A. **Location.** Outdoor storage shall be located outside of all required front and street side setbacks or any required landscape area.
- B. **Screening.** Outdoor storage areas shall be screened so as not to be visible from any public street or freeway; residential district; or publicly accessible open space area, parking area, access driveway, or similar thoroughfare.

|

C. **Surfacing.**

1. In non-residential districts, outdoor storage areas shall be surfaced with an all weather surface. Such surfacing shall be permanently maintained free of structural defects and shall conform to all applicable federal and State air and water quality standards. This requirement does not apply to outdoor storage associated with permitted agricultural uses or single family residences.
2. Outdoor storage of hazardous materials shall require a roof or awning over the materials and either a dead-end sump to contain spills or containment in the form of berms, dikes, or curbs. All hazardous materials regulated by the Land Enforcement Agency (LEA) or Certified Unified Program Agency (CUPA), shall be placed on a surface as deemed appropriate by the permitting agency. In addition, the surface shall conform to all applicable federal and State air and water quality standards.

11.19.080 Screening

- A. **Applicability.** The standards of this section apply to all new development within the Valley Growth Boundary (excluding single family residential) and additions that expand existing floor area by 25 percent or more.
- B. **Mechanical and Electrical Equipment.** All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings to reduce visibility from the street, highway, or adjacent residential districts.

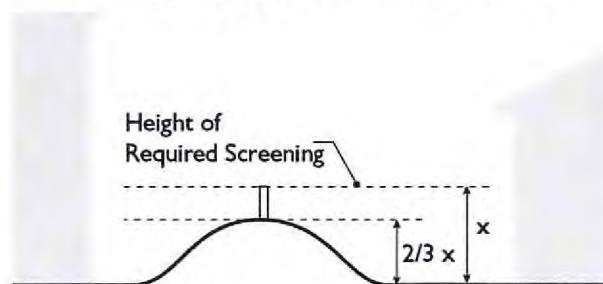
1. Ground-mounted HVAC units shall be located away from public activity areas and screened from public view through landscaping and/or screen walls.
2. Other ground or wall mounted equipment, public utility infrastructure and other utility components shall be oriented away from public view to the extent possible and screened with evergreen shrubs or placed in an enclosure that is designed to blend with surrounding environment to the extent allowed by the utilities.
3. Screening for equipment shall be integrated into the building and roof design and compatible materials, colors and forms shall be used. Wood lattice or fence like coverings are inappropriate for roof mounted screening.
4. Roof mounted equipment, including but not limited to air conditioners, fans, vents, and antennas, shall be setback from the roof edge, or placed behind a parapet or in a well so that they are not visible to motorists or pedestrians.
5. Outdoor storage areas shall be screened as provided in Section 11.19.070, Outdoor Storage.

C. **Common Property Lines (Screening Between Different Land Uses).**

1. **Required Areas.** A landscape buffer or screening wall consistent with the provisions of this section shall be provided for the following uses at the time of new construction or expansion of buildings:
 - a. *Residential Subdivisions:* Residential subdivisions of five or more lots adjacent to residential development exceeding 10 units/acre, any nonresidential use, or an unloaded urban collector or major arterial roadway.

- b. *Multi-Unit Residential Uses:* Multi-unit residential uses exceeding 10 units/acre adjacent to a single unit dwelling or duplex, any industrial use, or an unloaded urban collector or major arterial roadway.
 - c. *Nonresidential Uses:* Nonresidential uses adjacent to any residential district, public park, or open space.
 2. **Location.** Landscape buffers and screening walls shall follow the lot line of the lot to be screened, or shall be so arranged within the boundaries of the lot so as to substantially hide from adjoining properties the building, facility, or activity required to be screened.
 - a. *Screening walls required.* Screening walls are required between residential and industrial districts or residential districts adjacent to unloaded urban roadways. When located along roadways, short street blocks and/or pedestrian paseos shall be incorporated into project design. Where screening walls are required, they are in addition to any required landscaping as identified in Chapter 11.24, Landscape.
 - b. In other locations, walls that prevent convenient access between residential districts and parks, trails, public transit or commercial and public services are prohibited.
 3. **Height.** Landscape buffers should reach a minimum of five feet in height at maturity. Screening walls shall be a minimum of six feet and maximum of eight feet in height, unless otherwise specified through a discretionary Planning entitlement.
 4. **Materials.**
 - a. Landscape buffers shall be comprised of a view-obscuring arrangement of evergreen and deciduous trees, shrubs and similar vegetation not less than five feet in height at maturity. Evergreens shall comprise at least 75 percent of the trees and plants utilized. Vegetation shall be planted at intervals that emphasize massing and form rather than individual or small groupings of shrubs and trees.
 - b. Screening walls shall be constructed of stucco, decorative block, concrete panel, or other substantially equivalent material. Chain-link fencing does not fulfill the screening wall requirement.
 5. **Berms.** An earth berm may be used in combination with the above types of landscape buffers and screening walls, but not more than two-thirds of the required height of such screening may be provided by the berm.

FIGURE 11.19.080(C)(5): BERMS



6. **Maintenance.** Landscape buffers and screening walls shall be maintained by property owner in good repair, including but not limited to replacement of dead or diseased vegetation, painting, graffiti removal, and shall be kept free of litter or advertising.
7. **Waivers and Modifications.** The Zoning Administrator may grant a waiver or modification of the screening requirements pursuant to Chapter 11.60, Waivers and Modifications.

11.19.090 Setbacks and Yards

- A. **Buffers and Setbacks Between Agricultural and Non-Agricultural Uses and Districts.** The purpose of agricultural buffers and setbacks is to provide for the long-term viability of agricultural operations and to minimize potential conflicts between agricultural uses and non-agricultural development and uses.

1. **Permanent Agricultural Buffers.** Permanent agricultural buffers are only required at the edges of Rural Community Boundary areas and the Valley Growth Boundary. The minimum buffer width is based on the type of agricultural use as identified in Table 11.19.090-A.
 - a. Agricultural buffers should be designed to accommodate drainage, trails, roads, other facilities or infrastructure, community gardens, native landscaping, and other uses that would be compatible with ongoing agricultural operations and provide valuable services or amenities. Windrows, berms, or other types of barriers shall be incorporated into the buffer design to reduce impacts from adjacent agricultural operations.
 - b. Where buffers are required the buffer shall be located on the non-agricultural property in instances where the development is occurring adjacent to the Rural Community Boundary or Valley Growth Boundary.

TABLE 11.19.090-A: AGRICULTURAL BUFFERS— SETBACKS	
<i>Crop Type/Agricultural Use</i>	<i>Minimum Buffer (feet)</i>
Rangeland/Grazing	50
Rice, field crops, orchards and vineyards	300
Animal Raising	200
Dairies	500
Feed Lots	800
Slaughterhouses	1000
The width of the buffer shall be measured from the active face of the agricultural operation to the property line of the adjacent use.	

2. **Reductions in Buffer Width.** Agricultural buffers may be reduced with Minor Use Permit approval where the decision-making authority determines, in consultation with the Agricultural Commissioner that:
 - a. Specific site characteristics exist such as topography, prevailing winds, vegetation, and other site features provide adequate buffering such that the required setback is

- not necessary to promote and protect agriculture and protect public health and safety; or
- b. Site constraints such as size and configuration are such that the required setback is infeasible and the reduced setback provides the maximum feasible buffer from the Agricultural District or use.
3. **Exclusions.** Permanent buffers are not required in areas adjacent to planned urban development within the Valley Growth Boundary or when adjacent to existing rural residential or agricultural rural residential uses where the parcel sizes are primarily five acres or less in size.
 4. **Setbacks for Urban Commercial Agriculture.** Where new commercial agricultural operations are proposed within the Valley Growth Boundary, setbacks and/or operational restrictions shall be required to reduce impacts of the agricultural operation on non-agricultural uses and districts. The width of the setback and/or operational restrictions shall be as determined through the Conditional Use Permit and shall be based on the type of agricultural operation, site specific characteristics, adjacent uses and districts, and recommendations from the Agricultural Commissioner. Where setbacks are required they shall be provided within the project boundary of the commercial agricultural operation.
 5. **Buffer Management Plan.** Where Agricultural buffers or setbacks are required they shall be maintained in accordance with a buffer management plan acceptable to and approved by the County. Agricultural buffer management plans shall include provisions for long-term maintenance of improvements and facilities that will not result in a fiscal impact on the County. Such plans shall, at a minimum, address the following:
 - a. A description of site conditions such as vegetation and habitat type, natural and man-made features, and other characteristics of the site;
 - b. Grass and brush clearing for fire fuel management, as required by site conditions;
 - c. Erosion control;
 - d. Fencing if required for the protection of resources;
 - e. Any proposed recreational activities or facilities; and
 - f. Any natural resource management activities and uses.
- B. **Setbacks Adjacent to the Landside of Levees.** Setbacks from levees shall be as determined by the levee maintenance district, but in no case shall be less than 50-feet from the toe of levees for new structures, fences, or pools to preserve the long-term ability to conduct inspections, perform maintenance, fight floods, and allow room for future minor changes to levee configurations. Additional requirements pertaining to grading activities adjacent to levees is provided in Chapter 11.23, Grading, Drainage, and Erosion Control.
- C. **Allowed Building Projections.** Building projections may extend into required setback areas, according to the standards of Table 11.19.090.B, Allowed Building Projections into Setbacks.
1. **Limitations.** The “Additional Standards and Limitations” column of Table 11.19.090-B states any dimensional, area, or other limitations that apply to allowed projections into setbacks. In addition, the following limitations apply to all projections into setbacks:

- a. No projection may extend into a public utility easement
- b. No projection may extend closer than three feet to an interior lot line.
- c. No projection may extend closer than six feet to a building or structure on an adjacent lot.
- d. Projections are subject to all applicable requirements of the California Building Code.
- e. Any applicable lot coverage limitations of the district must be met.

Figure 11.19.090(B): Allowed Building Projections into Setbacks

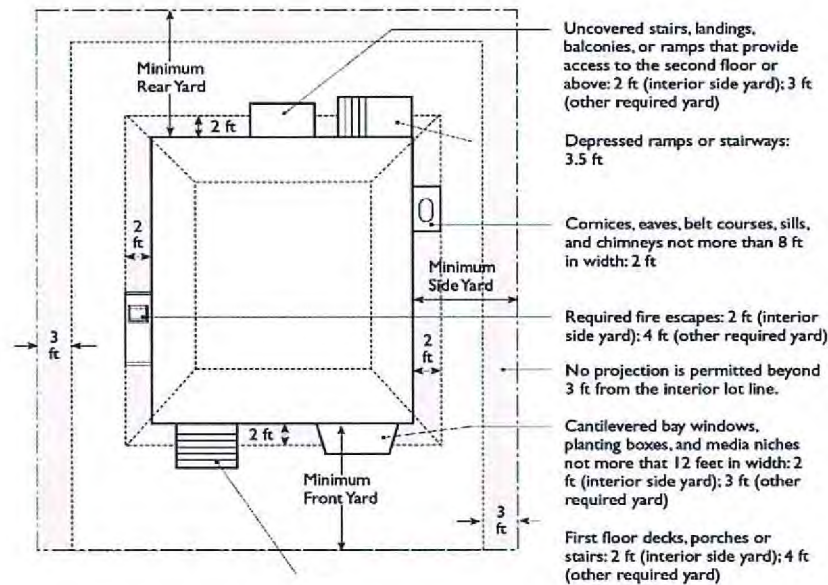


TABLE 11.19.090-B: ALLOWED BUILDING PROJECTIONS INTO REQUIRED SETBACKS				
Projection	Front or Street Side Setback (ft)	Interior Side Setback (ft)	Rear Setback (ft)	Additional Standards and Limitations
Cornices, eaves, belt courses, sills, and similar architectural features Chimneys not more than 8 feet in width	2	2	2	
Cantilevered bay windows, planting boxes, and media niches not more than 12 feet in width	3	2	3	Must be cantilevered; may not extend to ground.
Fire escapes required by law or public agency regulation	4	2	4	

TABLE 11.19.090-B: ALLOWED BUILDING PROJECTIONS INTO REQUIRED SETBACKS				
<i>Projection</i>	<i>Front or Street Side Setback (ft)</i>	<i>Interior Side Setback (ft)</i>	<i>Rear Setback (ft)</i>	<i>Additional Standards and Limitations</i>
Uncovered stairs, stairway landings, balconies, or ramps that provide access to the second floor of the building or above	3	2	3	All such structures shall be open, unenclosed, and without roofs, except for lattice-type guard railings.
Depressed ramps or stairways and supporting structures designed to permit access to parts of buildings that are below ground level	3.5	3.5	3.5	
Rear covered porches/patio structures, attached to a main building that are open sided, and do not exceed 15 feet in height.	-	-	10 RS District 5 RM or RH District	
Decks (over 18 inches in height), porches, and stairs the floors of which are not higher than the first floor of the building	2	2	4	Must be open on at least three sides. May not be closer than 7 ft from any street-facing property line.
Where rear yard abuts a dedicated, permanent public open space or similar area: patio structures, including patio covers, attached to or detached from a main or accessory building that are open sided, and do not exceed 15 feet in height	N/A	N/A	Any distance but not closer than 5 ft from rear property line, and eave no closer than 3 ft from property line.	Must be open on at least three sides.
Ramps and similar structures that provide access for persons with disabilities	Reasonable accommodation will be made, consistent with the Americans with Disabilities Act; see Chapter 11.60, Waivers and Modifications.			

11.19.100 Swimming Pools and Spas

Swimming pools and spas shall comply with Chapter 10.40, Swimming Pool Safety Act, of the County Code, as well as the following standards:

- A. Within the Valley Growth Boundary, swimming pools, spas or associated filtration equipment and pumps shall not be located in the front yard area or within the street side yard setbacks.
- ~~B. Equipment and pumps for swimming pools or spas shall not be closer than 10 feet to the main building on any adjacent lot.~~
- ~~C.B.~~ The outside wall of the water-containing portion of any swimming pool or spa shall be located at least five feet from all interior side and rear lot lines for above ground pools or spas and three feet for in ground pools or spas.

11.19.110 Trash and Refuse Collection Areas

- A. **Applicability.** Solid waste and recycling-container enclosures are required for new multi-family dwellings consisting of four or more dwelling units and for all office, and retail developments. Compliance with the standards of this section is required in conjunction with all new development and with additions that expand existing floor area by 10 percent or more.
- B. **Alternatives.** Projects with 10 or fewer residential units may have individual trash containers for each unit, provided that there is a designated screened location for each individual trash container adjacent to the dwelling unit and provided that solid waste and recycling containers for each unit are brought to the curbside for regular weekly or bi-weekly collection.
- C. **Location.** All enclosures shall comply with the California Fire Code and shall meet the following requirements unless it is demonstrated that they are infeasible as determined by the Zoning Administrator.
 - 1. The solid waste and recycling storage area shall not be located within any required front yard, street side yard, any required parking and landscaped areas, or any other area required by this Code to be constructed or maintained unencumbered according to fire and other applicable building and public safety codes.
 - 2. Solid waste and recycling areas shall be consolidated to minimize the number of collection sites and located so as to reasonably equalize the distance from the building spaces they serve. There should be a minimum of one solid waste and recycling enclosure per 50 units.
 - 3. Solid waste and recycling storage areas shall be accessible to haulers. Storage areas shall be located so that the trucks and equipment used by the County or its contracted solid waste and recycling collector(s) have sufficient maneuvering areas and, if feasible, so that the collection equipment can avoid backing-up. Project applicants are responsible for procuring current equipment size and turning radius from the County or its contracted solid waste and recycling collector(s).
- D. **Materials, Construction, and Design.**
 - 1. **Minimum Height of Screening.** Solid waste and recycling storage areas located outside or on the exterior of any building shall be screened with a solid enclosure at least five feet in height, except for a gated opening.
 - 2. **Enclosure Material.** Enclosure material shall be compatible to the main structure(s).
 - 3. **Access to Enclosure from Residential Projects.** Each solid waste and recycling enclosure serving a residential project shall be designed to allow walk-in access without having to open the main enclosure gate.
 - 4. **Enclosure Pad.** Pads shall be a minimum of reinforced four-inch-thick concrete.
 - 5. **Drainage.** Drainage from neighboring roofs and pavement shall be diverted away from the trash collection area. No storm drains shall be in the immediate vicinity of trash storage areas.
 - 6. **Landscaping.** The perimeter of the recycling and trash enclosure shall be planted, if feasible, with drought resistant landscaping, including a combination of shrubs and/or climbing evergreen vines, except for a gated opening.

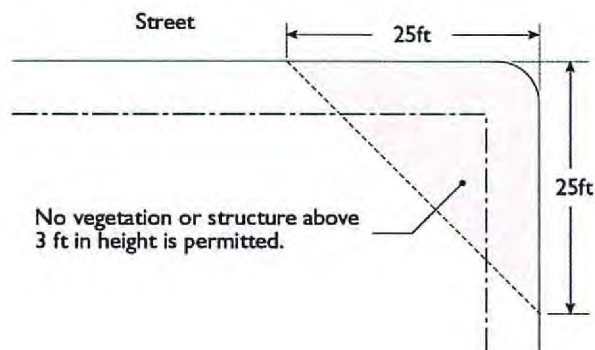
7. **Clear Zone.** The area in front of and surrounding all enclosure types shall be kept clear of obstructions, and shall be painted, striped, and marked “No Parking.”

11.19.120 Underground Utilities

All electrical, telephone, cable television, and similar distribution lines providing direct service to a development site shall be installed underground within the site. This requirement applies to development within the Valley Growth Boundary and may be waived by the Community Development and Services Agency Director upon determining that underground installation is infeasible.

11.19.130 Visibility at Intersections

- A. **Street Intersections.** Vegetation and structures may not exceed a height of three feet within the sight distance triangular area formed by the intersecting curb lines (or edge of pavement when no curbs exist) and a line joining points on these curb lines at a distance of 25 feet along both lines from their intersection, unless an exception is obtained from the Public Works Director. Existing trees, or any portions thereof, that are located within this sight distance triangle shall have a clearance of seven feet high minimum between the lowest portion of the canopy and the sidewalk. New trees shall not be planted within the sight distance triangle. Figure 11.19.130: Visibility at Intersections



- B. **Exempt Structures and Plantings.** The regulations of this section do not apply to public utility poles official warning signs or signals; or plant species of open growth habits and not planted in the form of a hedge that are so planted and trimmed as to leave at all seasons a clear and unobstructed cross view; traffic control devices or places where the contour of the ground is such that there can be no cross visibility at the intersection.

Chapter 11.22 Fire Safe Regulations

Sections:

11.22.010	Purpose
11.22.020	Applicability
11.22.030	Exceptions
11.22.040	<u>Signing and Building Numbering</u>
<u>11.22.050</u>	Emergency Access
11.22. 050 <u>060</u>	Emergency Water Supply Standards
11.22. 060 <u>070</u>	Fire Hydrant/Fire Valve
11.22. 070 <u>080</u>	Fuel Modification Standards
11.22. 080 <u>090</u>	Waiver of Fire Safety Regulations
11.22. 090 <u>100</u>	Appeals

11.22.010 Purpose

The purpose of this chapter is to establish minimum wild fire protection standards pursuant to Public Resources Code §4290 that shall apply to the issuance of a building or construction permit, tentative map approval, or other development entitlement approved by the County in designated State Responsibility Areas (SRA).

11.22.020 Applicability

The provisions of this chapter shall apply to the approval of new parcels, building permits for new construction or significant improvement to existing structures (within a three year period: 50 percent expansion of floor area or improvements valued at \$25,000), road construction and road extension projects contained in Yuba County and located in a Cal Fire State Responsibility Area (SRA). All specified or referenced distances shall be measured along the ground unless otherwise stated. Basic emergency access and perimeter wildlife protection measures specified in the sections to follow provide standards for emergency access, signing and building numbering, private water supply reserves for emergency fire use, and vegetation and modification.

11.22.030 Exceptions

Except as otherwise noted in Section 9.70.220, Address Number; Display, of the County Code, the provisions of this chapter with exception of significant improvements described above, shall not apply to existing permitted structures, existing County maintained roads, existing private roads and driveways, lot line adjustments, roads constructed exclusively for agricultural or extractive industrial uses where the property is owned by a single person or entity, and roads constructed exclusively for the management or harvesting of timber products. Signing and Building Numbering

To facilitate locating a fire and to avoid delays in response, all newly constructed or approved roads, streets, and buildings shall be designated with names or numbers posted on signs clearly visible and legible from the roadway. This section shall not restrict the size of letters or numbers appearing on street signs for other purposes.

1. Parking areas abutting public roads shall provide a minimum five-foot wide landscape planter adjacent to the right of way except where driveways are installed. Within the planter there shall be at least one tree planted in an irrigated and landscaped area for each 40 feet of street frontage.
 - a. Required landscaping shall include varied tree and plant species with focus on native plant species. Landscape areas not covered with live plant material shall be covered with gravel, landscaping rock, concrete, decomposed granite, or other fire resistant material.
2. Where paved parking areas are required, landscape planters shall be provided as outlined in Section 11.25.100.B.13, Parking Lot Landscaping.
3. Landscape planters may be required as determined through a discretionary permit to address noise, safety, or compatibility issues with adjacent properties.

11.24.050 General Landscaping Standards

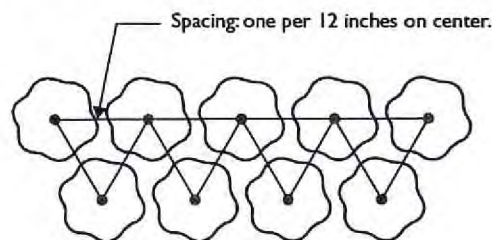
- A. **Applicability.** This section shall apply to all zone districts and projects that are subject to the landscape requirements listed in Sections 11.24.030 and 11.24.040.
- B. **Minimum Dimension of Landscaped Areas.** For non-residential projects, no landscape planter that is to be counted toward the required landscape area shall be smaller than 25 square feet in area, or three feet in any horizontal dimension, excluding curbing.
- C. **Visibility.** Trees and shrubs shall be planted and maintained so that at maturity they do not interfere with traffic safety sight areas, or public safety, and so that they comply with Section 11.19.130, Visibility at Intersections and Driveways. In the case of a conflict between landscaping requirements and requirements of Section 11.19.130, Visibility at Intersections and Driveways, the visibility requirements shall govern.

11.24.060 Landscape Materials

- A. **Applicability.** This section shall apply to all zone districts and projects that are subject to the landscape requirements listed in Sections 11.24.030 and 11.24.040.
- B. **General.** Landscaping shall consist of live plant materials and may include a combination of groundcovers, shrubs, vines, and trees. Landscaping may also include incidental features such as artificial turf, stepping stones, benches, fountains, sculptures, decorative ~~gravel or~~ stones, or other ornamental features, placed within a landscaped setting (benches, sculptures, and similar items shall not be located within residential greenway strips).
 1. Plants having similar water use shall be grouped together.
 2. No more than 35 percent of any required landscaped area may be covered with hard surfaces such as concrete, gravel, landscaping rock, paving stones, brick, or similar materials that are void of live plant materials.
 - a. For non-residential projects, driveways and drive aisles are not considered as part of the required landscape area. For residential projects, driveways less than 30 feet wide and less than 50 percent of the width of the lot are not considered part of the required front yard or street-side landscape areas.

- b. *Artificial Turf.* Artificial turf may be utilized as part of the landscape plan when it meets the following criteria:
 - i. Shall be installed over soil and include a drainage system that allows for water infiltration to reduce run-off.
 - ii. When installed in areas that require the inclusion of trees (i.e. greenway strips, residential front and street side yards) the required trees and irrigation shall be incorporated into the artificial turf area.
 - iii. Shall not be utilized on slopes over 25%.
 - iv. Shall not comprise over 50% of total required landscape area.
- c. Landscape area that utilize hard surfaces but contain live plant material that will provide at least 60% coverage of the landscape area at maturity will not count against the 35 percent restriction on hardscape areas.
 - i. Non turf landscape areas that utilize bark shall also include live plant material that will provide at least 60% coverage of the landscape area at maturity.
3. Plant materials shall be selected from among those species and varieties known to thrive in the Yuba County climate and selected from the Approved Tree List and Recommended Ground Cover and Shrub List.
4. Gardens and other areas dedicated to edible plants are considered landscaped areas and count toward required landscaping.
5. Installation of invasive plant species is prohibited as listed in the California Invasive Plant Council (Cal-IPC) list of Exotic Pest Plants of Greatest Ecological Concern in California.
6. **Ground Cover.** Groundcover may include grasses (except as limited by any applicable turf/sod allowance). The use of mulch is encouraged to prevent weeds and water evaporation but is not a substitute for ground cover plants.
 - a. *Species and Varieties.* Whenever practicable, ground covers shall be selected from the Recommended Ground Cover and Shrub List.
 - b. *Size.* Ground cover plants other than grasses must be at least the four-inch pot size at the time of planting.
 - c. *Spacing.* Areas planted in ground cover plants other than grass seed or sod must be planted at a rate of one per 12 inches on center.

FIGURE 11.24.060(A)(6): GROUND COVER SPACING



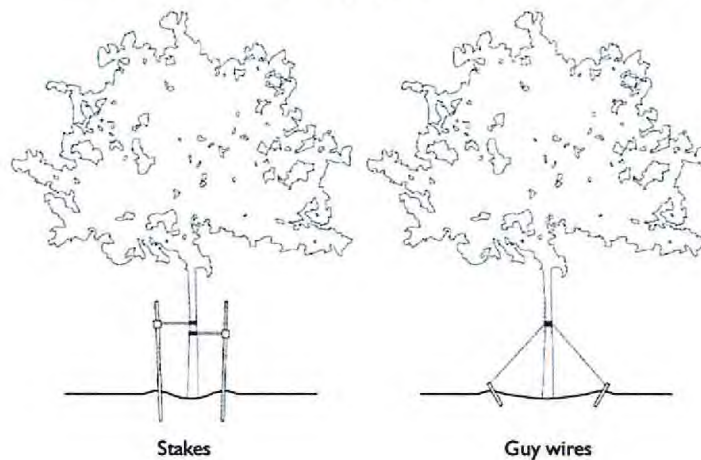
7. **Shrubs.**

- a. *Species and Varieties.* Whenever practicable, shrubs shall be selected from the Recommended Ground Cover and Shrub List.
- b. *Size.* Shrubs shall be at least one-gallon size at the time of planting.
- c. *Spacing.* When planted to serve as a hedge or screen, shrubs shall be planted with two to six feet of spacing, depending on the recommendations for the species and variety.

8. **Trees.**

- a. *Existing Trees.* Existing healthy trees shall be maintained whenever possible and may be used in lieu of planting new trees.
- b. *Setbacks.* Trees shall be planted away from public sidewalks or individual driveways in accordance with the minimum setbacks specified in the Approved Tree List.
- c. *Size.* At the time of planting, all trees shall be a minimum 15-gallon size with a one-inch diameter at breast height (dbh).
- d. *Staking.* Newly planted trees shall be supported with stakes or guy wires in conformance with Yuba County Department of Public Works Street Tree Planting Specifications.

FIGURE 11.24.060(A)(8): TREE STAKING



9. **Mulch.** A minimum three-inch layer of mulch and landscape fabric for weed control shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting ground covers, or other special planting situations in which mulch is not recommended (i.e. in high fire severity zones). Stabilizing mulching products shall be used on slopes. Highly flammable mulches (i.e. finely shredded bark and plant fibers, pine needles, and shredded rubber) are prohibited in production housing, non-residential projects, medians, greenway strips, parking strips, and common areas.
10. **Water Features.** Where water features are utilized they shall include the following:
 - a. Recirculating water systems-~~s~~;

TABLE 11.25.040: REQUIRED OFF-STREET PARKING SPACES	
<i>Use Classification</i>	<i>Required Parking Spaces</i>
Residential Uses	
Residential Housing Types	<i>See subclassifications below.</i>
<i>Duplex</i>	2 -1 spaces per unit
<i>Multi-unit residential</i>	1 space per studio unit or 1-bedroom unit, 2.0 spaces per 2+-bedroom unit. Multi-unit housing for senior citizens: 0.75 spaces per unit. Guest parking shall be provided at a minimum of 1 space per 10 units with a minimum of 2 guest spaces per project.
<i>Second Dwelling Unit</i>	1 space for a 1-bedroom or studio unit. 2 spaces for 2+-bedroom unit.
<i>Single-Unit Dwelling, Attached or Detached</i>	2 -1 spaces per unit Within Valley Growth Boundary, residential subdivisions that do not have on street parking that can be used for guests (i.e. six pack and cluster developments) shall incorporate guest parking areas into the design of the subdivision. Guest parking shall be provided at 1 space per 10 units with a minimum of 2 spaces.
<i>Caretaker Residence</i>	1 space per caretaker residence
<i>Elderly and Long-term Care</i>	1 space per 4 beds + 1 space per employee
<i>Family Day Care</i>	<i>See subclassifications below.</i>
<i>Small</i>	None beyond that required for the residential unit
<i>Large</i>	1 space per non-resident employee + 1 passenger loading space
<i>Boarding Facility</i>	1 space per bedroom
<i>Mobile Home Parks</i>	2 spaces per manufactured home space
<i>Residential Care Facilities</i>	<i>See subclassifications below.</i>
<i>Residential Care, General</i>	1 space per 4 beds + 1 space per employee
<i>Residential Care, Limited</i>	None beyond that required for the residential unit
<i>Single Room Occupancy</i>	1 space per unit
Public and Semi-Public Uses	
<i>Colleges and Trade Schools, Public or Private</i>	1 space per employee plus 10 spaces for each classroom.
<i>Community Assembly</i>	1 space per 5 permanent seats in assembly areas, or 1 space per 50 sq ft of assembly area where no fixed seats. Plus 1 per classroom or office
<i>Cultural Institutions</i>	<i>See sub classifications below</i>
<i>Theaters and Auditoriums</i>	Theaters and auditoriums: 1 space per 5 permanent seats in assembly areas, or 1 space per 50 sq ft of assembly area where no fixed seats, whichever is less.
<i>Libraries and Museums</i>	1 space per 400 sq ft of public display area
<i>Other Cultural Institutions</i>	As determined as part of the Design Review Permit or Zoning Administrator.

2. Mass transit equipment, including stock and attendant facilities serving the area in which the buildings for which the payments are made are located;
3. Transit or paratransit passes, coupons, and tickets to be made available at a discount to employees and customers and to promote and support incentives for employee ride-sharing and transit use; or
4. Transportation system management projects.

11.25.070 Location of Required Parking

- A. **Residential Uses.** Required parking for residential uses shall be located on the same lot as the dwelling served, or in an off-site parking facility as provided in Subsection (C).
- B. **Nonresidential Uses.** Required parking spaces serving non-residential uses shall be located on the same lot as the use they serve, or in an off-site parking facility as provided in Subsection (C). Parking shall not be located in a front or street-facing side yard setback.
- C. **Off-Site Parking Facilities.** A parking facility serving one or more uses may be located on a site other than the site of one or more such use(s) if a Minor Use Permit is approved and the standards of this subsection are met.
 1. **Location.** Any off-site parking facility must be located within 400 feet—or in the case of a residential use, within 100 feet—along an accessible walkway, of the principal entrance containing the use(s) for which the parking is required.
 2. **Parking Agreement.** A written parking agreement shall be submitted with the application for an off-site parking facility. The agreement shall be subject to review and approval by the County Counsel and shall subsequently be recorded in the County Recorder's Office. The parking agreement shall include the following.
 - a. A guarantee among the landowner for access to and use of the parking facility; and
 - b. A guarantee that the spaces to be provided will be maintained and reserved for the uses served for as long as such uses are in operation.

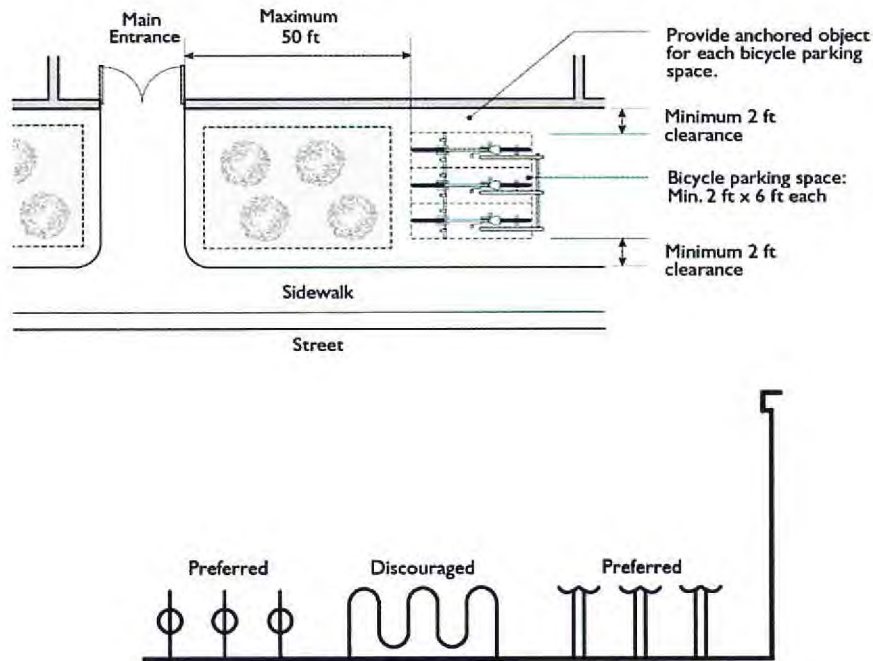
11.25.080 Bicycle Parking

Within the Valley Growth Boundary, parking for bicycles shall be provided according to the standards of this section in conjunction with the establishment of any new land use or building, as well as in conjunction with any change in use, alteration, or expansion. ~~In Rural Communities, bicycle parking shall be required for any new construction designed for retail or restaurant uses or expansions of retail or restaurant floor area that creates an increase in the number of automobile spaces.~~

- A. **Short-Term Bicycle Parking.** Short-term bicycle parking shall be provided in order to serve shoppers, customers, messengers, guests and other visitors to a site who generally stay for a short time.
 1. **Parking Spaces Required.** For the following uses, a minimum of one bicycle space shall be provided for every 10 automobile spaces for the first 200 automobile parking spaces required, and one bicycle parking space shall be required for every 100 automobile spaces over the first 200 automobile parking spaces required. A minimum of two bicycle parking spaces shall be required per establishment.

- a. Multi-unit Residential and Single Room Occupancy uses with four or more units. Outdoor bicycle parking requirements may be reduced by 50 percent for projects that provide at least one enclosed private garage space per dwelling unit.
 - b. Boarding Facilities and Agricultural Labor Housing with four or more separately rentable beds, bedrooms, or units.
 - c. All Public and Semi-Public uses except Cemetery.
 - d. All Commercial uses except Kennels, Food Preparation, Vehicle Sales and Services, and Lodging.
 - e. Transportation Passenger Terminals.
2. ***Bike Parking Plan for Large Entertainment and Recreation Facilities.*** Outdoor motor vehicle racing facilities, amphitheaters, entertainment facilities, or equestrian and rodeo facilities having an occupancy capacity in excess of 5,000 persons shall submit a proposed bicycle parking plan in conjunction with the required automobile parking plan for approval by the decision-making authority.
3. ***Location.*** Short-term bicycle parking must be located outside of the public right-of-way and pedestrian walkways and within 50 feet of a main entrance to the building or use it serves.
 - a. ***Shopping Centers.*** In a shopping center, bicycle parking must be located within 50 feet of an entrance to each anchor store. Bicycle parking shall be visible from the street or from the main building entrance, or a sign must be posted at the main building entrance indicating the location of the parking.
 - b. ***Mixed-Use Districts.*** Bicycle parking for establishments that abut the public sidewalk and are located in the CMX, DC, or NMX districts may be located within the public right-of-way, provided that an unobstructed sidewalk clearance of six feet is maintained for pedestrians at all times.
4. ***Anchoring and Security.*** For each short-term bicycle parking space required, a stationary, securely anchored object shall be provided to which a bicycle frame and at least one wheel can be secured with a high-security U-shaped shackle lock if both wheels are left on the bicycle. One such object may serve multiple bicycle parking spaces.
5. ***Size and Accessibility.*** Each short-term bicycle parking space shall be a minimum of two feet in width and six feet in length and shall be accessible without moving another bicycle. Two feet of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways; at least five feet of clearance shall be provided from automobile parking spaces.

FIGURE 11.25.080: SHORT-TERM BICYCLE PARKING



B. **Long-Term Bicycle Parking.** Long-term bicycle parking shall be provided in order to serve employees, students, residents, commuters, and other persons who generally stay at a site for four hours or longer.

1. **Parking Spaces Required.** Long-term bicycle parking spaces shall be provided at the following ratios.

a. ~~Residential Uses. Long-term bicycle parking spaces shall be provided for multi-family residential developments with ten or more units. A minimum of one long-term bicycle parking space shall be provided for every five units, with a minimum of two long-term bicycle spaces provided per lot. Projects that provide at least one garage space per dwelling unit satisfy the long-term bicycle parking requirement.~~

b.a. ~~Nonresidential Uses. Any establishment-individual with 50 or more employees shall provide long-term bicycle parking at a minimum ratio of one bicycle space per 25 100 automobile spaces, for the first 200 automobile spaces required and one bicycle parking space for every 100 automobile parking spaces for over the first 200 automobile parking spaces required. At least two long-term bicycle parking spaces shall be provided per establishment.~~

e.b. ~~Parking Structures. Long-term bicycle parking shall be provided at a minimum ratio of one space per 50 vehicle spaces.~~

2. **Location.** Long-term bicycle parking must be located on the same lot as the use it serves. In parking garages, long-term bicycle parking must be located near an entrance to the facility.

3. ~~Covered Spaces. At least 50 percent of required long-term bicycle parking must be covered. Covered parking can be provided inside buildings, under roof overhangs or awnings, in bicycle lockers, or within or under other structures.~~

4.3. **Security.** Long-term bicycle parking must be in:

- a. An enclosed bicycle locker;
- b. A fenced, covered, locked or guarded bicycle storage area; or
- c. A rack or stand inside a building that is within view of an attendant or security guard or visible from employee work areas.

5.4. **Size and Accessibility.** Each bicycle parking space shall be a minimum of two feet in width and six feet in length and shall be accessible without moving another bicycle. Two feet of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces.

11.25.090 Off-Street Loading

- A. **Loading Spaces Required.** Off street loading facilities shall be provided with all commercial and industrial development.
- B. **Location.** No loading facilities for vehicles over two-ton capacity shall be closer than 50 feet to any property in a residential district unless completely enclosed by building walls, or a uniformly solid fence or wall, or any combination thereof, not less than six feet in height.
- C. **Maneuvering Areas.** Truck-maneuvering areas shall not encroach into required parking areas, travel ways, or street rights-of-way. This requirement may be modified if the Zoning Administrator finds that sufficient space is provided so that truck-maneuvering areas will not interfere with traffic and pedestrian circulation.
- D. **Surfacing.** The loading area, aisles, and access drives shall be surfaced with asphaltic concrete of minimum thickness of two inches on six inches of Class II aggregate rock base.

11.25.100 Design Standards for Parking Lots

Parking areas shall be designed and developed consistent with the following standards.

- A. **Parking Areas Outside the Valley Growth Boundary**
 1. **Parking associated with a single family residence, caretaker unit, or second dwelling unit.** Parking spaces shall be located outside of any required setback and shall at a minimum be graded and improved with gravel.
 2. **Projects that require 10 or More parking Spaces.** Parking areas located outside the Valley Growth Boundary that require 10 or more parking spaces may request as part of project approval a reduction in the number of spaces that need to be paved and designed per the requirements listed in Section 11.25.100(B). The request shall be submitted with the initial project application and shall clearly identify the number of unpaved spaces being requested along with any other requested deviations to the standards listed in Section 11.25.100(B). All unpaved spaces shall meet the following standards.
 - a. **Surfacing.** Must be graded and improved with gravel.
 - b. **Dust Control.** All unpaved parking areas must have an active dust control program.

Chapter 11.31 Non-conforming Uses, Structures, and Lots

Sections:

11.31.010	Purpose
11.31.020	Applicability
11.31.030	Establishment of Lawful Non-conforming Uses, Structures, and Lots
11.31.040	Non-conforming Uses and Structures—Right to Continue
11.31.050	Maintenance and Repair of Non-conforming Structures
11.31.060	Alterations and Enlargements to Non-conforming Structures
11.31.070	Restoration of Damaged or Partially Destroyed Non-conforming Structures
11.31.080	Expansion of Non-conforming Uses
11.31.090	Changes and Substitutions of Non-conforming Uses
11.31.100	Abandonment of Non-conforming Uses

11.31.010 Purpose

This chapter is intended to permit continuation of uses and continued occupancy and maintenance of structures that were legally established but do not comply with all of the current standards and requirements of this Code in a manner that does that does not impair public health, safety, or general welfare or conflict with the General Plan. These regulations also distinguish between non-conforming uses that are detrimental to public health, safety, or general welfare and those uses that are economically productive and compatible with surrounding development despite being inconsistent with applicable regulations and requirements.

11.31.020 Applicability

- A. The provisions of this chapter apply to any lawfully established use or structure, as defined in the following section. Non-conforming uses and structures may only be continued, altered, or enlarged subject to the requirements of this chapter.
- B. The provisions of this chapter also apply to non-conforming lots. Non-conforming lots may be developed according to the provisions of Section 11.31.040(C), Development on Non-conforming Lots.
- C. Nothing contained in this Code shall be deemed to require any change in the plans, construction, or designated use of any building or structure for which a building permit has properly been issued, in accordance with the ordinances then in effect and upon which actual construction has been started prior to the effective date of this Code, provided that in all such cases, actual construction shall be diligently carried on until completion of the building or structure.

11.31.030 Establishment of Lawful Non-conforming Uses, Structures, and Lots

- A. **Definition.** Any use, structure, or lot that was lawfully established prior to the adoption of this Code or any subsequent amendment to this Code or to the Official Zoning Map but that does not comply with all of the current standards and requirements of this Code shall be considered lawful non-conforming.
 1. **Non-conforming Use.** This term means any use of land or property that was lawfully established in compliance with all applicable ordinances and laws at the time of

with all of the current standards and requirements of this Code shall be considered lawful non-conforming.

1. **Non-conforming Use.** This term means any use of land or property that was lawfully established in compliance with all applicable ordinances and laws at the time of establishment and has remained in continuous existence but is not a use listed as permitted, accessory, or allowed subject to approval of a use permit in the district in which it is located. Non-conforming uses also include uses made non-conforming by the addition of a development standard (e.g., floor area limitation, restriction to certain floor level, minimum separation requirement) previously not required for such use, where such added standard is specified to be a condition of the use.
 2. **Non-conforming Structure.** This term means any building or structure that was lawfully established and in compliance with all applicable ordinances and laws at the time of establishment but no longer complies with all applicable development standards of the district in which it is located.
 3. **Non-conforming Lot.** Any lot that is smaller than the minimum lot area, width, depth, or frontage required by this Code shall be considered a lawful non-conforming lot if it is described in the official records on file in the office of the Yuba County Recorder as a lot of record.
- B. **Non-conformities.** Non-conforming status for a use or structure may result from any inconsistency with the requirements of this Code, including but not limited to location, density, floor area, height, yards, usable open space, performance standards, or the lack of an approved conditional use permit, variance, or other required authorization.
1. **Exceptions.** A use or structure shall not be deemed non-conforming solely because it does not conform with the parking dimension standards, loading space requirements, planting area, or screening regulations of the district in which it is located or does not conform to the standards for the following building features: garage door location; garage door width; chimney height; cornices, eaves, and other ornamental features that exceed maximum projections into required yards.
- C. **Development on Non-conforming Lots.** A non-conforming lot may be used as a building site subject to compliance with all applicable development standards (e.g., setbacks, height, etc.) of the district in which it is located. Deviations to standards shall not be allowed unless a Variance, Waiver, or Modification to such standards is approved as provided for in this Code.

11.31.040 Non-conforming Uses and Structures—Right to Continue

- A. **Non-conforming Uses.** Any lawful non-conforming use may be continued and maintained, provided that there be no alteration, enlargement, or addition to any building or structure housing the use; no increase in occupant load; nor any enlargement of the area, space, or volume occupied by or devoted to such use, except as otherwise provided in this chapter. The right to continue a non-conforming use shall run with the land. No substitution, expansion, or other change in use is permitted except as provided in this chapter.
- B. **Non-conforming Structures.** Any lawful non-conforming building or structure may be continued and maintained provided that there be no alteration, enlargement, or addition to the building or structure except as otherwise provided in this chapter. The right to continue a non-conforming structure shall run with the land.

- C. **New Development on a Lot with a Non-conforming Use or Structure.** New development, including accessory structures, may occur on a lot with a non-conforming use or structure provided the new development conforms to the regulations of this Code and that such development does not alter any existing non-conforming structure or increase the degree of non-conformity.

11.31.050 Maintenance and Repair of Non-conforming Structures

Lawful non-conforming structures may be continued, maintained, and repaired in compliance with the requirements of this section unless deemed to be a public nuisance because of health or safety conditions.

- A. **Maintenance and Non-structural Repairs.** Maintenance, non-structural repairs and non-structural interior alterations are permitted to a non-conforming structure as long as the changes and improvements do not enlarge or extend the structure.
- B. **Structural Repairs.** Structural repairs that do not enlarge or extend the structure, including modification or repair of bearing walls, columns, beams, or girders, may be undertaken only if the Building Official determines that such modification or repair is immediately necessary to protect public health and safety, occupants of the non-conforming structure, or occupants of adjacent property, and if the cost of such work does not exceed 50 percent of the higher of the assessed value of the non-conforming structure as determined by the Yuba County Assessor or an appraisal performed by a certified appraiser for the applicant. If an applicant chooses not to submit an appraisal, the County Assessor's determination shall be used.
- C. **Non-conforming Signs.** Lawfully established signs that do not conform to the requirements of this Code may only be maintained in compliance with the requirements of Chapter 11.27, Signs.

11.31.060 Alterations and Enlargements to Non-conforming Structures

Non-conforming structures may be altered, enlarged or extended if the addition conforms to the regulations applicable to the district where it is located and that such alterations or additions do not extend any existing non-conformity or increase the degree of non-conformity.

- A. **No Expansion of Area Occupied by Non-conforming Use.** An alteration to a non-conforming building or structure containing a non-conforming use shall not increase the area occupied by any non-conforming use, except as otherwise provided in Section 11.31.080, Expansion of Non-conforming Uses.
- B. **Second Dwelling Units.** A Second Dwelling Unit in compliance with Section 11.32.240, Second Dwelling Units, may be developed on a lot that contains a non-conforming Single-Unit Dwelling.
- C. **Non-conforming Signs.** Lawfully established signs that do not conform to the requirements of this Code may only be altered in compliance with the requirements of Chapter 11.27, Signs.

11.31.070 Restoration of Damaged or Partially Destroyed Non-conforming Structures

A lawful non-conforming building or structure that is damaged or partially destroyed by fire, explosion, earthquake, or natural disaster that is not caused by an act or deliberate omission of a property owner, an owner's agent, or a person acting in concert with or on behalf of an owner may be restored or rebuilt subject to the following provisions.

Chapter 11.32 Standards for Specific Uses

Sections:

11.32.010	Purpose and Applicability
11.32.020	Applicability
11.32.030	Agricultural Labor Housing
11.32.040	Animal Raising and Keeping
11.32.050	Automobile/Vehicle Sales and Services
11.32.060	Campgrounds
11.32.070	Caretaker Residences
11.32.080	Drive-In and Drive-Thru Facilities
11.32.090	Emergency Shelters
11.32.100	Employee Housing
11.32.110	Family Day Care, Large
11.32.120	Farmer's Markets
11.32.130	Home Occupations
11.32.140	Lodging
11.32.150	Mobile Vendors
11.32.160	Outdoor Dining and Seating
11.32.170	Outdoor Retail Sales
11.32.180	Personal Storage
11.32.190	Planned Mobile Home Parks
11.32.200	Produce Stands
11.32.210	Ranch Marketing
11.32.220	Recycling Facilities
11.32.230	Residential Care Facilities, General
11.32.240	Second Dwelling Units
11.32.250	Single-Room Occupancy
11.32.260	Alternative Energy Systems
11.32.270	Wind Energy Systems
11.32.280	Surface Mining
11.32.290	Wireless Communications Facilities
11.32.300	Temporary Uses and Special Events
11.32.310	Transitional and Supportive Housing
11.32.320	Wineries and Tasting Rooms

11.32.010 Purpose and Applicability

The purpose of this chapter is to establish standards for specific uses that are permitted or conditionally permitted in several or all districts. These provisions are supplemental standards and requirements intended to minimize the impacts of these uses on surrounding properties and protect the health, safety, and welfare of their occupants and of the general public.

11.32.020 Applicability

The uses addressed in this chapter shall be located only where allowed by the regulations of Division II, Zoning and Overlay Districts. The uses shall comply with any applicable standards for the district(s) in which they are located, as well as the standards of this chapter. In the case of a conflict, the most stringent requirements apply.

In cases in which this chapter addresses accessory uses not specifically addressed by Division II, Zoning and Overlay Districts, such accessory uses shall be allowed wherever the primary use with which they are associated is permitted by the regulations of Division II, and any limitations of this chapter.

11.32.030 Agricultural Labor Housing

- A. **Applicability.** Housing for agricultural employees or immediate family of those employed for the exclusive purpose of agricultural pursuits either on the premises or off-site shall be designed, operated and located according to the standards of this section except as provided below.
1. ***Housing for Six or Fewer Persons.*** A residential structure providing accommodation for six or fewer persons shall be considered a single-unit residential use and shall be allowed by right in any district that permits single-unit residential uses.
 2. ***Residential Development in Non-Agricultural Districts.*** Multi-Unit Residential, Boarding Facility, or Single-Room Occupancy uses located in a non-agricultural district. These housing types, whether designed for and occupied by farm workers or other residents, shall be subject to the same use and development regulations as they otherwise would in the applicable districts.
- B. **Number of Housing Units Allowed.** No more than 36 beds in a group quarters or up to 12 dwelling units or spaces designed for use by a single family or household (up to six agricultural employees) are allowed on an individual parcel where the CDSA Director in consultation with the Agricultural Commissioner determines that the need for Agricultural Labor Housing exists. The Planning Commission may authorize additional beds or units through a Conditional Use Permit where the Planning Commission makes specific findings that document the necessity for the number of approved units. For sites with a combination of group quarters or individual units the following combinations are permitted without approval of a Conditional Use Permit:
1. 18 beds and six single household units (50:50 percent) or
 2. 27 beds and three single household units (75:25 percent) or
 3. Nine beds and nine single household units (25:75 percent).
- C. **Development Standards.**
1. **Agricultural Employee Verification.** As part of the building permit application, an agricultural employee verification form shall be submitted to the Planning Department. The verification form shall include information regarding the housing type, number of dwelling units or beds, type of residency (permanent, temporary, or seasonal), entity responsible for housing maintenance and upkeep, copy of permit to operate from the California Department of Housing and Community Development if applicable, and notarized statement that the housing is for agricultural employees and their families as defined in the County Code.

2. All housing, whether permanent or temporary, shall meet the development standards of the district and be subject to all applicable building, fire, and health codes.
 - a. Location. Agricultural employee housing shall be located at least 50 feet from barns, pens or other structures that house livestock. The housing shall be located off of prime and productive agricultural land, unless no other alternative locations exist on the site.
 3. Housing shall be constructed and maintained to conform to the State Department of Housing and Community Development regulations for employee housing. Housing for five or more agricultural employees is subject to the permitting requirements of the California Housing Employee Act. The property owner shall obtain and maintain all required permits from the California Housing and Community Development (HCD) Department.
 4. Mobile homes used specifically for such housing shall be maintained in compliance with the applicable requirements of the Manufactured Housing Act (Health and Safety Code Section 18000, et seq.). For purposes of zoning, manufactured homes utilized for agricultural labor housing shall not be considered a mobile home park.
 5. Temporary housing facilities. The use of tents, recreational vehicles, mobile camping equipment or other temporary facilities approved for human habitation for agricultural employees may be allowed upon approval of a Zoning Clearance. In addition to the criteria stated above, temporary housing facilities for agricultural employees shall meet the following requirements:
 - a. Use of temporary housing facilities is limited to a maximum duration of 90 days per calendar year (cumulative) unless a longer time period is approved through approval of an Administrative Use Permit;
 - b. Shall be located a minimum of 100 feet from public right of ways, property lines, and season or permanent water ways;
 - c. Shall obtain clearances from the Environmental Health Department for the provisions of water; waste water, solid waste; and any proposed food facilities.
- D. **Removal of Housing Units.** Upon termination of the agricultural use or elimination of the agricultural employment upon which the need for the housing is based, the housing units shall be removed within 45 days or converted to another allowed use. This section shall not apply if a finding is made that elimination of the agricultural use for no more than 24 months is related to the long-term functioning of agriculture on the site(s) used to establish the housing need (e.g., crop rotation, replanting, disease, etc.).

11.32.040 Animal Raising and Keeping

It is the intent of the following regulations to allow persons to keep and maintain domestic, farm/livestock, and exotic animals on their private property in a manner that will protect the health, safety, and welfare of nearby residents, and to protect the health, safety, and welfare of animals.

A. **Regulations Pertaining to Livestock.**

1. **Enclosure Location (County-wide).** No barn, coop, stable, or corral shall be located closer than 50 feet to any abutting dwelling, except for caretaker quarters and shall be a minimum of 100 feet from any well or year round creek or river.
2. **Minimum Parcel Size.** Within the Valley Growth Boundary, parcels shall be a minimum of one acre in size.
 - a. **Educational Project Exemption.** Temporary education projects, including, but not limited to FFA, 4-H, and school projects, conducted by students (living at the subject property) through the twelfth grade plus one year thereafter and under the direct supervision of a qualified, responsible adult advisor or instructor may apply for a Waiver to the minimum lot size or zone district which do not otherwise permit the raising and keeping of such animals pursuant to Chapter 11.60, Waivers and Modifications. The Zoning Administrator may only approve a waiver after consultation with the agricultural commissioner and a determination that adverse impacts to neighboring residents are effectively mitigated. Waivers shall be valid for a 12 month period and may be renewed annually.
3. **Maximum Number of Animals:** Within the Valley Growth Boundary, the number of animals permitted is based on the zone district, acreage of the site and type of animals calculated by animal unit equivalent.
 - a. **Animal Unit (AU).** For purposes of this Code, an animal unit is a unit of measure indicating the ability of land to support a specific density of livestock as well as maintain the intended character of the zone district. For calculation purposes only livestock are counted. See Table 11.32.040-A(3)(A1) for animal calculations.

TABLE 11.32.040-A(3)(A1): NUMBER OF LIVESTOCK PER ANIMAL UNIT (AU)	
<i>Type of Livestock</i>	<i>Number of Livestock per one AU</i>
Horses, cattle, camels & similar	1
Swine & similar	2
Sheep, goats, llamas, alpacas & similar	4
Chickens, game fowl, turkeys, peacocks, squab, rabbits & similar	20
Ostrich, emus & similar	4

- b. **Specific Type of Animals Permitted.** The following requirements apply to the keeping or raising of livestock. More than one type of animal may be kept on a single site so long as the number of animal units per acre and maximum number of animal units per parcel is not exceeded. For example a parcel designated as RS that is 1 acre in size is allowed a total of one animal unit equivalent (1 AU) which could be comprised of one horse (1 AU) or two sheep and 13 chickens (1 AU), or two goats, eight chickens, and eight rabbits (1 AU).

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
1. No roosters are permitted 2. Swine. The keeping of swine shall not include more than one brood sow. Any additional brood sows shall constitute a hog farm. New Hog farms, dairies, and feed lots are prohibited within the Valley Growth Boundary. 3. The keeping of livestock owned by others, or offering training, therapy, boarding or other commercial services is considered a boarding or equestrian facility and is not permitted within the Valley Growth Boundary.		

- c. *Exceptions.* Increases in the maximum number of Animal Units allowed per acre or parcel may be allowed through approval of a Waiver when the increase is less than 25 percent, an Administrative Use Permit for increases up to 50 percent, or a Minor Conditional Use Permit for increases greater than 50 percent.
 - i. The decision-making authority may only approve an increase in the number of livestock after consultation with the Agricultural Commissioner, Environmental Health Department and a determination that adverse impacts to neighboring residents are effectively mitigated.
- d. *Fuel Reduction (Brush and Vegetation).* The temporary use of sheep and goats to reduce the amount of on-site brush and vegetation is permitted on sites greater than one acre in size, but shall not exceed a total of two weeks within any 12 month period.
- 4. ***Operation and Maintenance Standards (County-wide).***
 - a. *Odor and Vector Control.* Except parcels designated as AE or AI, Pastures agricultural accessory structures and animal enclosures, including but not limited to pens, coops, cages, barns, corrals, paddocks and feed areas shall be maintained free from excessive litter, garbage and the accumulation of manure, so as to discourage the proliferation of flies, other disease vectors, and offensive odors. Sites shall be maintained in a neat and sanitary manner.
 - b. *Erosion and Sedimentation Control.* In no case shall any person allow keeping of livestock to cause significant soil erosion, or to produce sedimentation on any public road, adjoining property, or in any drainage channel.
 - c. If the keeping of livestock on the site is not maintained in compliance with the provisions of this section it shall be deemed a public nuisance and may be subject to abatement as set forth in Section 11.67.020, Enforcement of this Code and Titles VII (Health and Sanitation) and VII (Public Peace & Safety) of the County Code.
- B. **Regulations Pertaining to Outdoor Aviaries.** Within the Valley Growth Boundary, the keeping of domestic or exotic birds primarily, other than those classified as livestock (game fowl and chickens, squab, ostriches, emus, peacocks, turkeys, and similar birds), is permitted pursuant to Table 11.32.040-B(2). Any species of domestic or exotic bird(s) (except livestock) which is raised or kept inside of a residence is considered a household pet and is otherwise regulated by the provisions in subsection 11.32.040(E) of this Section. The keeping of imported birds may also require approval by: U.S. Department of Agriculture, Fish and Wildlife Service, U.S. Department of Public Health,

California Department of Fish and Wildlife, and/or the California Department of Food and Agriculture, in addition to any approval required by this code.

1. **Bird Classes.**

- a. *Class 1.* Canaries, Parakeets, Finch and similar small songbirds
- b. *Class 2.* Cockatiels, Quail, Doves, Pigeons , and similar types of birds
- c. *Class 3.* Cockatoos, Parrots and similar types of birds

2. **Number of birds permitted.** Outdoor aviaries are permitted in all agricultural districts and as an incidental and accessory use to a permitted residence when no commercial activity is involved in all applicable zone districts that allow for a residence. The number of birds allowed is based on the net acreage of the parcel the aviary is located on.

TABLE 11.32.040-B(2): NUMBER OF BIRDS PERMITTED IN OUTSIDE AVIARIES			
Parcel Size	Maximum Number of Birds	Bird Class	Distance from adjacent residences (feet)
Less than 5,000 sq. ft.	12	1	10
	6	2	
5,001 to 10,000 sq.ft.	24	1	15
	12	2	
	3	3	
10,001 to 20,000 sq. ft.	48	1	30
	24	2	
	6	3	
Over 20,0001 sq. ft.	96	1	50
	48	2	
	12	3	

3. **Exceptions.** Increases in the maximum number of birds is allowed through approval of a Waiver when the increase is less than 25 percent, an Administrative Use Permit for increases up to 50 percent, or a Minor Conditional Use Permit for increases greater than 50 percent.
4. **Operation and Maintenance Standards.** The standards specified in Subsection 11.32.040A.4 above shall apply to outdoor aviaries.

- C. **Regulations Pertaining to Apiaries/Bee Keeping.** The keeping of bees shall not be permitted within the Valley Growth Boundary except on existing agricultural properties. Where bees are permitted they are subject to the requirements of the Agricultural Commissioner.
- D. **Regulations Pertaining to Wild Animals (County-wide).** The keeping of wild animals shall be limited to wildlife sanctuaries or wildlife rehabilitations facilities. All such facilities shall obtain approval of an Administrative Use Permit and any required licenses from Yuba County Animal Care Services and the California Department of Fish and Wildlife.
- E. **Regulations Pertaining to Household Pets (County-wide).** When conducted within the house or within a residential accessory structure on the same site, the keeping of common household pets, including but not limited to: dogs, cats, guinea pigs, hamsters, rabbits, domestic or exotic birds (except livestock breeds), non-poisonous reptiles and amphibians, fish, and/or the keeping of other

small domesticated or caged small animals incidental and accessory to a permitted residential use when no commercial activity is involved is permitted in all applicable zone districts.

1. ***Operation and Maintenance Standards.***

- a. *Odor and Vector Control.* The premises where household pets are kept shall be maintained in a clean and sanitary manner by the removal of waste, litter or garbage, so as to discourage the proliferation of flies, other disease vectors, and offensive odors.
- b. *Erosion and Sedimentation Control.* In no case shall any person allow animal keeping to cause significant soil erosion, or to produce sedimentation on any public road, adjoining property, or in any drainage channel. In the event such sedimentation occurs, the keeping of animals outdoors on the site shall be deemed a public nuisance and may be subject to abatement as set forth in Section 11.67.020, Enforcement of this Code and Titles VII (Health and Sanitation) and VII (Public Peace & Safety) of the County Code.
- c. *Nuisance Declared.* Where it is found by the Environmental Health Director that the keeping of household pets in such a number or manner is injurious to the health, safety, or welfare of the inhabitants of the home, the household pets, or adjacent residences, the Environmental Health Director may through written findings declare the keeping of such pets a public nuisance subject to the procedures listed in Chapter 11.67, Enforcement and Abatement Procedures.
- d. *Hobby and Commercial Kennels.* Hobby and commercial kennels are also subject to any permits and requirements established by the Environmental Health Department.

2. ***Dogs.*** The keeping of dogs and similar animals (pygmy goats, pot-bellied pigs, etc.) for personal purposes (pets) including the temporary fostering of such animals is permitted in all zone districts that allow for a residence or where guard dogs are permitted. The number of dogs and similar animals permitted is based on the zone district as identified in Table 11.32.040(E)(2) of this Chapter. Dogs kept for personal purposes are limited to no more than one litter per 12 month period regardless of the number of dogs owned/permitted. The breeding of dogs in excess of one litter per 12 month period is considered a commercial kennel and is only allowed in those districts that allow for commercial kennels subject to any required permits including but not limited to a kennel permit from the Environmental Health Department.

- a. Dogs over four months of age in excess of the number principally permitted may be allowed as a hobby kennel with approval of an Administrative Use Permit.
- b. The keeping of dogs over four months of age in excess of the number allowed as a hobby kennel will be considered a commercial kennel and is only allowed in those districts that allow for kennels subject to any required permits.
- c. The keeping of dogs and similar animals owned by others, or offering training, grooming, therapy, boarding or other services is considered a commercial kennel or pet service and is only allowed in those districts where kennel, pet grooming, and animal services are listed as a permitted or conditionally permitted use.
- d. *Agricultural operations.* Dogs used in herding livestock or other permitted agricultural use are excluded from the provisions in Table 11.32.040(E)(2) below.

- e. *Guard dogs.* In non-residential areas, up to two guard dogs are permitted per business establishment. Additional guard dogs may be authorized through a Waiver from the Zoning Administrator where it can be demonstrated that additional guard dogs are needed to adequately secure the facility.

TABLE 11.32.040-(E)(2): NUMBER OF DOGS PERMITTED BY ZONE DISTRICT		
<i>Zone District</i>	<i>Number of Dogs (over 4 months of age)</i>	<i>Discretionary Permit Required</i>
RS, RM, RH (per unit)	Up to 4	None
	5-8 (hobby kennel)	Administrative Use Permit
RE, AR, RR, RC, AI, AE, TPZ, RPR less than 5 acres in size	Up to 6	None
	7-15 (hobby kennel)	Administrative Use Permit
RE, AR, RR, RC, AI, AE, TPZ, RPR greater than 5 acres in size	Up to 8	None
	9-20 (hobby kennel)	Administrative Use Permit
1. All other zone districts: Keeping (boarding, breeding, sale) of dogs or similar animals is considered a commercial kennel or pet store and is subject to the requirements and permitted uses of the specific zone district. 2. The decision-making authority may only approve an increase in the number of animals after consultation with the Environmental Health Department and Animal Control and a determination that the property has adequate space to allow for additional animals and any adverse impacts to neighboring residents are effectively mitigated.		

- F. **Non-Conforming Animal Keeping.** The keeping of types or numbers of animals not allowed in a particular zoning district may be continued provided that:
1. The number of animals existing on the site was legally permitted prior to the adoption of this Development Code.
 2. The number of animals legally existing on the site on the effective date of this Development Code shall not be increased unless allowed pursuant to the requirements of this Section.
 3. New offspring of legally existing animals may be retained on-site until four months of age or until weaned, after which the new animals are to be removed.
 4. Deceased animals shall not be replaced.
 5. Animals that are relocated to another location for a period greater than 90 days shall not be replaced or brought back to the non-conforming site.
 6. Owners of non-conforming animals shall also be subject to the management practices of this chapter.

11.32.050 Automobile/Vehicle Sales and Services

Automobile/Vehicle Sales and Service establishments shall be located, developed and operated in compliance with the following standards.

- A. **Landscaping and Screening.** Within the Valley Growth Boundary, landscaping and screening shall be provided as follows:
1. A masonry wall at least six feet in height shall be provided along all lot lines adjacent to a residential district for parcels located in the Valley Growth Boundary.
 2. A landscaped planter with a minimum inside width of eight feet and enclosed within a six-inch-high curb shall be provided along the front and street side property lines, except for

vehicular circulation openings. A landscaping buffer with a minimum inside width of at least six feet shall be provided along all other property lines that abut a residential district.

- B. **Application Review and Findings for Approval.** The decision-making authority shall only approve an Automobile/Vehicle Sales and Service facility if it finds that:
1. The project is designed so that form and scale are harmonious and consistent with the character of the specific site, the adjacent uses and structures, and the surrounding neighborhood.
 2. The site design, including the location and number of driveways, will promote safe and efficient on-site and off-site traffic circulation.
 3. Service bay openings are designed to minimize the visual intrusion on surrounding streets and properties.
 4. Lighting is designed to be low-profile, indirect or diffused and to avoid adverse impacts on surrounding uses.
 5. The washing facility will not have an adverse impact on water supply and quality.
- C. **Conditions of Approval.** Conditions of approval may include limitations on operational characteristics of the use; restrictions on outdoor storage and display, location of pump islands, canopies and service bay openings; and/or requirements for buffering, screening, lighting, planting areas, or other site elements, in order to avoid adverse impacts on adjacent lots or the surrounding area.
- D. **Automobile/Vehicle Sales and Leasing.** Automotive servicing or repair is permitted as an accessory use for automobile/vehicle dealers that offer maintenance and servicing of the type of vehicles sold on site.
- E. **Automobile/Vehicle Service and Repair, Major and Minor.** Major and minor automobile/vehicle service and repair uses, as well as any other uses, such as auto dealerships or service stations, that perform auto servicing as an accessory activity, are subject to the following standards.
1. **Noise.** All body and fender work or similar noise-generating activity shall be conducted within an enclosed building with sound-attenuating construction to absorb noise. Air compressors and other service equipment shall be located inside a building or enclosure to attenuate noise unto adjacent properties.
 2. **Work Areas.** All work shall be conducted within an enclosed building except: pumping motor vehicle fluids, checking and supplementing various fluids, and mechanical inspection and adjustments not involving any disassembly.
 3. **Vehicle Storage.** Vehicles being worked on or awaiting service or pick-up shall be stored within an enclosed building or in a parking lot on the property that is screened in compliance with Section 11.19.080, Screening.
 4. **Litter.** The premises shall be kept in an orderly condition at all times. No used or discarded automotive parts or equipment or permanently disabled, junked, or wrecked vehicles may be stored outside a building.
- F. **Automobile/Vehicle Washing.** Automobile/vehicle washing facilities are subject to the following standards.

1. **Washing Facilities.** No building or structure shall be located within 30 feet of any public street or within 20 feet of any interior property line of a residential use or residential district. Washing facilities are subject to drainage and clean water regulations as determined by the Public Works Department.
 2. **Hours of Operation.** When abutting a Residential District, the hours of operation are limited to 8:00 a.m. to 8:00 p.m., seven days a week.
- G. **Service Stations.** Service stations and any other commercial use that includes fuel pumps for retail sales of gasoline are subject to the following standards.
1. **Pump Islands.** Pump islands shall be located a minimum of 15 feet from any property line to the nearest edge of the pump island. A canopy or roof structure over a pump island may encroach up to 10 feet within this distance.
 2. **Abandonment.** Any service station shall in the case of abandonment or non-operation of the primary use be dismantled and the site cleared within 12 months subsequent to the close of the last business day.

11.32.060 Campgrounds

Private campgrounds and RV parks shall be located, developed, and operated in compliance with following standards.

- A. **Unauthorized Camping Prohibited.** It shall be unlawful to place, maintain, use, or occupy any vehicle or temporary structure, such as a tent, lean-to, or other makeshift enclosure for which no building permit has been issued, on any lot of real property for the purpose of camping, dwelling, maintaining, or establishing a temporary or permanent residency except under the following circumstances:
1. **Properties located outside the Valley Growth Boundary.** Property owners camping on their own real property shall be limited to 14 days within any 60 day period.
 - a. Refuse and solid waste shall be properly managed in accordance with the requirements of Environmental Health Department and Chapter 7.05 of the County Code, Removal of Refuse.
 - b. Burning of refuse is prohibited.
- B. **Compliance with State Law.** All Campgrounds shall comply with the minimum standards of the Special Occupancy Parks Act (Health and Safety Code Section 18860, et seq.) and the applicable regulations adopted by the Department of Housing and Community Development (Code of Regulations, Title 25, Chapter 2.2) including, but not limited to setback and separation standards, infrastructure requirements, operations, maintenance, and inspections within these facilities.
1. Organized camps meeting the definition of CA Health and Safety Code, Division 13, Part 2.3, Sections 18897-18897.7; and Title 17, Subchapters 6, Sections 30700-30753 of the California Code of Regulations are subject to regulation by the Environmental Health Department. Permits to operate organized camps along with the associated food facility, public swimming pools and public water systems are issued by the Environmental Health Department. Enforcement of building code standards for organized camps will be delegated from the Environmental Health Department to the Building Department.

- C. **Minimum Area and Density.** The minimum area of a Campground shall be three acres. A minimum of 50 percent of the total site area shall be left in its natural state or be landscaped. The remaining 50 percent of land is eligible for development. For campgrounds with designated camping areas, each individual campsite or RV space shall be no less than 1,000 square feet. The overnight population per campsite, RV space, or cabin shall not exceed six persons. Occupancy of group sites and cabins will be determined through the Use Permit based on size and location.
- D. **Fencing.** A fence, wall, landscaping screen, earth mound or other screening approved by the Planning Director, or otherwise required by this Code, may be required as needed for public safety. Fencing to delineate campground boundaries may also be permitted, but should be of a design consistent with character of the neighborhood.
- E. **Access.** Campground access roads shall have clear and unobstructed access to a public roadway. There shall be no direct access from an individual campsite, RV space, or cabin to a public roadway.
- F. **Trash Collection Areas.** Trash collection areas shall be adequately distributed and enclosed by a six-foot-high landscape screen, solid wall, or fence that is accessible on one side. Bear-resistant garbage can containers may be required.
- G. **Water Supply and Sewage Disposal.** Adequate water supply and/or septic capability is available to serve the project, as determined by the County Department of Environmental Health.
- H. **Commercial Use.** Campgrounds may include minor accessory commercial uses such as recreational equipment rental or general stores subject to Use Permit approval.
- I. **Length of Stay.** The maximum length of stay in any Campground shall not exceed 21 consecutive days within a 30 day period unless a longer time period is approved through the Use Permit.
- J. **Structures and Recreational Facilities.** The following standards apply to structures on the site, apart from the personal residence of the property owner or caretaker:
 - 1. Structures are limited to: restrooms/showers; clubhouse, which may contain one commercial kitchen facility and be used for minor recreational purposes; and, cabins, yurts, and permanent RV trailers for transient occupancy.
 - 2. Campgrounds may include minor accessory recreational uses or structures such as but not limited to swimming pools and tennis courts.

11.32.070 Caretaker Residences

Caretaker Residences shall be located, developed, and operated in compliance with following standards.

- A. **Accessory Use.** A Caretaker Residence is intended for sites that do not allow a single-unit dwelling by right. The caretaker residence must be accessory to a primary use that requires a caretaker for security purposes or for continuous supervision or care of people, plants, animals, equipment, or other conditions on site. See also agricultural labor housing and employee housing.
- B. **Number of Units.** A maximum of one Caretaker Residence is permitted per site.
- C. **Occupancy.** At least one of the occupants of the Caretaker Residence shall be the owner or lessee, or an employee of the owner or lessee of the site.
- D. **Location.** A Caretaker Residence shall be located on the same lot as the primary use it serves. It may be located within or attached to a building on the site or as a detached structure.

~~E. **Maximum Floor Area.** The floor area of a caretaker residence shall not exceed 50 percent of the floor area of the commercial use on the site.~~

~~F.E.~~ **Compliance with Building Standards.**

1. All housing, whether permanent or temporary, shall meet the development standards for the zone and be subject to all applicable building, fire, and health codes.
2. Permanent housing shall be constructed and maintained to conform to State Department of Housing and Community Development regulations for employee housing (Health and Safety Code Section 17000 et seq.).
3. Mobile homes and recreational vehicles used specifically for such housing shall be maintained in compliance with the applicable requirements of the Manufactured Housing Act (Health and Safety Code Section 18000 et seq.).

~~G.F.~~ **Removal of Housing Unit.** A Caretaker Residence shall remain in use concurrent with the existence of the use that justifies the housing unit. Upon termination of the allowed primary use, the Caretaker Residence shall be removed if a temporary structure, or converted to another allowed use if a permanent structure.

11.32.080 Drive-In and Drive-Thru Facilities

Drive-in or drive-thru facilities shall be located, developed and operated in compliance with the following standards:

- A. **Where Allowed.** Drive-in and drive-thru facilities are allowed, subject to approval of a Zoning Clearance or in conjunction with a discretionary permit as authorized by the base zone district.
- B. **Drive-In and Drive-Through Aisles.** Drive-in and drive-through aisles shall be designed to allow safe, unimpeded movement of vehicles at street access points and within the travel aisles and parking space areas.
- C. **Drive-In and Drive-Through Queue Area.** Each drive-through aisle shall provide a sufficient queue for four cars, of at least 80 feet, and the queue area shall not interfere with public rights-of-ways or streets, or with on- or off-site circulation and parking. The Planning Director may grant exceptions to the queue size based on an interior traffic circulation study.
- D. **Screening.** Each drive-through aisle shall be screened with a combination of decorative walls and landscape to a height of 20 inches to prevent headlight glare and direct visibility of vehicles from adjacent streets and parking lots.
- E. **Menu Boards.** Menu boards shall not exceed 20 square feet in area, with a maximum height of six feet, and shall face away from public rights-of-ways unless located at least 35 feet from the street and adequately screened from view. All outdoor speakers shall be directed away from any residential district or residential use.
- F. **Pedestrian Walkways.** Pedestrian walkways shall not intersect drive-in or drive-through aisles, unless no alternative exists. In such cases, pedestrian walkways shall have clear visibility, emphasized by enhanced paving or markings.

11.32.090 Emergency Shelters

Emergency Shelters shall be located, developed, and operated according to the following standards:

- A. **Location.** An Emergency Shelter providing up to 25 beds shall not be located within 300 feet of another Emergency Shelter. Large Emergency Shelters with over 25 beds shall not be located within 1,000 feet of another small or large Emergency Shelter. Shelters shall not be located within 500 feet of any existing school or daycare facility.
- B. **Length of Stay.** Occupancy for any one individual in the Emergency Shelter shall be limited to six months (180 days) within any 12-month period.
- C. **On-site Waiting and Intake Areas.** The Emergency Shelter shall provide on-site waiting and intake areas, such areas shall be located either inside the facility or fully screened from view of the public right-of-way and neighboring properties.
- D. **Hours of Operation.** Each Emergency Shelter shall establish and maintain set hours of operation for client intake and discharge. These hours shall be clearly displayed at the entrance to the shelter at all times. The shelter operator shall discourage loitering of clients in the vicinity of the shelter during non-intake hours of operation.
- E. **Staffing.** On-site management shall be provided 24 hours a day seven days a week and accompanied by support staff. Only individuals that do not utilize a client bed/or other on-site services are eligible as on-site management.
- F. **Management Plan.** Prior to commencing operation, the Emergency Shelter provider must have a written management plan which shall be approved by the Director. The management plan must include the following:
 - 1. Total number of beds provided, including the number of beds, if any, are reserved for persons under the age of 16.
 - 2. Minimum square footage of personal living space for each resident, the square footage of indoor and outdoor common areas, and the number of bathing/bathroom facilities.
 - 3. Staffing information including the total number of staff and staffing by shift, provisions for staff training, and contact information for key staff.
 - 4. Resident identification process and the type of clientele served. Include provisions for dealing with sex offenders and/or parolees.
 - 5. Description of training, counseling, social services, or other types of services that will be provided on-site. Food related services may require additional permits and/or clearances from the Environmental Health Department.
 - 6. Neighborhood outreach including provisions to insure compatibility with surrounding area.
 - 7. Policies regarding pets. Kennels may require a permit from the Environmental Health Department. Outdoor Kennels require approval of a Conditional Use Permit when associated with an Emergency Shelter.
 - 8. Timing and location of outdoor activities.
 - 9. Temporary storage of residents' belongings.
 - 10. Safety and security including lighting.
 - 11. Site plan, floor plan, and building elevations.

11.32.100 Employee Housing

- A. **Applicability.** To provide a mechanism for on-site employee housing where the subject business, operation or institution proposing employee housing is in a location where other housing is unavailable, infeasible, or is necessary for the operational characteristics of the business.
- B. **Occupancy.** At least one of the occupants of each employee housing unit shall be a full-time employee of the business, operation or institution that qualifies for employee housing pursuant to this section.
- C. **Location.** Employee housing shall be located on the same lot as the primary use it serves, unless an off-site location is approved by the Planning Commission through approval of a minor conditional use permit. A finding shall be made indicating that due to topography, operational characteristics, or other site constraints it is infeasible for the employee housing to be located on the same site as the use requiring the employee housing. In no instance shall the employee housing be located more than one mile from the use requiring the employee housing.
- D. **Number of units:** The number of dwelling units designed for single family/households or number of beds in group quarters shall be determined by the decision-making authority. The applicant shall submit documentation demonstrating the number of units/beds necessary for the conduct of the principal use.
- E. **Removal of Housing Unit.** Employee housing may remain in use concurrent with the existence of the use that justifies the housing unit. Upon termination of the allowed primary use, the employee housing shall be removed if a temporary structure, or converted to another allowed use if a permanent structure.
- F. **Development Standards.**
 - 1. All housing, whether permanent or temporary, shall meet the development standards of the district and be subject to all applicable building, fire, and health codes.
 - a. **Location.** Employee housing shall be located at least 50 feet from barns, pens or other structures that house livestock.
 - 2. Mobile homes used specifically for such housing shall be maintained in compliance with the applicable requirements of the Manufactured Housing Act (Health and Safety Code Section 18000, et seq.). For purposes of zoning, manufactured homes utilized for employee housing shall not be considered a mobile home park.
 - 3. Temporary housing facilities. The use of tents, recreational vehicles, mobile camping equipment or other temporary facilities approved for human habitation for employees may be allowed upon approval of a Minor Conditional Use Permit. In addition to the criteria stated above, temporary housing facilities for employees shall meet the following requirements:
 - a. Length of time temporary housing facilities may be used during a calendar year shall be determined through the use permit process;
 - b. Shall be located a minimum of 100 feet from public right of ways, property lines, and seasonal or permanent water ways;
 - c. Shall obtain clearances from the Environmental Health Department for the provisions of water; waste water, solid waste; and any proposed food facilities.

11.32.110 Family Day Care, Large

- A. **Number.** The number of Large Family Day Care homes located along a street frontage are limited to the following:
1. One per 1,000 linear feet of street frontage in the residential zones and Plumas Lake Specific Plan.
 2. One per 2,500 linear feet of street frontage in the AE and AR₁ zones.
- B. **Parking.** Three spaces are in addition to the two off-street spaces for primary residence. Driveways may be utilized to accommodate parking for the day care.

11.32.120 Farmer's Markets

- A. **Limitation in Valley Growth Boundary.** In any residential district, farmers' markets may be permitted only on parking lots and other paved areas serving community facilities; schools; or other public or quasi-public uses. Farmers markets in commercial districts may be permitted as special events as identified in Section 11.32.300.
- B. **Limitation in Agricultural and Rural Community Districts.** Farmer's Markets in agricultural districts and rural residential districts that are not located at community facilities or schools may be permitted as part of a ranch marketing operation. Farmers markets in rural commercial zone districts may be permitted as special events as identified in Section 11.32.300.
- C. **Operational Standards.** Farmers markets shall comply with the following standards::
1. The market is operated by one or more certified producers, a nonprofit organization, or a local government agency;
 2. All producers are authorized by the County Agricultural Commissioner to sell directly to consumers farm products or value-added farm products;
 3. The market operator and/or producers secure all necessary licenses, certificates and health permits, and all agricultural products meet all pertaining health and safety standards;
 4. Documentation is provided to show that all standards set forth in this section are met.
- D. **Hours of Operation.** Market activities shall be conducted between the hours of 7 a.m. and 7 p.m., with one hour provided for set-up and one hour for clean-up and take-down.
- E. **Lighting.** Any lighting must be shielded so as not to shine directly or indirectly on adjacent property.
- F. **Waste Disposal.** Adequate composting, recycling, and trash containers shall be provided during hours of operation, and shall be removed from site for appropriate disposal. The site shall be cleaned at the end of each day of operations, including the removal of all stalls and debris.
- G. **Management Plan.** In instances where a Zoning Clearance or Administrative Use Permit is required, a Management Plan shall also be prepared and provided to the Review Authority, including the following:
1. Identification of (a) Market Manager(s), who shall be present during all hours of operation.
 2. A set of operating rules addressing dates and hours of operation; maintenance; security; refuse collection; and parking.

- a. *Site Circulation.* Market shall not block accessible pathways or parking spaces, public rights-of-way, sidewalks, or impede on-site circulation and parking for either the market or any businesses that are operating on the site.

11.32.130 Home Occupations

Home Occupations shall be located and operated in compliance with the following standards.

- A. **Terms of Use.** A home occupation is considered accessory and incidental to a primary residential use.
- B. **Zoning Clearance Required, Not Transferable.** A Zoning Clearance or self certification is required for each home occupation, pursuant to the provisions of Chapter 11.55, Zoning Clearances. A Zoning Clearance to conduct a home occupation at a particular address is not transferable from one party to another, nor may the type of business be modified. A new Zoning Clearance or self certification must be obtained for each new home occupation.
- C. **Operational and Performance Standards.** Home occupations must be located and operated consistent with the following standards:
 1. No person other than members of the family residing on the premises shall be engaged in such occupation.
 2. Instructional services shall be limited to no more than two students at one time and no more than four lessons/appointments per day;
 3. Personal services such as barbers, beauty salons and nail salons or dog grooming when conducted by appointment only and do not exceed four appointments per day.
 4. Not more than 25 percent of the floor area of the dwelling unit, including attached garages, shall be used in the conduct of the home occupation.
 5. Within the Valley Growth Boundary, no building or space outside of the dwelling unit and attached garage shall be used for home occupation purposes. Any work conducted within a garage shall be done with the garage doors closed. Outside the Valley Growth Boundary, detached garages, workshops and enclosed accessory structures may be utilized as part of the home occupation and do not count towards the limitation on floor area specified above.
 6. In no way shall the appearance of the structure be so altered or the conduct of the occupation within the structure be such that the structure may be reasonably recognized as serving a nonresidential use.
 7. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or cause fluctuations in the line voltage off the premises.
 8. The home occupation shall not generate pedestrian or vehicular traffic in excess of that customarily associated with the zone in which the use is located.
 9. All maintenance or service vehicles and equipment, or any vehicle bearing any advertisement related to the home occupation or any other similar vehicle shall be garaged or entirely screened. Such vehicle shall not have more than two axles.

10. There shall be no use of utilities or community facilities beyond that normal to the use of the property for residential or agricultural purposes as defined in the district.
11. There shall be complete conformity with Fire, Building, Plumbing, Electrical and Health Codes and to all Federal, State and County laws or ordinances.
12. Home Occupations that exceed the standards for vehicle trips, employees, or that have display/sales areas may be permitted upon approval of an Administrative or Minor Use Permit as established by the following table:

TABLE 11.32.130: HOME OCCUPATIONS	
Administrative Use Permit	Minor Conditional Use Permit
1 non-resident employee	Instructional Services: up to 5 students at one time or more than 4 appointments per day
Personal services: more than 4 appointments per day but does not exceed 16 vehicle trips/day (business related) including deliveries.	Personal services: that generates more than 16 vehicle trips/day but less than 32 vehicle trips/day (business related) including deliveries.
Does not exceed 4 vehicle trips/hour and no more than 16 vehicle trips/day (business related) including deliveries.	Does not exceed 8 vehicle trips/hour and no more than 32 vehicle trips /day (business related) including deliveries.
Outside Valley Growth Boundary, sales and display areas incidental to the home occupation of up to 300 sq ft may be permitted	Outside of Valley Growth Boundary the following deviations may be permitted: <ul style="list-style-type: none"> • Up to 3 employees • Requires less than 5 parking spaces for business and employees • Business is conducted outdoors or requires more than 300 square feet of sales/display area.
Vehicle trip: each vehicle to or from establishment counts as one trip (i.e. Two deliveries to an establishment in one day constitutes 4 vehicle trips).	

- D. **Cottage Food Operations.** A cottage food operation is allowed as an accessory use to any legally established residential unit subject to the standards of this Code, which are consistent with and implement State law (Sections 51035 et seq. of the Government Code and Sections 109947, 110050, 110460, 111955, 113789, 113851, 114021, 114023, 114390, 114405, and 114409, 113758, and 114088, and 114365 et seq. of the Health and Safety Code), relating to food safety:
1. **Registration.** Cottage food operations shall be registered as “Class A” or “Class B” cottage food operations and shall meet the respective health and safety standards set forth in Section 114365 et seq. of the California Health and Safety Code.
 2. **Sales.** Sales directly from a cottage food operation are limited to the sale of cottage food products. A cottage food operation shall not have more than \$50,000 in gross annual sales in each calendar year that follows.
 3. **Operator and Employee Allowed.** Only the cottage food operator and members of his or her household living in the unit, as well as one full-time equivalent cottage food employee, may participate in a cottage food operation.

4. **No Exterior Alteration.** No exterior physical alteration or addition that would change the residential character of the unit is allowed in conjunction with the establishment of a cottage food operation.
5. **Location of Operations.** No sales, production, or materials storage associated with the cottage food operation may be located in an area generally visible from a public right-of-way.
6. **Equipment.** Cottage food operations may employ kitchen equipment as needed to produce products for which the operation has received registration, provided that equipment would not change the residential character of the unit, result in safety hazards, or create smoke or steam noticeable at the lot line of an adjoining residential property. Venting of kitchen equipment shall not be directed toward neighboring residential uses. If a commercial kitchen is required, the use is not classified as a cottage food industry. Please refer to Section 11.72.040, Commercial Use Classifications: Food Preparation and Section 11.74 Land Use Regulation Table.

E. **Prohibited Home Occupations.** The following specific businesses are not permitted as home occupations.

1. Adult-oriented business;
2. Ambulance services;
3. vehicle or equipment repair, painting, body/fender work, upholstery, detailing, washing, including motorcycles, trucks, trailers and boats;
4. Automotive/vehicle sales with any on-site storage or sale of vehicles;
5. Boarding, care, training, or breeding of animals for commercial purposes (except as permitted as a hobby kennel and subject to the regulations of Chapter 6.25, Pet Shops and Kennels, of the County Code).
6. Veterinary services;
7. Commercial food preparation, food handling, processing or packing other than that qualifying as a cottage food industry.
- ~~8. Firearms manufacture or sales;~~
- ~~9-8.~~ Wood working or similar uses with excessive dust or noise when located within the Valley Growth Boundary. Outside Valley growth Boundary must meet home occupation development standards;
- ~~10-9.~~ Medical and dental offices, clinics, and laboratories;
- ~~11-10.~~ Mini storage;
- ~~12-11.~~ Mortuaries;
- ~~13-12.~~ Recording studio (electronic composition, recording, and re-mixing conducted with headphones and using no amplification, live instruments or live performance excepted);
- ~~14-13.~~ Restaurants;
- ~~15-14.~~ Retail stores;
- ~~16-15.~~ Towing service;

~~17.16.~~ Welding, metal working, and machining businesses when located within the Valley Growth Boundary. Outside Valley growth Boundary must meet home occupation development standards.

- F. **Denial and Revocation of Home Occupation Zoning Clearances.** A home occupation approval may be revoked or modified by the Planning Director subsequent to an administrative hearing for violation of any standard of this section. In the event of the revocation of any home occupation approval, or of objection to the limitations placed thereon, appeal may be made in accordance with Section 11.53.150, Appeals and Calls for Review.

11.32.140 Lodging

Agricultural Homestays and Bed and Breakfast Inns (B&B) shall be developed, located, and operated in compliance with the following standards.

TABLE 11.32.140: BED & BREAKFASTS AND AGRICULTURAL HOMESTAYS		
<i>Principally Permitted</i>	<i>Administrative Use Permit</i>	<i>Minor Conditional Use Permit</i>
Up to two rooms within the primary residence.	3 to 5 bedrooms within the primary residence, or up to five rooms within an accessory building permitted for habitation or combination of primary and accessory building not to exceed five rooms.	B&B: 6 to 10 rooms Agricultural Homestays: 6 rooms. Activities that include camping, cattle drives or similar outdoor activities (excluding day use/tours)

- A. **Other permits and clearances.** All B&B and agricultural homestays are subject to obtaining any required business licenses and payment of transient occupancy taxes as determined by the County Tax Collector's office. Facilities that provide meals or snacks to guests shall also obtain all required Environmental Health permits and clearances for a "restricted food service facility".
- Establishments that exceed the thresholds listed for B&Bs or agricultural homestays (i.e. number of rooms rented or meals served) shall be classified as a hotel/motel and is subject to the requirements and zone districts that allow such uses.
- B. **Agricultural Homestays.** Agricultural Homestays shall be accessory and subordinate to an on-site, bona fide agricultural or ranching operation and operated by a resident of the property. They shall comply with the following standards:
- The use is limited to a maximum of 15 visitors at any one time.
 - Meals may be served to overnight guests only. There are no limitations on the number of meals or the times at which they are served. The price of food shall be included in the price of the overnight accommodations, in compliance with the California Retail Food Codes (Health and Safety Code Section 113893) enforced by the County.
- C. **Bed and Breakfasts.** Bed and Breakfast establishments shall be located, developed, and operated in compliance with the following standards.
- Type of Structure.** A Bed and Breakfast may only be located, developed and operated in a single-family dwelling, unless authorized with the approval of a Use Permit..
 - Appearance.** In all residential districts, the exterior appearance of a structure housing a Bed and Breakfast shall not be altered from its original single-family character.

3. ***Limitation on Services Provided.*** Service of meals and rental of bedrooms shall be limited to registered guests. Separate or additional kitchens for guests are prohibited. Unless a commercial kitchen is installed and approved by the Environmental Health Department, meals are limited to breakfast and pre-packaged self serve snacks as regulated by the California Health and Safety Code.

D. **Health Resorts and Retreat Centers.**

1. ***Compatibility with Adjacent Uses.*** Lots adjacent to or within Agricultural zoning must be reviewed by the Yuba County Agricultural Commissioner for compatibility with surrounding agricultural uses prior to action by the decision-making authority.
2. ***Limitations on Services Provided.*** Meals may be served to registered day use or overnight guests only. There are no limitations on the number of meals or the times at which they are served.

11.32.150 Mobile Vendors

Mobile vendors shall be located and operated in compliance with the following standards:

- A. **Itinerant/Roving Vendors.** Itinerant vending is permitted pursuant to the standards listed below pertaining to the location, appearance of vehicle and maintenance of the site (Sections C through E). Mobile vending shall only occur during daylight hours and are subject to the County's Noise Ordinance. Additional regulations pertaining to mobile vending may be found in CDSA's "Guidelines for Mobile Vending Facility Operation" handout.
- B. **Non-Itinerant Vending.** Non-itinerant vending on private property, public property or in the public right-of-way requires a Temporary Use Permit, pursuant to the procedures of Chapter 11.58, Temporary Use Permits, as well as any other permits, such as but not limited to a health certificate, vendor permit (County parks and public property), or encroachment permits, that may be required by affected agencies.
 1. ***Site Plan.*** A mobile food vendor shall submit a site plan indicating the location of the operation relative to surrounding buildings, parking lots and public rights-of-way, as well as such other information deemed necessary by the Planning Director.
 2. ***Operational Parameters.*** A Temporary Use Permit for non-itinerant vending shall not exceed a period of one year. Extensions may be applied for prior to the expiration of the Temporary Use Permit in one year increments up to a cumulative total of four years, unless findings can be made that there is still a need for the use. The Temporary Use Permit may limit the days and hours of operation based on location.
 3. ***Sanitation Facilities.*** All vendors shall arrange for access to a restroom for the operator; such facility for any vendor with food operations shall have hot and cold running water.
 4. ***Location and Transferability.*** The Temporary Use Permit is for a specific location and cannot be transferred to another location or vendor,
- C. **Location.**
 1. ***Conflict with Merchants.*** Vendors shall not interfere with access to any public or private establishment.

2. ***Pedestrian and Emergency Access.*** Vendors are permitted only in locations that will not conflict with pedestrian access or interrupt traffic flow or emergency access.
3. ***Setback from Public Right-of-Way.*** A mobile food vending vehicle located on private property shall be set back a minimum of 10 feet from any public sidewalk or right-of-way when the service window faces the street. Less obstructive orientations shall insure that the queue does not encroach upon the public right-of-way.
4. ***Parking.*** The mobile food vendor shall not locate in parking spaces that are required to meet minimum parking requirements for any other business.

D. Condition and Appearance of Vehicles.

1. ***Display of Permits.*** The mobile food vendor shall display current business tax certificate, health department permit (and decal) and mobile food vending permit in plain view and at all times on the exterior of the food vending vehicle.
2. ***Signs.*** Signs must be affixed to the apparatus and may not exceed eight square feet.
3. ***Self-Contained Utility Hookups.*** The mobile food vending vehicle and use shall be entirely self-sufficient in regards to gas, water, and telecommunications. Should any utility hook-ups or connections to on-site utilities be required for Non-Itinerant Vendors, the mobile food vendor shall be required to apply for appropriate permits to ensure building and public safety and consistency with applicable building codes. Hookups shall be located to pose no danger to pedestrians.
4. ***Type of Vehicle.*** The mobile food vending vehicle shall be a self-propelled vehicle or trailer maintained in mobile operating condition at all times. The vehicle shall not become a fixture of the site and shall not be considered an improvement to real property.

E. Condition and Appearance of Site.

1. ***Litter.*** The mobile food vendor shall provide a minimum of two 32-gallon litter receptacles within 15 feet of the mobile food vending vehicle. The receptacles will serve both employees and customers.
2. ***Discharge Prohibited.*** The vendor shall not discharge items onto the sidewalk, gutter or storm inlets.
3. ***Site Condition.*** The site shall be maintained in a safe and clean manner at all times. Exterior storage of refuse, equipment or materials associated with the mobile food vending enterprise is prohibited. The lot shall be paved.

11.32.160 Outdoor Dining and Seating

Eating and drinking establishments with outdoor dining or seating areas shall be located, developed, and operated in compliance with the following standards:

- A. Permit Requirements.** Outdoor dining or seating is considered an accessory use and no additional land use permit is necessary other than the permit required for the primary use except as provided below.
1. Administrative Use Permit approval is required when the outdoor dining or seating area is located immediately abutting the property line of a residential district or use and contains seating for more than 15 customers.

- B. **Hours of Operation.** Hours of operation shall be limited to the hours of operation of the associated eating and drinking establishment. When adjacent to a residential district, hours of operation and outdoor activities such as music or lighting may be restricted as determined through the Administrative Use Permit.

11.32.170 Outdoor Retail Sales

The on-going or permanent outdoor display of merchandise—except for Automobile/Vehicle Sales and Leasing, which is subject to Section 11.32.050, Automobile/Vehicle Sales and Services—shall comply with the following minimum standards:

- A. **Location.** Outdoor sales shall be located entirely on private property outside any required setback (or landscaped planter in zoning districts that do not have required setbacks), fire lane, or fire access way.
- B. **Screening.** All outdoor sales and activity areas other than vehicle sales lots, produce stands, and nursery product sales shall be screened from adjacent public rights-of-way and residential districts. .
- C. **Location of Merchandise.** Displayed merchandise shall occupy a fixed location that does not disrupt the normal function of the site or its circulation and does not encroach upon required parking spaces, driveways, pedestrian walkways, or required landscaped areas. These displays shall also not obstruct sight distances or otherwise create hazards for vehicle or pedestrian traffic.

11.32.180 Personal Storage

Personal storage facilities shall be located, developed and operated in compliance with the following standards.

- A. **Applicability.** The provisions of this Section shall apply to all new Personal Storage uses and to all existing facilities at such time as the storage area of the existing business is expanded.
- B. **Business Activity.** The use of Personal Storage facilities by customers shall be limited to inactive storage only. No retail, repair, or other business activity shall be conducted out of the individual rental storage units. No activities other than rental of storage units, pick-up and deposit of storage, sale of packing supplies or rental of moving equipment shall be allowed on the premises. Examples of activities prohibited in said facilities include, but are not limited to the following:
1. Auctions, commercial wholesale or retail sales, or miscellaneous garage sales. An exception is made for auctions required by law to comply with lien sale requirements. During the course of said lien sales, customer vehicles shall not be allowed to obstruct travelways within the Personal Storage facility.
 2. The servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment.
 3. The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment.
 4. The establishment of a transfer and storage business.
- C. **Enclosure.** Outdoor storage is prohibited within the Valley Growth Boundary unless screened. No boats, trailers, and/or other vehicles shall be parked or otherwise stored outside the storage units except in areas approved for such storage.

- D. **Hazardous Materials.** No caustic, hazardous, toxic or flammable or explosive matter, material, liquid, or object, nor any matter, material, liquid or object that creates obnoxious or offensive dust, odor or fumes shall be stored in a Personal Storage unit.
- E. **Utilities.** Water, gas or telephone service to any rental space is prohibited.
- F. **Habitation.** Human habitation of any rental space is prohibited.
- G. **Notice to Tenants.** As part of the rental process, the facility manager shall inform all tenants of conditions restricting storage of hazardous materials and limitation on the use of the storage units. These restrictions shall be included in rental contracts and posted at a conspicuous location within the front of each rental unit.
- H. **Exterior Wall Treatments and Design.** **Within Valley Growth Boundary,** exterior walls visible from a public street or residential district shall be constructed of decorative block, concrete panel, stucco, or similar material. These walls shall include architectural relief through articulation, trim, change in color at the base, variations in height, the use of architectural “caps,” attractive posts, or similar measures. **Outside Valley Growth Boundary,** exterior walls visible from a public street shall be constructed with materials compatible with the surrounding neighborhood.

11.32.190 Planned Mobile Home Parks

- A. **Purpose.** The purpose of this section is to promote housing opportunities for the present and future residents of Yuba County through the establishment of policies and development standards for Planned Mobile Home Parks. The development standards for Planned Mobile Home Parks will further encourage the creation of stable, attractive, residential environments within the individual parks.
- B. **Development Standards.** Planned Mobile Home Parks shall comply with the following development standards:
 - 1. **Mobile Home Sites.**
 - a. **Site Identification.** Each mobile home site shall be plainly marked and numbered for identification.
 - b. **Minimum Site Area.** The mobile home sites in a Planned Mobile Home Park shall average at least 2,700 square feet in area, but no site shall be smaller than 2,000 square feet.
 - c. **Minimum Site Width.** Each mobile home site shall be an average width of 30 feet plus the width of the mobile home, unless it can be shown that adequate space for a patio, parking, and side yard(s) will be ensured, despite a site of lesser width.

2. ***Yards.***

- a. ***Front Yard.*** Each mobile home site shall have a front yard of not less than five feet. The front yard so required shall not be used for vehicle parking, except such portion thereof as is devoted to driveway use.
- b. ***Side Yard, Corner Sites.*** On corner sites, the side yard adjoining the Planned Mobile Home Park street shall not be less than five feet.
- c. ***Side Yards, Interior.*** Each mobile home site shall have a side yard on each side of not less than five feet, or one side yard of not less than 10 feet.
- d. ***Side Yard, Driveway.*** When used for access of a parking facility, a side yard shall be wide enough for a 10-foot-wide unobstructed driveway. All such side yard driveways shall be paved with concrete or asphaltic concrete unless located outside the Valley Growth Boundary.
- e. ***Rear Yard.*** Each mobile home site shall have a rear yard of not less than five feet in depth.

3. ***Projection into Yards.*** The following structures may be erected or projected into any required yard:

- a. Eaves, stairways and awnings not to exceed one foot.
- b. Landscape elements including trees, shrubs, and other plants, except hedges, provided that such landscape feature does not hinder the movement of the manufactured home in or out of its space.
- c. Manufactured home hitches.
- d. Necessary appurtenances for utility services.
- e. A single accessory structure that is less than 120 square feet in area and eight feet in height may be located within side or rear setbacks.

4. ***Minimum Distance between Structures.*** No portion of a manufactured home or attached accessory structure shall be closer than 10 feet to another manufactured home or attached accessory structure.

5. ***Minimum Size of Mobile Homes.*** No mobile home that is less than 10 feet wide or has a floor bed of less than 370 square feet may be parked or located on a mobile home site in a Planned Mobile Home Park.

6. ***Maximum Site Coverage.*** The mobile home and accessory structures shall not cover more than 75 percent of the mobile home site.

7. ***Number of Homes per Site.*** Not more than one single-family mobile home may be placed on a mobile home site.

8. ***Off-street Parking.*** In addition to the parking requirements of Chapter 11.25, Parking and Loading, the following standards shall apply to Planned Mobile Home Parks:

- a. Each mobile home site shall have a paved space suitable for providing automobile shelter with space for at least two automobiles for each manufactured home. Gravel or other surfacing may be approved outside of the Valley Growth Boundary

- b. Recreation and laundry areas shall have sufficient parking facilities to accommodate one automobile for every 10 mobile home sites.
9. **Signs.** In addition to the requirements of Chapter 11.27, Signs, the following standards shall apply to Planned Mobile Home Parks:
- a. Adequate signs and markings indicating directions, parking areas, recreation areas, and street names shall be established and maintained in the manufactured home park. Such signs shall not exceed six square feet in area.
 - b. Signs or name plates not exceeding two square feet in area and displaying the name and address only of the occupant of the manufactured home may be erected at each mobile home site.
 - c. Signs which identify or advertise the Planned Mobile Home Park may be erected if approved by the Planning Commission on its action on the conditional use permit for the manufactured home park. Such signs must be located on the premises and shall not be more than 120 square feet in area. They shall not be animated or have flashing lights.
10. **Landscaping.** In addition to the landscaping requirements of Chapter 11.24, Landscape, the following landscaping provisions shall apply to all Planned Mobile Home Parks:
- a. All open areas except driveways, parking areas, walkways, utility areas, improved decks, patios, or porches shall be maintained with landscaping as hereinbefore defined.
 - b. The trees shall be planted along street frontage as may be required by the Planning Commission upon recommendation of the Community Development and Services Agency's Public Works Department.
11. **Walls and Fences.** Walls and fences on individual mobile home sites shall not exceed three feet in height. Walls or fences erected around the perimeter of the Planned Mobile Home Park may be required by the Planning Commission. The height, construction, and type of material for such perimeter walls shall be as specified by the Planning Commission in the permit authorizing the use.
12. **Trash Storage.** Containers for trash storage of a size, type and quantity approved by the County shall be provided. They shall be placed so as to be concealed from the street and easily accessible to the mobile home sites.
13. **Streets.** Streets within Planned Mobile Home Parks shall be provided in such a pattern as to provide convenient traffic circulation within the manufactured home park. On-street parking is not permitted. Streets shall be designed as follows:
- a. **Width.** Streets shall have a width of not less than 30 feet, including curbs.
 - b. **Curbs.** There shall be concrete roll curbs on each side of the streets.
 - c. **Paving.** Streets shall be paved in accordance to standards established by the Community Development and Services Agency's Public Works Department.
 - d. **Lighting.** Streets shall be lighted in accordance to standards established by the Community Development and Services Agency's Public Works Department.

14. **Park and Recreation Areas.** A central recreation area shall be established in each Planned Mobile Home Park created pursuant to the provisions of this chapter. The size of such area shall be at least 200 square feet per mobile home site. The recreation area may contain community club houses, swimming pools, shuffleboard courts, and similar facilities. The Planning Commission may permit decentralization of the recreation facilities in accordance with principles of good planning provided that the total recreation area meets the above stated minimum size.
15. **Office.** Every Planned Mobile Home Park shall include a permanent building for office use. Such building may include a single-family dwelling for the exclusive use of the owner or manager.
16. **Laundry Rooms.** Every Planned Mobile Home Park shall have one or more laundry rooms. Laundry drying lines shall not be permitted on any mobile home site.
17. **Mail Boxes.** Each mobile home site shall be equipped with a receptacle for mail deliveries in accordance with the standards prescribed by the local residents.
18. **Storage Areas.** Areas used for the storage of travel trailers, boats, and other such items may be established in a Planned Mobile Home Park provided they are adequately screened from public view.
19. **Utilities.** All utility distribution facilities serving individual mobile home sites within the Valley Growth Boundary shall be placed underground. The owner is responsible for complying with the requirements of this Subsection and he shall make the necessary arrangements with each of the serving utilities for the installation of such facilities. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other necessary appurtenant structures may be placed above ground. Water and sewer distribution facilities shall be installed in conformance with specifications of the Utility Engineer. All mobile home sites must be served with water, electricity, and a solid waste disposal.
20. **Transient Mobile Home Sites.** Sites reserved for transient mobile homes shall be so designated on the plans submitted with the application for the Planned Mobile Home Park conditional use permit. The site, yard, and property development standards of this section shall fully apply to sites reserved for transient mobile homes. Mobile homes less than 10 feet wide or with a floor bed of less than 370 square feet may occupy such designated transient mobile home sites for periods up to 90 days.
21. **Sale of Mobile Homes at Manufactured Home Parks.**
 - a. **Conditional Use Permit.** The operation of a business or occupation either full or part-time, for the purpose of manufactured home sales, shall be allowed on the premises of any legally established Planned Mobile Home Park, subject to the issuance of a Conditional Use Permit. This does not include the sale of individual manufactured homes by the owner of the unit.
 - b. **Restrictions.** In no event shall the holder of the conditional use permit or any other person maintain or allow to be maintained on the Planned Mobile Home Park premises for display any manufactured home either assembled or disassembled which is not installed on the site and connected to all utilities sufficient to be legally adequate for immediate occupancy. The maximum number of unoccupied mobile homes so installed for display shall not exceed three units at any one time.

C. Allowed Density.

1. RM Medium Density Residential and RH High Density Residential Districts. The density for mobile home parks is limited to the allowed density within the RM Medium Density Residential and RH High Density Residential Districts unless a density bonus is approved.
- 1-2. RC Rural Commercial District. The allowed density for mobile home parks in the RC Rural Commercial District shall be determined by approval of a conditional use permit and carrying capacity for wells and septic systems as determined by the Department of Environmental Health.

11.32.200 Produce Stands

- A. **Accessory Use.** Produce stands shall be operated in conjunction with and accessory to a primary agricultural use on the same site. They shall be operated by the agricultural producer and on premises controlled by the producer. Produce stands that do not meet the requirements of this section shall be classified as a farm store and shall meet the requirements listed in Section 11.32.210, Ranch Marketing.
- B. **Products for Sale.** Products sold or offered for sale at a Produce Stand are limited to the following:
 1. **Unprocessed Agricultural Products.** A minimum of 50 percent of the selling space of the stand shall be dedicated to selling whole produce, shell eggs, and/or cut flowers grown or raised on the same premises as the stand or on neighboring farms.
 2. **Value-Added Agricultural Products.** Up to 30 percent of the selling space may be used for un-refrigerated processed agricultural products such as jams, preserves, pickles, juices, cured olives, and other value-added products made with ingredients produced on the premises or neighboring farms and may be sold concurrently with unprocessed agricultural products with approval from the Environmental Health Director.
 3. **Pre-packaged Foods and Beverages.** No more than 50 square feet or 10 percent of the selling space may be occupied by pre-packaged food and drinks such as bottled water, sodas, and crackers.
- C. **Number of Stands.** One stand shall be permitted per parcel, or per group of adjacent parcels under the same ownership.
- D. **Size Limitation.** The floor area of any permanent structure utilized as part of the produce stand shall not exceed 120 square feet in area. The total display area shall not exceed 500 square feet. Use of temporary structures such as but not limited to display tables and pop-up awnings shall only be used during the operational hours of the produce stand.
- E. **Minimum Setbacks.** Stands shall be located at least 20 feet from any street or highway and 100 feet from any existing residence outside the ownership of the stand operator. In addition, no part of the use, including selling area, signs, and parking, may be located within the triangular visibility area described in Section 11.19.130, Visibility at Intersections and Driveways.
- F. **Access.** Access shall not be directly from a State highway unless the operator has secured an access agreement from Caltrans. The access drive is not required to be paved, but if not paved, shall be improved with gravel.
- G. **Parking.** Sufficient area shall be provided for at least two vehicles to park; such parking area may consist of gravel and is not required to be paved.

11.32.210 Ranch Marketing

- A. **Purpose.** This section is intended to allow the marketing and sale of agricultural products directly to consumers, as well as the provision of agricultural tourism, when such uses are accessory to a primary agricultural use (Animal Raising, Crop Production, Dairy, or Grazing) on the same site. Ranch Marketing can provide supplementary income to agricultural operations, particularly to small farms, while maintaining the rural character of Yuba County's agricultural areas. This section is intended to implement General Plan policies to:
1. Support rural communities in the development of economic opportunities such as agricultural and ecological tourism.
 2. Support agriculture, agricultural processing, agricultural tourism, recreational uses, and other natural-resource-based economic development in areas with land-based natural resources, natural beauty, and cultural attractions.
 3. Preserve and enhance rural character.
- B. **Applicability.** The regulations of this section apply to Ranch Marketing uses, as defined in Chapter 11.72, Use Classifications, where they are permitted or conditionally permitted by the use regulations of the base and overlay zoning districts (Division II: Zoning and Overlay Districts) and are accessory to agricultural uses. This section does not apply to the following uses:
1. Produce Stands that meet all of the standards of Section 11.32.200, Produce Stands.
 2. Indirect sales by mail, telephone, or Internet in which delivery of the goods occurs off-site.
 3. Wholesale sale of agricultural products.
- C. **General Provisions.**
1. **Minimum Lot Size.** Ranch Marketing uses may only be established and operated on a site with an area of at least five acres. A smaller lot size may be approved through a Waiver when the following findings can be made:
 - a. The operation produces an agricultural commodity in sufficient quantity that a farm store rather than a seasonal produce stand is justified; and
 - b. The farm store and any other related ranch market activities including required parking areas will not reduce the area utilized for agricultural production.
 2. **Accessory Use.** Ranch Marketing uses shall be accessory to a primary agricultural production use (Animal Raising, Crop Production, Dairy, Grazing, or wineries) on the same property and shall be operated by the property owner or lessee of the agricultural property. Should the primary agricultural use of the property cease, as determined by the Agricultural Commissioner and Community Development and Services Agency Director, the ranch marketing operation shall also cease.
- D. **Permitted and Conditionally Permitted Uses.** The following table outlines the type of permit needed, if any, for various types of ranch marketing uses. The Planning Director shall make a determination of the most applicable permit type based on similarities between listed uses for any ranch marketing use not listed.

TABLE 11.32.210 RANCH MARKETING				
Use	Permitted	Administrative Use Permit (AP)	Minor Conditional Use Permit (MUP)	Major Conditional Use Permit (CUP)
Picnic areas for day use	Principally permitted: trash receptacles shall be provided in proximity to all picnic areas.			
Farm Store or Bake shop (no seating-onsite food consumption or commercial kitchen facility) ¹	500-1,000 sq ft	501-1,001 to 2,500 sq ft	2,501 to 7,000 sq ft	Over 7,001 sq ft
Handicrafts and agricultural promotional items	In conjunction with a farm store or bake shop not to exceed 30% of store area not to exceed a maximum of 500 sq ft		In conjunction with a farm store or bake shop, percent of store area as determined by Use Permit.	
General retail products	In conjunction with a farm store or bake shop not to exceed 10% store area up to a maximum of 200 sq ft.		Permanent or temporary booths for handicrafts (MUP unless other uses require a CUP)	
Commercial kitchen (minor food preparation) ³	Not applicable	Requires approval of an Administrative Use Permit.		
Food stands and Dining facilities ⁴ with seating or on-site food consumption	Not applicable	1 food stand per project and/or dining facility with up to 16 seats. ⁵	More than 1 food stand and/or dining facilities with seating capacity in excess of 16 seats (MUP up to 30 seats and CUP when 31 or greater seats or 3 or more food stands)	
Agricultural Museums	Principally permitted as a component of a ranch marketing operation. As a primary use see cultural institutions for applicable zoning districts and permit requirements.			
RV or overnight camping ²	Not Applicable		Up to 5 spaces	Over 5 spaces
B&Bs and Agricultural Homestays	See Section 11.32.140, Lodging			
Recreation and Entertainment	Self-pick fruit and vegetables, trails, hay rides, corn mazes, labyrinths and similar passive agriculturally related recreation uses	Mini train rides, pony rides, petting zoos, fishing ponds, and other agriculturally related recreation and entertainment as determined through the Minor Use Permit.		
Special Events	See Section 11.32.300.I Special Events outside the Valley Growth Boundary			
Wineries and Tasting Rooms	See Section 11.32.320, Wineries and Tasting Rooms			

TABLE 11.32.210 RANCH MARKETING				
Use	Permitted	Administrative Use Permit (AP)	Minor Conditional Use Permit (MUP)	Major Conditional Use Permit (CUP)
<ol style="list-style-type: none"> 1. Prepared food shall be from a permitted cottage food facility or food preparation facility. At least 75 percent of store area (excluding storage and other non-sale areas) dedicated to agricultural products shall be comprised of local agricultural products grown or raised on the same premises or neighboring farms within Yuba County. 2. Camping that is directly associated with and ancillary to a ranch marketing operation. When camping is the primary use it is classified under Entertainment and Recreation (See use classification tables for allowed zoning districts.) 3. Food preparation areas that require a commercial kitchen and are not part of an approved food stand or dining facility. 4. Dining facilities also includes bake shops and farm stores with on-site food consumption. 5. Seating is located within the dining facility or within 100 feet of dining facility or food stand. 				
<p>Multiple Uses. Where multiple uses are proposed the permit type shall be determined by the most intense use proposed. For example a 500 square foot farm store, agricultural museum and 5 space overnight camping would require a Minor Conditional Use Permit.</p>				
<p>CEQA: All projects are subject to CEQA. For uses that are listed as permitted or require approval of an Administrative Use Permit where due to site location, presence of natural resources or other site constraints and the proposed development plan results in the inability to Exempt the project from CEQA, the project will be subject to approval of a Minor Use Permit, preparation of the appropriate CEQA document and any associated fees.</p>				

E. **Development Standards.**

1. **Parking.** Parking for uses shall be as established in Section 11.25, Parking and Loading or as determined by the decision-making authority for those activities that require a use permit.
2. **Hours of Operation.** Ranch Marketing activities are limited to daylight hours unless alternative hours are authorized through a use permit or as authorized under Section 11.32.300.I Temporary Uses and Special Events.
3. **Amplified Music or Speech.** Amplified music or speech is prohibited except as authorized, under Section 11.32.300.I Temporary Uses and Special Events or as part of an approved use permit.
4. **Food Safety (and Compliance with Other Agency Requirements).** Sale of processed agricultural products, prepackaged food items, and prepared foods, where permitted, shall comply with the California Health and Safety Code, subject to approval from all applicable agencies including, but not limited to the Yuba County Department of Environmental Health, California Department of Public Health, and California Department of Food and Agriculture.

F. **Findings for Approval.** Prior to approving a ranch marketing project the decision-making authority shall make the following findings:

1. The site meets the minimum acreage and planting standards.
 2. The proposed use is secondary and subordinate to the agricultural use.
 3. The proposed use does not detract from or diminish the on-site agricultural uses.
 4. There is no adverse effect on agricultural production on surrounding properties.
 5. There is no adverse effect on the surrounding properties and community character that cannot be mitigated to less than significant.
- G. **Exceptions to Standards.** The standards of this section may be waived or modified through Conditional Use Permit Approval where in addition to the necessary findings for a Conditional Use Permit, the Planning Commission shall also make the findings listed in Section 11.32.210(F), Findings for Approval.

11.32.220 Recycling Facilities

- A. **Recycling Collection Facilities.** Recycling Collection Facilities (Convenience Recycling), including reverse vending machines, shall comply with the following standards:
1. **Accessory Use.** Recycling Collection Facilities shall be located on the same site as a permitted primary use that sells CRV products (i.e. grocery stores, convenience stores, and service stations). Ancillary sale of CRV products (i.e. vending machines for employees/customers, sale or complimentary to customers where primary business is not retail food products) does not constitute a primary use that sells CRV products. The Zoning Administrator may approve deviations to this requirement for facilities outside the Valley Growth Boundary where a public benefit can be demonstrated by having the Recycling Collection Facility at that location and the site is located within a convenience zone as determined by CalRecycle. However, recycling facilities shall not be permitted within an AE or AI zone district.
 2. **Size.** Recycling Collection Facilities shall not exceed a footprint of 350 square feet.
 3. **Equipment.** No power-driven processing equipment, except for reverse vending machines, may be used.
 4. **Location.** Facilities shall not be located within 50 feet of any residential district. There shall be a minimum of one mile distance between convenience recycle centers.
 5. **Hours of Operation.** Attended facilities located within 100 feet of any residential district shall operate only during the hours between 8 a.m. and 7 p.m.
 6. **Setback.** Facilities shall be set back at least 10 feet from any lot line abutting a street and shall not obstruct pedestrian or vehicular circulation.
 7. **Containers.** Containers shall be constructed of durable waterproof and rustproof material(s) and secured from unauthorized removal of material. Capacity shall be sufficient to accommodate materials collected in the collection schedule. Screening with fences, walls and landscaping is encouraged. No temporary shade structures (i.e. pop-up tents) or similar structures shall be permitted.
 8. **Identification.** Containers shall be clearly marked to identify the type of accepted material, the name and telephone number of the facility operator, and the hours of operation.

9. **Signs.** The maximum sign area shall be 20 percent of the area of the side of facility or container or 16 square feet, whichever is larger. In the case of a wheeled facility, the side is measured from the pavement to the top of the container. The Director may authorize increases in the number, size and nature of additional signs for necessary directional or identification purposes but not for outdoor advertising.
10. **Parking.** Patrons and any attendant shall not reduce available parking spaces below the minimum number required for the main use of the site unless a parking study shows available capacity during recycling facility operation.
11. **Site Maintenance.** Sites shall be maintained clean, sanitary, and free of litter and any other undesirable materials. All litter generated by the recycling operation shall be removed. The litter control shall be provided at the entrance(s) of the facility and along the street, sidewalk, and setback areas adjacent to the facility. Facilities shall also meet the requirements of the Public Works Department regarding drainage and water quality regulations.
12. **Sorting.** No sorting of materials shall occur on site, with the exception of reverse vending machines, which automatically sort materials.
13. **Reverse Vending Machines.** Reverse vending machines shall comply with the following additional standards:
 - a. **Location.** Machines shall be located adjacent to the entrance of the commercial host use and shall not obstruct pedestrian or vehicular circulation. If located outside of a building, the machines shall not occupy required parking spaces
 - b. **Maximum Size.** Each reverse vending machine shall not exceed an area of 50 square feet each (including any protective enclosure) or a height of eight feet.
 - c. **Identification.** Machines shall be clearly marked to identify the type of material to be deposited, operating instructions, and the identity and phone number of the operator or responsible person to call if the machine is inoperative.
 - d. **Signs.** Notwithstanding the above provisions for signs on collection facilities, the maximum sign area on a reverse vending machine shall be four square feet, exclusive of operating instructions.
 - e. **Lighting.** Machines shall be illuminated to ensure comfortable and safe operation between dawn and dusk.
 - f. **Trash Receptacle.** A garbage can of at least 40-gallon size shall be located adjacent to the reverse vending machine for the deposit of non-recyclable materials.

B. Recycling Processing Facilities.

1. **Location.** Facilities shall not abut a Residential District.
2. **Screening.** The facility must be screened from public rights-of-way by solid masonry walls or located within an enclosed structure. In industrial districts alternative screening mechanisms may be approved by the Planning Director.
3. **Outdoor Storage.** Exterior storage of material shall be in sturdy containers or enclosures that are secured and maintained in good condition. Storage shall not be visible above the height of the required screen walls.

4. **Identification.** Facilities shall be clearly marked with the name and phone number of the facility operator and hours of operation.

11.32.230 Residential Care Facilities, General

General Residential Care Facilities shall be located, developed, and operated in compliance with the following standards.

- A. **Location.** A General Residential Care Facility must be located a minimum of 300 feet from any other General Residential Care Facility.
- B. **Outdoor Activities.** Outdoor activities may only be conducted between the hours of 7:00 a.m. and 10:00 p.m.
- C. **State Licensing.** All Residential Care Facilities shall be licensed and certified by the State of California and shall be operated according to all applicable State and local health and safety regulations.
- D. **No Drug or Alcohol Use.** Residents and staff shall sign an agreement affirming that use of drugs or alcohol on the premises is prohibited and acknowledging that drug or alcohol use will result in termination or eviction.

11.32.240 Second Dwelling Units

A permit will be issued as a ministerial matter for a second dwelling unit, in addition to the first single-unit dwelling on a lot when all of the conditions below are met. Such permits may be processed and issued as an administrative matter by the Planning Director after review and consideration of the application without requirements of hearing.

- A. **Location.** A Second Dwelling Unit may be established on any lot where a primary Single-Unit Dwelling has been previously established or is proposed to be established in conjunction with the construction of a Second Dwelling Unit.
- B. **Number of Units.** A maximum of one second dwelling unit shall be permitted by this section. Total residential dwelling units on the parcel shall not exceed two dwellings.
- ~~C. **Minimum Lot Size.** The lot shall meet the minimum standards for the applicable district.~~
- ~~D. C.~~ **Setbacks.** A Second Dwelling Unit is subject to the setbacks required in the district in which it is located. In addition, a minimum of 10 feet shall be maintained between the primary dwelling and a detached Second Dwelling Unit. However, detached, single-story Second Dwelling Units may have a reduced rear yard setback of 10 feet.
- ~~E. D.~~ **Maximum Floor Area.** The floor area of the Second Dwelling Unit for an attached unit shall not exceed 30 percent of the primary dwelling's living area. In addition, the floor area of a detached Second Dwelling Unit shall not exceed 1,200 square feet. A larger floor area may be permitted upon approval of a Variance Administrative Use Permit.
- ~~F. E.~~ **Minimum Facilities.** The Second Dwelling Unit shall include permanent provisions for independent living, sleeping, eating, cooking and sanitation within the unit. The primary residence and the Second Dwelling Unit may maintain separate utilities, subject to approval by the appropriate utility provider. Proposed Second Dwelling Units requiring wells and/or septic systems are subject to approval by the Environmental Health Department.

- | **G.F. Parking.** In addition to the parking required for the primary residence on the site, each one-bedroom or studio Second Dwelling Unit shall be provided at least one off-street parking space. Parking shall be provided according to the standards of Chapter 11.25, Parking and Loading, except that one parking space for a Second Dwelling Unit may be located within the front yard setback and/or may be located in tandem with other on-site parking. Second Dwelling Units with two or more bedrooms shall meet the standard parking requirements of the applicable district for Single-Unit Dwellings.
- | **H.G. Appearance.** The Second Dwelling Unit shall be designed and constructed so as to be compatible with the existing neighborhood in terms of height, form, and materials and the unit shall be subordinate in appearance to the primary residence. In addition, the unit must be located on a permanent foundation.
- | **I.H. Second Dwelling Unit with Non-conforming Primary Structure.** With the exception of lot size, when the primary structure is non-conforming, a Second Dwelling Unit in compliance with the development standards of this subsection is still permitted, provided that the Second Dwelling Unit does not increase the non-conformity.
- | **J.I. Owner Occupancy; Rental and Sale Limitations.** Either the primary Single-Unit Dwelling or the Second Dwelling Unit shall be owner-occupied. Either unit may be rented but both may not be rented at the same time. A Second Dwelling Unit shall not be sold separately from the primary dwelling unit. A deed restriction on a form prescribed by the Planning Department shall be recorded prior to building permit issuance.

11.32.250 Single-Room Occupancy

Single room occupancy (SRO) facilities shall be located, developed, and operated in compliance with the following standards:

- A. **Maximum Occupancy.** Each SRO living unit shall be designed to accommodate a maximum of two persons.
- B. **Minimum Size.** An SRO living unit must have at least 150 square feet of floor area, excluding closet and bathroom. No individual unit may exceed 400 square feet.
- C. **Minimum Width.** An SRO of one room shall not be less than 12 feet in width.
- D. **Entrances.** All SRO units must be independently accessible from a single main entry, excluding emergency and other service support exits.
- E. **Cooking Facilities.** Cooking facilities shall be provided either in individual units or in a community kitchen. Where cooking is in individual SRO units, SRO units shall have a sink with hot and cold water; a counter with dedicated electrical outlets and a microwave oven or properly engineered cook top unit pursuant to Building Code requirements; a small refrigerator; and cabinets for storage.
- F. **Bathroom.** An SRO unit is not required to but may contain partial or full bathroom facilities. A partial bathroom facility shall have at least a toilet and sink; a full facility shall have a toilet, sink and bathtub, shower or bathtub/shower combination. If a full bathroom facility is not provided, common bathroom facilities shall be provided in accordance with the California Building Code for congregate residences with at least one full bathroom per floor.
- G. **Closet.** Each SRO unit shall have a separate closet.

- H. **Common Area.** Four square feet per living unit shall be provided, excluding janitorial storage, laundry facilities and common hallways. At least 200 square feet in area of interior common space provided as a ground floor entry area that provides a central focus for tenant social interaction and meetings.
- I. **Tenancy.** Tenancy of SRO units shall be limited to 30 or more days.
- J. **Facility management.** An SRO Facility with 10 or more units shall provide full-time on-site management. An SRO Facility with less than 10 units shall provide a management office on-site.
- K. **Management Plan.** A management plan shall be submitted with the permit application for all SRO projects. At minimum, the management plan must include the following:
 - 1. **Security/Safety.** Proposed security and safety features such as lighting, security cameras, defensible space, central access, and user surveillance;
 - 2. **Management Policies.** Management policies including desk service, visitation rights, occupancy restrictions, and use of cooking appliance;
 - 3. **Rental Procedures.** All rental procedures, including tenancy requirements;
 - 4. **Staffing and Services.** Information regarding all support services, such as job referral and social programs; and
 - 5. **Maintenance.** Maintenance provisions, including sidewalk cleaning and litter control, recycling programs, general upkeep, and the use of durable materials.

11.32.260 Alternative Energy Systems

- A. **Purpose.** The provisions of this section are intended to encourage the use of renewable energy sources that are compatible with surrounding uses. Solar energy systems, including Personal Solar Energy Systems and Solar Power Generation Facilities, shall be designed, located, and operated consistent with the standards of this section.
- B. **Allowable Size of Solar Energy Systems.** Any number of solar panels may be in operation on a single site, in accordance with this section.
 - 1. **Personal Solar Energy Systems.** It is assumed that systems consistent with Table 11.32.260, below, are primarily providing power to offset consumption. Uses that have a higher energy requirement than stated in the table may submit documentation demonstrating that a larger system is needed to provide for historic energy demands (energy use from the previous 24 months and either: maximum output of panels, maximum continuous output of the inverters, or estimated KWh the system will produce over a year based on location/orientation of panels and output of inverters). For new construction, documentation demonstrating typical energy demands for similar uses, size buildings, and construction type may be considered.
 - a. For systems located in the AE, IG, IL, PF, and EX zoning districts the power consumption can be for onsite consumption as well as other offsite consumption associated with the business or agency within Yuba County as allowed by the CPUC, so long as offsite solar system is not located in a Residential or Mixed Use District. In addition to the building permit requirements, a plan shall be submitted identifying location of all facilities intended to be offset by the small solar energy system, identify the location of the solar system(s) and a summary of the cumulative

energy consumption of the facilities and the anticipated KWh the solar system will produce. Allow development standards for the solar system as identified below shall apply.

TABLE 11.32.260: SOLAR ENERGY SYSTEM CONSUMPTION OFFSET THRESHOLDS	
Land Use Type	Maximum Kilowatts
Agricultural uses	50
Residential uses (Outside-VGB Ground Mounted)	20
Residential uses (Within-VGB Roof Mounted)	40 No Limit
Commercial uses	50
Industrial uses	50

2. **Solar Power Generation Facilities.** The number of panels and kilowatt generation shall be determined through the Use Permit process. Any project not meeting the requirements of 11.32.260 (B)(1) will be considered a solar generation facility.

- a. Small Solar Power Generation Facilities. Facilities on sites less than five acres in size within the Valley Growth Boundary or less than 10 acres in size outside the valley growth boundary may be processed as a Minor Conditional Use Permit in those districts that allow for such facilities.

- C. **Maximum Height.** Solar panels, as well as attachments to existing buildings and towers, shall comply with the maximum permitted height of the zoning district in which they are located.

- D. **Location.**

1. ~~A—In the RS zone~~ freestanding Small Solar Energy System (not attached to an existing structure) shall only be located in the rear yard portion of any lot. This requirement does not apply ~~in the following situations~~if the solar energy system is attached to a building.

- a. ~~—If the solar energy system is attached to a building.~~

- b. ~~—If located in AE, IG, IC, SE, IL, PF, EX, RP, and TP zones and a rear yard location would interfere with agricultural, mining, timber, or other permitted operations on the site.~~

2. It is the property owner's responsibility to situate any solar collector so that a neighbor's trees or buildings—now or in the future, or any time of the year do not block access to the sun.

- E. **Maintenance.** When a system reaches the end of its useful life and can no longer function, the owner of the system shall remove the system within 120 days of the day on which the system last functioned. The owner is solely responsible for removal of the system and all costs, financial or otherwise, of system removal. Failure to remove the system will be considered a nuisance and abated per Chapter 11.67, Enforcement and Abatement Procedures.

11.32.270 Wind Energy Systems

- A. **Purpose.** The provisions of this section are intended to encourage the use of renewable energy sources that are compatible with surrounding uses. Wind energy systems, including Personal Wind Energy Systems and Wind Power Generation Facilities, shall be designed, located, and operated consistent with the standards of this section.
- B. **Minimum Lot Size.** Wind energy systems are allowed on properties that are at least five acres in size within the Valley Growth Boundary and any size parcel outside the Valley Growth Boundary.
- C. **Maximum Power Generation.** The size of Personal Wind Energy Systems shall not exceed the following:
1. Personal Wind Energy Systems shall not exceed 20 kilowatts for residential uses and 50 kilowatts for non-residential uses unless the owner can demonstrate that the historical power consumption (energy use from the previous 24 months) is greater than the kilowatts allowed by use type. (See also personal power generation facility) For systems located in the AE, IG, IL, PF, and EX zoning districts the power consumption can be for onsite consumption as well as other offsite consumption associated with the business or agency located within Yuba County as allowed by the CPUC, so long as offsite wind system is located in a zone district that allows for wind energy systems.
 2. Those projects not meeting the requirements of 11.32.270 (C)(1) will be considered a Wind Power Generation Facility and maximum power generation shall be determined through a Conditional Use Permit.
- D. **Height.** The total height of wind energy systems is measured as the vertical distance from the ground level to the tip of a wind generator blade when the tip is at its highest point, and shall not exceed the following maximum height requirements:
1. **Wind Towers.**
 - a. On parcels less than 5 acres, the tower shall not exceed 35 feet.
 - b. On parcels between five and 10 acres, the tower height shall not exceed 80 feet.
 - c. On parcels greater than 10 acres, the tower height shall not exceed 100 feet unless additional height is provided through the Use Permit approval.
 - d. Properties within 10,000 feet of an airport must comply with FAA height standards and regulations.
 2. **Attachments to Existing Buildings and Towers.**
 - a. **Building.** A wind turbine(s) may be affixed to the building or the roof, provided that:
 - i. The total height of the wind turbine is less than 20 feet above the highest point of the building.
 - ii. The base of the wind turbine cannot be seen from the road right-of-way.
 - b. **Towers.** A wind turbine may be attached to an existing tower, provided that:
 - i. The tower is designed to accommodate the wind turbine.
 - ii. The tower is in compliance with Subsection (G), Liability, of this section.
- E. **Location.**

1. **Personal Wind Energy Systems.**
 - a. **Rear Yard Location.** Personal Wind Energy Systems shall only be located in the rear yard portion of any lot. The above locational limitation does not apply in the following situations:
 - i. When located in AE, IG, SE, EX, RP, and TP districts and a rear-yard location would interfere with agricultural, mining, timber, or other permitted operations on the site..
 - ii. When the wind system is attached to a building the base of which cannot be viewed from any roadway.
 - b. **View Maintenance.** The system shall not substantially obstruct views of adjacent properties, and, where feasible, shall be placed below any major ridgeline.
 2. **Tower Setbacks.** Towers must be located:
 - a. At least 1.2 times their height from any public road right-of-way.
 - b. At least 1.2 times their height from any overhead utility lines, except those lines directly serving the subject property.
 - c. At least 1.2 times their height from all property boundaries.
 - d. Outside of the setback for the zoning district.
 3. **Guy Wire Anchors Setbacks.** If guy wires are utilized as part of the tower design, then the guy wire anchors shall be placed at least 30 feet from any abutting property boundaries and outside any front yard setback.
 4. **Turbines Attached to Buildings.** The minimum distance a wind turbine may be from the property boundaries, if it is located on a building, must be 1.2 times the distance that is equal to the total height of the wind turbine from the ground.
- F. **Liability.** The property owner shall be prepared to demonstrate proof of public liability insurance prior to issuance of permits and maintain said insurance during the entire useful life of the power generation facility.
- G. **Variances to Personal Wind Energy Systems.** Deviations to the following development standards for Personal Wind Energy Systems may be granted upon approval of a minor use permit.
1. To locate wind turbines in the front or side yard of primary structure if pre-existing geography, vegetation or built environment would preclude the use of wind power in the rear of the primary structure.
 2. To increase the permitted height of a tower or wind turbine.
- H. **Electrical Interference.** The wind energy system shall not cause any radio, television, microwave, or navigation interference. If a signal disturbance problem is identified, the applicant shall correct the problem within 90 days of being notified by the Yuba County Community Development and Services Agency of the problem.

I. **Noise.**

1. **Personal Wind Energy Systems.** Decibel levels for the system shall not exceed 60 decibels as measured at the nearest property line, except during short-term events, such as utility outages and severe wind storms.
2. **Wind Power Generation Facilities.** Wind Power Generations Facilities shall not exceed the sound level (decibels) as specified in the Conditional Use Permit and environmental document.

J. **Color of Towers.** All towers shall be painted a non-contrasting gray, blue, white, green or similar color, minimizing their visibility, unless otherwise required by the Federal Aviation Administration (FAA). The applicant has the responsibility of determining the applicable FAA regulations and securing the necessary approvals prior to issuance of permits. Copies of FAA correspondence must be included as part of the application process for the wind energy systems.

K. **Lighting.** Except as required by law, a tower shall not be illuminated and lighting fixtures or signs shall not be attached to the tower. If lighting is required by the FAA regulations, white strobe lights shall not be permitted at night unless FAA permits no other alternatives. No lighting shall be constructed, placed or maintained in a manner that will constitute a nuisance to any surrounding property. Lighting shall in no way impair safe movement of traffic on any street or highway.

L. **Advertising.** No advertising is permitted anywhere on the facility, with the exception of signage being utilized for product identification and warnings.

M. **Warnings.**

1. A clearly visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations.
2. Visible, reflective, colored objects, such as flags, reflectors, or tape, shall be placed on the anchor points of guy wires and along the guy wires up to a height of 10 feet from the ground.

N. **Maintenance.**

1. The design and location of any wind energy system shall ensure that all maintenance can be conducted from the installation site.
2. A wind energy system that is not functional shall be repaired by the owner or removed.
3. When a wind energy system reaches the end of its useful life and can no longer function, the owner of the system shall remove the system within 120 days of the day on which the system last functioned. The owner is solely responsible for removal of the system and all costs, financial or otherwise, of system removal. Failure to remove the system will be considered a nuisance and abated per Chapter 11.67, Enforcement and Abatement Procedures.
4. Any wind energy system that is not operated on a functional basis for a period of six consecutive months shall be deemed abandoned and shall be removed pursuant to paragraph 3 above.

O. **Safety Features.**

1. The base of the tower must be designed so it is not climbable for a distance of 15 feet, as measured from the ground.

2. All access doors to wind turbines and electrical equipment shall be locked to prevent entry by non-authorized persons.
3. The wind energy system turbine shall be required to have an automatic over speed control to render the system inoperable when the winds are in excess of the speed the system is designed to accommodate.
4. The wind energy system shall be required to have a manually operable method to render the system inoperable in the event of a structural or mechanical failure of any part of the system.
5. **Blade Clearances.**
 - a. The clearance or the distance between the blades of a wind turbine and the blades of another wind turbine shall be no less than 10 feet. Unless a lesser distance is provided by the manufacturer.
 - b. The clearance or the distance between the blades of a wind turbine and the ground shall be no less than 15 feet.

11.32.280 Surface Mining

A. General Provisions.

1. **Authority.** This section is adopted under the provisions of the Surface Mining and Reclamation Act of 1975 (Public Resources Code §2710 et seq.) and the power of the County of Yuba to protect the public health, safety, and welfare of its residents.
2. **Findings.** The Board of Supervisors hereby finds and declares:
 - a. The extraction of minerals is essential to the continued economic well-being of Yuba County and to the needs of society. The reclamation of mined lands is necessary to prevent or minimize adverse effects on the environment and to protect the public health and safety.
 - b. The reclamation of mined lands as provided in this section will permit the continued mining of minerals and will provide for the protection and subsequent beneficial use of the mined and reclaimed land.
 - c. Surface mining takes place in diverse areas where the geologic, topographic, climatic, biological, and social conditions are significantly different and that reclamation operations and the specifications therefore may vary accordingly.
3. **Intent.** It is the intent of the Board to create and maintain an effective and comprehensive surface mining and reclamation policy with regulation of surface mining operations so as to ensure that:
 - a. Adverse environmental effects are prevented or minimized and that mined lands are reclaimed to a usable condition which is readily adaptable for alternative land uses.
 - b. The production and conservation of minerals are encouraged, while giving consideration to values relating to recreation, watershed, wildlife, range and forage, and aesthetic enjoyment.
 - c. Residual hazards to the public health and safety are eliminated.
4. **Exceptions.** The provisions of this section shall not apply to any of the following activities:

- a. Excavations or grading conducted for farming or the immediate excavation or grading of lands affected by a flood or natural disaster for the purpose of restoring those lands to their prior condition.
- b. Onsite excavation and onsite earthmoving activities that are an integral and necessary part of a construction project and that are undertaken to prepare a site for construction of structures, landscaping, or other land improvements associated with those structures, including the related excavation, grading, compaction, or the creation of fills, road cuts, and embankments, whether or not surplus materials are exported from the site, subject to all of the following conditions:
 - i. All required permits for the construction, landscaping, or related land improvements have been approved by a public agency in accordance with applicable provisions of State law and locally adopted plans and ordinances, including, but not limited to, Public Resources Code Div. 13 (Public Resources Code §21000 et seq.).
 - ii. The lead agency's approval of the construction project included consideration of the onsite excavation and onsite earthmoving activities pursuant to Public Resources Code Div. 13 (Public Resources Code §21000 et seq.)
 - iii. The approved construction project is consistent with the general plan and zoning of the site.
 - iv. Surplus materials shall not be exported from the site unless and until actual construction work has commenced and shall cease if it is determined that construction activities have terminated, have been indefinitely suspended, or are no longer being actively pursued.
- c. Operation of a plant site used for mineral processing, including associated onsite structures, equipment, machines, tools, or other materials, including the onsite stockpiling and onsite recovery of mined materials, subject to all of the following conditions:
 - i. The plant site is located on lands designated for industrial uses in the County general plan.
 - ii. The plant site is located on lands zoned industrial, or are contained within a zoning category intended exclusively for industrial activities by the County.
 - iii. None of the minerals being processed are being extracted on site.
 - iv. All reclamation work has been completed pursuant to the approved reclamation plan for any mineral extraction activities that occurred onsite after January 1, 1976.
- d. Prospecting for, or the extraction of, minerals for commercial purposes where the removal of overburden or mineral product totals less than 1,000 cubic yards in any one location, and the total surface area disturbed is less than one acre.
- e. Surface mining operations that are required by Federal law in order to protect a mining claim, if those operations are conducted solely for that purpose.

- f. Any other surface mining operations that the Board, as defined by Public Resources Code §2001, determines to be of an infrequent nature and which involve only minor surface disturbances.
- g. Emergency excavations or grading conducted by the State Department of Water Resources, the Reclamation Board or County for the purpose of averting, alleviating, repairing, or restoring damage to property due to imminent or recent floods, disasters, or other emergencies.
- h. *State Department of Water Resources Projects.*
 - i. Surface mining operations conducted on lands owned or leased, or upon which easements or rights-of-way have been obtained, by the State Department of Water Resources for the purpose of the State Water Resources Development System or flood control, and surface mining operations on lands owned or leased, or upon which easements or rights-of-way have been obtained, by the State Reclamation Board for the purpose of flood control, if the Department of Water Resources adopts, after submission to and consultation with, the Department of Conservation, a reclamation plan for lands affected by these activities, and those lands are reclaimed in conformance with the standards specified in regulations of the Board adopted pursuant to this section. The Department of Water Resources shall provide an annual report to the Department of Conservation by the date specified by the State Department of Conservation on these mining activities.
 - ii. Nothing in this Subsection shall require the Department of Water Resources or the Reclamation Board to obtain a permit or secure approval of a reclamation plan from the County in order to conduct surface mining operations. Nothing in this Subsection shall preclude the bringing of an enforcement action pursuant to Public Resources Code §2774.1, if it is determined that a surface mine operator, acting under contract with the Department of Water Resources or the Reclamation Board on lands other than those owned or leased, or upon which easements or rights-of-way have been obtained, by the Department of Water Resources or the Reclamation Board, is otherwise not in compliance with this section.
- i. *Excavations.*
 - i. Excavations or grading for the exclusive purpose of obtaining materials for roadbed construction and maintenance conducted in connection with timber operations or forest management on land owned by the same person or entity. This exemption is limited to excavation and grading that is conducted adjacent to timber operation or forest management roads and shall not apply to on-site excavation or grading that occurs within 100 feet of a Class One watercourse or 75 feet of a Class Two watercourse, or to excavation for materials that are, or have been, sold for commercial purposes.
 - ii. This exemption shall be available only if slope stability and erosion are controlled in accordance with 14 CCR §3704(f) and 3706(d) and, upon closure of the site, the person closing the site implements, where necessary, revegetation measures and postclosure uses in consultation with the State Department of Forestry and Fire Protection.

- j. Excavations, grading, or other earthmoving activities in an oil or gas field that are integral to, and necessary for, ongoing operations for the extraction of oil or gas that comply with all of the following conditions:
 - i. The operations are being conducted in accordance with Public Resources Code Div. 3 (Public Resources Code §3000 et seq.).
 - ii. The operations are consistent with any general plan and zoning applicable to the site.
 - iii. The earthmoving activities are within oil or gas field properties under a common owner or operator.
 - iv. No excavated materials are sold for commercial purposes.
- 5. **Limitations.** No provision of this section or any ruling, requirement, or policy of the State Board is a limitation on any of the following:
 - a. The police power of the County or on the power of the County to declare, prohibit, and abate nuisances.
 - b. The power of the District Attorney, at the request of the Board, or upon the District Attorney's motion, to bring an action in the name of the people of the State of California to enjoin any pollution or nuisance.
 - c. The power of the County in the enforcement or administration of any provision of law which it is specifically authorized or required to enforce or administer.
 - d. The right of any person to maintain at any time any appropriate action for relief against any private nuisance as defined in Civil Code Div. 4, Pt. 3 (Civil Code §3479 et seq.) or for any other private relief.
 - e. The power of the County to adopt policies, standards, or regulations imposing additional requirements on any person if the requirements do not prevent the person from complying with the provisions of this section.
 - f. The power of the County to regulate the use of buildings, structures, and land as between industry, business, residents, open space (including agriculture, recreation, the enjoyment of scenic beauty, and the use of natural resources), and other purposes.

B. **Permits.**

- 1. **Permit Required; Issuance; Standards For Issuance.** Except as provided in this subsection, no person shall conduct surface mining operations in the County unless:
 - a. An application for a permit is filed with the Planning Department on a form approved by the Director;
 - b. A permit is approved by, the Planning Commission for the operation under this section;
 - c. A copy of an approved reclamation plan and financial assurances from the State shall be submitted to the Planning Department prior to the commencement of mining operations;

- d. All fees established by the Board to pay for the costs of processing and review of the application for the permit, the reclamation plan, and the financial assurances are paid.
- 2. ***Idle Mine, Interim Management Plan and Appeal.*** Within 90 days of a surface mining operation becoming an idle mine, the operator shall submit to the Planning Department for Planning Commission review and approval, an interim management plan. The review and approval of an interim management plan shall not be considered a project within the meaning of CEQA. The approved interim management plan shall be considered an amendment to the surface mining operation's approved reclamation plan, for purposes of this section. The interim management plan shall provide measures the operator will implement to maintain the site in compliance with this section, including, but not limited to, all permit conditions.
 - a. The interim management plan may remain in effect for a period not to exceed five years, at which time the Planning Commission shall do one of the following:
 - i. Renew the interim management plan for another period not to exceed five years, if the Planning Commission finds that the surface mining operator has complied fully with the interim management plan; or,
 - ii. Require the surface mining operator to commence reclamation in accordance with its approved reclamation plan.
 - b. In any event, required financial assurances shall remain in effect during the period the surface mining operation is an idle mine. If the surface mining operation is still idle after expiration of its interim management plan, the surface mining operation shall commence reclamation in accordance with its approved reclamation plan.
 - c. Within 60 days of the receipt by the Planning Department of the interim management plan, or a longer period, not to exceed an additional 60 days, mutually agreed upon by the Director and the operator, the Planning Commission shall review and approve the plan in accordance with this section, so long as the plan satisfies the above requirements, and so notify the operator in writing. Otherwise, the Planning Commission shall notify the operator in writing of any deficiencies in the plan. The operator shall have 30 days, or a longer period mutually agreed upon by the operator and the Planning Commission, to submit a revised plan.
 - d. The Planning Commission shall approve or deny approval of the revised interim management plan within 60 days of receipt by the Planning Department. If the Planning Commission denies approval of the revised interim management plan, the operator may appeal that action to the Board, which shall schedule a public hearing within 45 days of the filing of the appeal with the Clerk of the Board, or any longer period mutually agreed upon by the operator and the Board. The provisions of Section 11.53.150 shall apply to such appeal.
- C. **Stay of Enforcement Action.** Any enforcement action which may be brought against a person with an existing surface mining operation who has received Planning Commission approval of its financial assurances for reclamation prior to January 1, 1991, or a person who has filed an appeal with the Board or with the Planning Commission, shall be held in abeyance pending the resolution of an appeal pursuant to this section.

- D. **Operation in 100-Year Floodplain and Near State Bridge.** Whenever surface mining operations are proposed in the 100-year flood plain for any stream, as shown in zone A of Flood Insurance Rate Maps issued by the Federal Emergency Management Agency, and within one mile, upstream or downstream, of any State highway bridge, within ten days of the Planning Department's receipt of the application for the issuance or renewal of a permit to conduct the surface mining operations, the Planning Department shall notify the California Department of Transportation that the application has been received. The Planning Commission shall not issue or renew the permit until the Department of Transportation has submitted its comments or until 45 days from the date the application for the permit was submitted to the Department of Transportation, whichever occurs first.
- E. **Vested Rights.** No person who has obtained a vested right to conduct surface mining operations prior to January 1, 1976, shall be required to secure a permit pursuant to this section as long as the vested right continues and as long as no substantial changes are made in the operation except in accordance with this section. A person shall be deemed to have vested rights if, prior to January 1, 1976, the person has, in good faith and in reliance upon a permit or other authorization, if the permit or other authorization was required, diligently commenced surface mining operations and incurred substantial liabilities for work and materials necessary therefore. Expenses incurred in obtaining the enactment of an ordinance in relation to particular operation or the issuance of a permit shall not be deemed liabilities for work or materials. An official vested rights determination needs to be made by the approving authority pursuant to a public hearing.
1. Nothing in this section shall be construed as requiring the filing of a reclamation plan for, or the reclamation of, mined lands on which surface mining operations were conducted prior to January 1, 1976, and not since disturbed.
- F. **Effect of Vested Rights on Areas of Significance.** Neither the designation of an area of regional or statewide significance nor the adoption of any regulation for such an area shall in any way limit or modify the rights of any person to complete any development that has been authorized pursuant to Business and Professions Code Div. 4, Pt. 2 (Business and Professions Code §11000 et seq.), pursuant to the Subdivision Map Act (Government Code §64410 et seq.), or by a building permit or other authorization to commence development, upon which such person relies and has changed that person's position to that person's substantial detriment, and, which permit or authorization was issued prior to the designation of such area pursuant to Public Resources Code §2790. If a developer has by his or her actions taken in reliance upon prior ordinances and regulations obtained vested or other legal rights that in law would have prevented the County from changing such ordinances and regulations in a way adverse to his or her interests, nothing in this section authorizes the State Board to abridge those rights
- G. **Permit; Recording.** No permit granted pursuant to this section shall be effective until the same has been recorded by the County Recorder for all affected parcels and proof thereof given to the Director. An approved surface mining permit shall be considered null and void unless recorded within 24 months of final approval or such other time period as may be set by conditions of approval. One extension of time, not to exceed 12 months, may be granted. Phased projects may be recorded in phases.
- H. **Permit; Notification to Assessor.** Subsequent to January 1, 1979, the Director shall notify the Assessor of Yuba County of any permits issued pursuant to this section.
- I. **Permits; Copies for Board of Supervisors.** Subsequent to January 1, 1979, the Director shall forward a copy of any permits issued pursuant to this section to the Clerk of the Board of Supervisors. The Clerk shall maintain a permanent file of such permits.

- J. **Permit; Revocation and Modification.** Upon 15 days ordinary mail notice which provides the time and place of public hearing and the reason(s) for revoking or modifying a permit and after public hearing, a permit granted or approved under this section may be revoked or modified by the Planning Commission, in the event it finds a violation of the terms and conditions of the permit, reclamation plan, and/or financial assurances or for other good cause consistent with the purposes and objectives of this section.
- K. **Noticed Public Hearing, Action, and Findings.** Any hearing before the Planning Commission or the Board on a matter arising under this section shall be after the giving of a public notice by ordinary mail no less than 15 days prior to the hearing to all residents and property owners within 500 feet of the parcel or parcels which are the subject of the hearing. The action and findings of the Planning Commission and the Board shall be set forth in writing.

11.32.290 Wireless Communications Facilities

- A. **Purpose.** This article provides standards and procedures to regulate the development, siting, installation, and operation of wireless communications antennas and related facilities consistent with the applicable requirements of state and federal law. The regulations are intended to provide for the appropriate development of wireless communication facilities within the county to meet the needs of residents, business-owners, and visitors while protecting public health and safety and preventing visual blight and degradation of the community's aesthetic character.
- B. **Applicability and Exemptions.** The requirements of this article apply to all wireless communication facilities that transmit and/or receive electromagnetic signals, including but not limited to personal communications services (i.e. cellular, paging, data, and internet) and radio and television broadcast facilities. The requirements apply to communication facilities that are the primary use of a property and those that are accessory facilities, except that the following accessory facilities are exempt:
 - 1. Licensed amateur (ham) radio and citizen band operations that do not exceed the maximum allowable building height for the zone district in which the antenna is located and are ancillary to a primary use on the same site.
 - 2. Hand-held, mobile, marine, and portable radio transmitters and/or receivers.
 - 3. Emergency services radio.
 - 4. Carrier on Wheels or Cell on Wheels (COW) are radio and television mobile broadcast facilities and are exempt when placed for a period of not more than 72 hours at any location unless an emergency or a disaster is declared by the Board of Supervisors
 - 5. Antennas and equipment cabinets or rooms completely located inside of permitted structures.
 - 6. A single ground- or building-mounted receive-only radio, internet or television antenna not exceeding the maximum height permitted by this Code, including any mast, or a receive-only radio, internet or television satellite dish antenna.
 - 7. Any antenna or wireless communications facility that is exempt from local regulation pursuant to the rules and regulations of the Federal Communications Commission (FCC) or a permit issued by the California Public Utilities Commission (CPUC). The owner or operator of such facility shall provide the Planning Director with a copy of a current FCC or CPUC permit or a copy of applicable FCC regulations prior to its installation.

8. Ordinary maintenance of existing wireless facilities and wireless support structures.

C. **Application Requirements.** Where approval of a Use Permit or Zoning Clearance is required, an applicant shall file a written application with the Planning Director pursuant to the application procedures in Chapter 11.53, Common Procedures, accompanied by the required fee as established in the County's fee schedule. Applications shall be submitted pursuant to application requirement handouts maintained by the County and as amended from time to time.

1. Zoning Clearance Required. The following require approval of a Zoning Clearance prior to installation or commencement of use:
 - a. Eligible Facilities Requests, collocations, or removal or replacement of transmission equipment on an existing wireless tower or base station that does not result in a substantial modification as defined in this Code.
 - b. COWs placed for a period greater than 72 hours (not part of a declared emergency or disaster) but not more than 120 days at any location.
 - c. Wireless facilities placed on existing utility poles that do not increase the height of the pole by more than 15 feet and all equipment is located within the utility easement.
 - d. New wireless support structures that are less than 150 feet in height, in any Industrial or Agricultural district or within the Timber Production or Extractive zone districts. When a new facility is proposed to be located within an Airport Compatibility Safety Zone; the requirements of the Airport Overlay District shall apply. Those safety zones that conditionally allow for communication towers shall be processed as an Administrative Use Permit (AUP) if exempt from CEQA and a Minor Conditional Use Permit if a CEQA document is required.
2. Administrative Review and Approval: The follow require approval of an Administrative Use Permit prior to installation or commencement of use:
 - a. New wireless support structures greater than 150 feet in height, in any Industrial or Agricultural district or within the Timber Production or Extractive zone districts..
 - b. Camouflage wireless facilities that are 75 feet or less in height, in any non-residential district or Rural Community District.
 - c. Substantial modifications as defined by this Code.
 - d. COWs that that will be placed at a location for greater than 120 days.
3. Minor Conditional Use Permit Review and Approval. The following require approval of a Minor Conditional Use Permit:
 - a. Camouflage wireless facilities that are 60 feet or less in height, in any residential district.
 - b. Camouflage wireless facilities that are greater than 75 feet in height in any non-residential or Rural Community districts.
 - c. New wireless support structures less than 125 feet in height in any Special Purpose District district.
4. Conditional Use Permit Review and Approval. The following require approval of a Conditional Use Permit:

- a. Camouflage wireless facilities that are greater than 60 feet in height, in any residential district.
 - b. New wireless support structures greater than 125 feet in height in any Special Purpose district.
 - c. New wireless support structures in Residential, Rural Community, or Commercial and Mixed-Use Districts or Resource Preservation & Recreation, Planned Development or Planning Reserve zone districts.
- D. **Standards.** All wireless communication facilities shall be located, developed, and operated in compliance with all of the following standards and with applicable standards of the zoning district in which they are located.
- 1. **Location and Siting.**
 - a. Within the Valley Growth Boundary and Rural Communities, no new freestanding facility, including a tower, lattice tower, or monopole, shall be located within 1,000 feet of another freestanding facility, unless appropriate camouflage techniques have been used to minimize the visual impact of the facility to the extent feasible, or when it can be demonstrated that co-location on an existing pole or tower or camouflage techniques are not feasible.
 - b. Countywide: All wireless communication facilities shall meet the building setback standards of the district which they are to be located unless due to topography or other site constraints a waiver to the setback is approved by the decision-making authority.
 - c. Countywide: When feasible, providers of personal wireless services shall co-locate facilities in order to reduce adverse visual impacts. The decision-making authority may require co-location or multiple-user wireless communication facilities for new facilities based on a determination that it is feasible and consistent with the purposes and requirements of this article.
 - i. When determined to be feasible and consistent with the purposes and requirements of this article, the applicant shall make unused space available for future co-location of other wireless communication facilities, including space for different operators providing similar, competing services.
 - 2. **Support Structures.** Support structures for wireless communication facilities shall be any of the following:
 - a. A single pole (monopole) sunk into the ground and/or attached to a foundation. Any new monopole should be constructed to allow for co-location of at least one other similar wireless communications provider.
 - b. A monopole mounted on a trailer or a portable foundation if the use is for a temporary wireless communications facility (COW).
 - c. An existing non-residential building.
 - d. An existing structure other than a building, including, but not limited to, light poles, electric utility poles, water towers, smokestacks, billboards, lattice towers, and flag poles. This term includes an electric utility pole erected to replace an existing electric utility pole, if the replacement pole will serve both electric and wireless

communications functions, and if the replacement pole is substantially equivalent to the predecessor pole in placement, height, diameter and profile.

- e. An alternative tower structure such as a clock tower, steeple, functioning security light pole, functioning recreational light pole, or any similar alternative-design support structure that conceals or camouflages the wireless telecommunication facility. The term "functioning" as used herein means the light pole serves a useful and appropriate lighting function as well as a wireless communications function.
- f. Existing publicly-owned and operated monopole or a lattice tower.

3. ***Height Requirements.***

- a. *Freestanding Antenna or Monopole.* The height of a freestanding antenna or monopole should be limited to what is necessary to provide adequate service and coverage while still providing opportunities for co-location or future expansion.
- b. *Building-Mounted Facilities.* Building-mounted wireless telecommunication facilities shall not exceed a height of 15 feet above the height limit of the district or 15 feet above the existing height of the legally established building or structure that is located on, whichever is higher, measured from the top of the facility to the point of attachment to the building.
- c. *Facilities Mounted on Structures.* Wireless telecommunication facilities mounted on an existing structure shall not exceed the height of the existing structure unless camouflaged as part of the structure design, except antennas may extend up to 15 feet above the height of an electric utility pole.

4. ***Design and Screening.*** Wireless telecommunication facility structures and equipment shall be located, designed and screened to blend with the existing natural or built surroundings, as well as any existing support structures, so as to reduce visual impacts to the extent feasible.

- a. *Screening of Base Stations.* Within the Valley Growth Boundary with the exception of Industrial zone districts, equipment cabinets and buildings, and associated equipment such as air conditioning units and emergency generators, shall be screened from view by a wall or solid fence and landscaping, as approved by the County. Any wall shall be architecturally compatible with the building or immediate surrounding area. Equipment cabinets and related facilities located in Industrial zone districts and outside the Valley Growth Boundary shall be fenced or screened with landscaping when located within 100 feet of a public right of way. Existing terrain and vegetation may be counted towards screening requirements.
- b. *Lighting.* Artificial lighting of a wireless telecommunication facility, including its components, is prohibited, unless required by the Federal Aviation Administration. A motion-sensor light may be used for security purposes if the beam is directed downwards, shielded from adjacent properties, and kept off except when personnel are present at night.
- c. *Advertising.* No advertising shall be placed on wireless telecommunication facilities, equipment cabinets, or associated structures.

5. ***Security and Maintenance Requirements.*** All facilities shall be designed to minimize opportunities for unauthorized access, climbing, vandalism, graffiti, and other conditions that would result in hazardous conditions, visual blight, or attractive nuisances.

- a. *Fencing.* Security fencing and walls shall not exceed 10 feet in height. Chain link fencing is prohibited within the Valley Growth Boundary with the exception of Industrial zone districts. In Industrial zone districts and outside the Valley Growth Boundary, no chain link fences shall be visible from public view (typically within 100 feet of a right of way unless screened by existing terrain or vegetation).
 - b. *Maintenance.* The permittee shall be responsible for maintaining the site and facilities free from graffiti. Where landscaping is provided it shall be irrigated and maintained for the life of the project.
 - c. *Removal of Facilities.* The operator of a wireless communication facility must remove all unused or abandoned equipment, antennas, poles or towers within 30 days of abandonment. The facility shall be deemed abandoned if it has not been operational for a consecutive 90-day period.
6. ***Radio Frequency Standards; Noise.***
 - a. *Radio Frequency.* Wireless telecommunication facilities shall comply with federal standards for radio frequency emissions and interference. Failure to meet federal standards may result in termination or modification of the permit.
 - b. *Noise.* Wireless telecommunication facilities and any related equipment, including backup generators and air conditioning units, shall not generate continuous noise in excess of the noise standards established in Yuba County Code Chapter 8.20, Noise Regulations. Backup generators shall only be operated during power outages and for testing and maintenance purposes. Testing and maintenance shall only take place between the hours of 7:00 a.m. and 10 p.m.
7. ***Fire Prevention.*** All wireless telecommunication facilities shall be designed and operated in a manner that will minimize the risk of igniting a fire or intensifying one that otherwise occurs.
8. ***Surety Bond.*** As a condition of approval, an applicant for a building permit to erect or install a wireless telecommunication facility shall be required to post a cash or surety bond in a form and amount acceptable to the County to cover removal costs of the facility in the event that its use is abandoned or the approval is otherwise terminated.
9. ***Required Findings.***
 - a. *General Findings.* The decision-making authority may approve or approve with conditions any use permit or Zoning Clearance required under this article after making the following findings in addition to any other findings required by this Code:
 - i. The proposed use conforms with the specific purposes of this article and any special standards applicable to the proposed facility;
 - ii. The proposed communication facility is a co-location or camouflage facility or the applicant has provided reasonable justification to demonstrate that a co-location or camouflage facility is not feasible and a new ground-mounted antenna, monopole, or lattice tower is needed;
 - iii. The proposed site and wireless communication facility has been designed to achieve compatibility with the surrounding community and limit

environmental impacts to the extent reasonably feasible in accordance with the provisions of this Chapter.

- b. *Additional Findings for Facilities in a Residential Districts and Public Facilities.* To locate a facility in a residential district where it is readily visible from the habitable area of a dwelling unit within 300 feet, or at any location where it is readily visible from a public right-of-way, public park, or other public recreation or cultural facility, the decision-making authority shall find that:
 - i. It is not feasible to provide the service at another location; or to incorporate additional measures such as a decrease in height, increase in setback, change in design, relocation relative to other structures or natural features, that would further reduce its visibility; and
 - ii. The proposed facility provides an important link in applicant's service area build-out and is necessary to provide personal wireless services to County residents.
- c. *Additional Findings for Any Other Exception to Standards.* The decision-making authority may waive or modify requirements of this article upon finding that strict compliance would result in noncompliance with applicable federal or State law.

11.32.300 Temporary Uses and Special Events

This section establishes standards for certain temporary uses and special events that are intended to be of limited duration of time and that will not permanently alter the character or physical facilities of the site where they occur. This section also provides standards for longer term special events and event centers.

- A. **Construction Office Trailers.** On-site temporary construction offices are permitted in conjunction with an approved construction project during the period of construction with a Zoning Clearance and performance bond for removal. The trailer shall be removed immediately upon completion of the construction project, or the expiration of the Building Permit.
- B. **Construction Yards.** Contractors' construction yard(s) are permitted in conjunction with an approved construction project. The construction yard shall be removed immediately upon completion of the construction project, or the expiration of the Building Permit. Off-site construction yards for capital improvement projects require approval of a Zoning Clearance; all other off-site construction yards require approval of a Temporary Use Permit. No Zoning Clearance is required for on-site contractors' construction yards. A performance bond for removal and site clean-up may be required as determined by the Community Development and Services Agency Director.
- C. **Garage Sales.** Garage sales of personal property conducted by a resident of the premises may be conducted in accordance with the following standards.
 - 1. *No Permit or Clearance Required.* Garage sales are allowed by right, and require no Zoning Clearance, if they meet all of the following standards:
 - a. Garage sales shall be conducted by a resident of the premises and goods shall be limited to personal property.
 - b. Items offered for sale shall be limited to the personal property not acquired for resale, and either owned by the resident(s) of the dwelling unit where the sale is to be conducted or by another person participating in the sale with the resident.

- c. No more than four garage sales shall be conducted on a site in any calendar year.
 - d. No single sale event shall be conducted for longer than three consecutive days.
 - e. Garage sales may be conducted during daylight hours.
 - 2. Garage sales that exceed these thresholds shall be considered temporary sales events.
- D. **Subdivision-Related Temporary Uses (Model Home Complexes).** Certain temporary structures and uses associated with an approved subdivision are allowed with a Temporary Use Permit.
 - 1. ***Permitted Uses.*** The following uses and structures may be allowed with a Temporary Use Permit, subject to the procedures of Chapter 11.58, Temporary Use Permits, in connection with a subdivision of 20 or more lots with an approved tentative map.
 - a. Up to six model homes;
 - b. A temporary building used as a contractor's office; and
 - c. A real estate sales office in connection with marketing of a subdivision.
 - 2. ***Standards.***
 - a. All such uses must be located within the subdivision.
 - b. The uses are allowed in connection with a subdivision of 20 lots or more with an approved tentative map.
 - c. A real estate sales office may be located within a new residence that is part of the development or within a temporary building.
 - d. Model homes may be used in conjunction with an approved temporary tract office but not a general real estate business.
 - e. At the end of the approved time period, structures shall either be removed or restored for a use permitted in the zone where they are located.
 - 3. ***Time Limits and Extensions.***
 - a. The temporary structures and uses may be granted for an initial period of no more than two years.
 - b. The Zoning Administrator may renew said permits for up to additional one-year periods upon written application at least 30 days prior to expiration.
- E. **Temporary Housing.** Temporary housing for family members or care givers may be granted in certain zones, as specified in Division II, Base and Overlay Districts, in order to prevent the dislocation of families and to allow for in-home care of certain individuals by family members where such care is needed.
 - 1. ***Temporary Use Permit Required.*** Establishment of a temporary housing requires approval of a Temporary Use Permit, pursuant to the procedures of Chapter 11.58, Temporary Use Permits.
 - 2. ***Standards.***
 - a. The lot on which a temporary permit for a temporary housing is granted must meet the same setbacks as that required for the primary residence. At least ten feet of separation shall be provided between the primary residence and temporary housing.

- b. The project must comply with all other statutes and ordinances relating to health and building codes. Due to the temporary nature of the housing, Capital Facility Fees shall not be collected.
- c. The occupants of the temporary housing shall be limited to relatives of the property owner or licensed caregiver needed to care for a member of the primary household.
- d. *Conditions/Recorded Agreement.* The applicant shall sign an agreement that at the conclusion of the permit or upon violation thereof, the temporary housing shall be removed from the property or the County may be authorized to remove the residence and record a lien on the property for the cost thereof. Such agreement may be recorded.

3. ***Time Limits and Extensions.***

- a. A Temporary Use Permit to allow Temporary Housing shall be granted for no more than a two-year period. The applicant may apply for additional two-year extensions, not to exceed a total of six years unless approved by the Board of Supervisors.
- b. A Temporary Use Permit to allow a Temporary Housing Unit shall expire if the temporary residence is removed from the property or if the residence is no longer occupied by a qualifying relative or the TUP has not been renewed.

F. **Temporary Emergency Shelters.** Temporary Emergency Shelters, as defined in Chapter 11.72, Use Classifications, are permitted according to the following standards. (For permanent shelters, see Section 11.32.090, Emergency Shelters).

- 1. ***Zoning Clearance.*** Temporary emergency shelters in any zoning district are permitted with a Zoning Clearance if they meet all of the following standards:
 - a. The shelter will operate for no more than 26 days in any 90-day period.
 - b. No other temporary emergency shelter may be operated within 500 feet during the same 90-day period.
- 2. ***No Permit or Clearance Required.*** Facilities providing lodging and other services during a declared emergency are exempt from the above requirement for a CDSA Clearance.

G. **Temporary Sales Events.** Temporary sales that meet the standards of this subsection are permitted for up to seven days within a 90 day period. Sales events for a longer period or that exceed the standards may be allowed with a Temporary Use Permit.

- 1. ***General Requirements.*** The following requirements apply to all temporary sales events:
 - a. **Location.** Sales events are limited to non-residential districts. The sales event must be conducted solely on private property and not encroach within the public right-of-way or occupy needed parking at the time of the event.
 - b. Location of the displayed merchandise must not disrupt the normal circulation of the site, nor encroach upon driveways, pedestrian walkways, or required landscaped areas, or obstruct sight distances or otherwise create hazards for vehicle or pedestrian traffic.
 - c. Events shall comply with Chapter 8.20, Noise Regulations, of the County Code.
- 2. ***Seasonal Sales.*** The annual sales of Christmas trees, pumpkins, fireworks and similar items on private property is permitted, provided that the following standards are met:

- a. Seasonal Sales shall comply with the General Requirements listed in Section 11.32.300.G.1.
 - b. *Time Period.* Christmas tree sales are permitted from Thanksgiving Day through December 31st. Seasonal sales associated with other holidays are permitted up to a month preceding and one week following the holiday.
 - c. *Goods, Signs and Temporary Structures.* All trees, pumpkins, or other items for sale, as well as signs and temporary structures, shall be removed and the site shall be returned to its previous condition within five days of the end of sales. A clean-up deposit may be required.
 - d. *Seasonal sales on undeveloped properties require approval of a Zoning Clearance and property owner's authorization.*
 3. **Longer-Term Sales Events.** Other special sales events and displays that exceed the time limits of this section may be allowed with the approval of a Temporary Use Permit, pursuant to the procedures of Chapter 11.58, Temporary Use Permits and subject to the following standards:
 - a. *Location.* Events are limited to non-residential districts.
 - b. *Existing Business.* Temporary outdoor sales shall be part of an existing business on the same site.
 - c. *Maximum Duration.* The duration of such special sales events shall be established by the Temporary Use Permit but in no case shall exceed a period of three months.
 - d. *Signs.* Outdoor uses may include the addition of one nonpermanent sign up to a maximum size of ten sq. ft. in area, subject to Chapter 11.27, Signs.
 - e. *Existing Parking.* The available parking shall not be reduced to less than 75 percent of the minimum number of spaces required by Chapter 11.25, Parking and Loading.
- H. **Fairs, Festivals, and Other Special Events within the Valley Growth Boundary.** Fairs, festivals, and other special events that are general open to the general public (e.g., craft fairs, art shows, cultural festivals, carnivals, recreational events) located on private property may be permitted with a Zoning Clearance, subject to the following standards.
1. **Time Limit.** Special events under this subsection may not operate for more than three consecutive or ten total days per year. A longer period may be requested with a Temporary Use Permit or Minor Conditional Use Permit pursuant to thresholds in 11.32.300 Temporary Uses and Special Events sections 11.32.300(I)(2) and 11.32.300(I)(3) and Table 11.32.300.
 2. **Hours of Operation.** When located adjacent to a residential district, the hours of such special events shall be limited to between 8:00 a.m. to 10:00 p.m.
 3. **Location.** Events are limited to areas within nonresidential districts, or on land owned by a school, church or other public or quasi-public facility.
 4. **Site Circulation.** Temporary events shall not block accessible pathways or parking spaces, public rights-of-way, sidewalks, or impede on-site circulation and parking for either the event or any businesses that are operating on the site, subject to approval by the Public Works Director and the local fire district.

5. **Noise.** Events shall comply with Chapter 8.20, Noise Regulations, of the County Code.
 6. **Other Permits.** Special events shall obtain any and all permits required by other agencies or other sections of the County Code (i.e. food vendor permits from Environmental Health).
- I. **Special Events outside the Valley Growth Boundary or on Lots with Permitted Agricultural Uses.** Special events on property outside the Valley Growth Boundary or on lots with agricultural uses are subject to the following standards:
1. ***Special Events—Permitted.*** The following types of temporary uses may be conducted without a Temporary Use Permit. Other permits, such as Zoning Clearances, may be required.
 - a. No more than five events or ten total days per year per site shall occur per calendar year.
 - b. The capacity of each event shall not exceed 100 persons at one time and all parking is contained onsite.
 - i. Special events with high-risk exposure will be required to also meet the requirements of Section 6.05.162, Special Events of the Yuba County Code.
 - c. Events shall be limited in duration to no more than three consecutive days (ten days per year total). Outdoor events shall only occur between the hours of 8:00 a.m. to 10:00 p.m.
 - d. Temporary sanitation facilities shall be provided to handle the additional occupant loading.
 - e. No permanent structures shall be constructed or grading activities directly related to the special event shall be permitted.
 - f. Outdoor music that is amplified shall be limited to 8 a.m. to 10 p.m. and shall not exceed 45 decibels measured at the property line.
 2. ***Special Events Requiring a Temporary Use Permit.*** Special events that exceed the thresholds of Subsection 11.32.300(I)(1), Special Events—Permitted, above, may be allowed with a Temporary Use Permit, subject to the following provisions:
 - a. Such events shall be limited to no more than 12 events or 24 days per site per calendar year.
 - b. The capacity of each event shall not exceed 250 persons at any one time and all parking is contained onsite and reviewed and approved by the local fire department.
 - i. Special events with high-risk exposure will be required to also meet the requirements of Section 6.05.162, Special Events of the Yuba County Code.
 - c. Events shall be limited in duration to no more than three consecutive days.
 - d. Parking and assembly areas shall be located in such a manner as to avoid impacts to sensitive habitat.
 - e. Temporary sanitation facilities shall be provided, as required by the Environmental Health Director.
 - f. Any outdoor music shall meet County noise standards. Amplified music or amplified speech shall comply with Chapter 8.20, Noise Regulations, of the County

Code. For any events with amplified sound, occurring between 7:00 PM and 10:00 PM, a noise analysis shall be submitted to the Planning Department demonstrating that the noise standards will not be exceeded. No outdoor music will be allowed after 10:00 p.m. This subsection does not permit concerts or other live, outdoor amplified music where the music is the primary attraction. (See Chapter 8.70, Outdoor Music Festivals, for events involving outdoor music for more than 200 attendees.)

3. ***Special Events Requiring a Minor Use Permit (Special Event Centers).*** The following uses require a Minor Use Permit:

- a. Special events that exceed the thresholds of Subsection 11.32.300(I)(2), Special Events Requiring Temporary Use Permit, above
- b. Temporary campgrounds associated with a special event exceeding 48 hours in duration.
- c. Concerts or other live, outdoor amplified music where the music is the primary attraction. (See also Chapter 8.70, Outdoor Music Festivals, of the County Code.)
- d. ***Required Findings.*** In order to approve a Minor Use Permit for a Special Event Center, the Development Review Committee shall make the following findings in addition to the findings for approval of a Use Permit in Section 11.57.060.
 - i. The proposed use does not detract from or diminish the on-site crop production uses.
 - ii. There is no adverse effect on agricultural production or public health and safety on surrounding properties.

J. **Other Temporary Uses.** If a temporary use is proposed that is not listed or addressed in this section or another section of this Code, the Planning Director shall determine the most similar temporary use, and the proposed use will be subject to the same standards and procedures as the most similar use.

TABLE 11.32.300: TEMPORARY USES AND SPECIAL EVENTS PERMIT TYPE	
<i>Use/Event</i>	<i>Type of Permit or Clearance</i>
Fixed Mobile Vendor	TUP Type 1
Construction Trailer	ZC
Off-Site Construction Yard: Capital Improvement	ZC
Off-Site Construction Yard	TUP Type 2
Model Home Complex	TUP Type 2
Temporary Housing	TUP Type 1
Temporary Emergency Shelter	ZC
Longer-term Sales Events	TUP Type 2
VGB Fairs & Special Events less than 10 days/year	ZC
VGB Fairs & Special Events more than 10 days/year	TUP Type 2
<i>Special Events Outside the Valley Growth Boundary and Lots with Agricultural Uses</i>	

TABLE 11.32.300: TEMPORARY USES AND SPECIAL EVENTS PERMIT TYPE	
Use/Event	Type of Permit or Clearance
Less than 5 per year and 100 people per event	ZC
6 to 12 events per year or 101 to 250 people per event	TUP Type 1
Over 12 events per year or 250 people per event	MUP

11.32.310 Transitional and Supportive Housing

Transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.

11.32.320 Wineries and Tasting Rooms

For purposes of this section, the regulations associated with wineries also pertain to olive oil, micro-brewery and micro-distillery production facilities. Wineries and Tasting rooms shall be developed, located and operated in conformance with the following standards:

- A. **Wineries.** The growing and harvesting of grapes, olives, fruit, hops and other products suitable for processing and bottling of wine, olive oils, beer and distilled beverages or products ~~on the same premises as the primary ingredients are grown shall be principally permitted in agricultural districts and within the Rural Residential district.~~
1. Milling, pressing, processing, and bottling of grapes, olives, beer and distilled beverages ~~produced on site (includes adjoining properties under same ownership)~~ is principally permitted in agricultural districts, ~~and in the Rural Residential zone district~~ with production up to 5,000 cases per year (case = case of wine or equivalent in olive oil, beer or distilled beverage) and permitted through approval of an Administrative Use Permit in the Residential Estate district.
 2. Processing ~~that primarily utilizes agricultural crops from sites other than where the production facility is located of more than 5,000 cases per year~~ shall be subject to approval of ~~an Administrative Use Permit in agricultural districts and a Minor Conditional Use Permit within the Rural Residential and Residential Estate districts.~~ ~~For purposes of this section, the term "primarily" shall mean when more than 50 percent of the agricultural crops used in the product are from sites other than where the production facility is located (other sites does not include agricultural crops from adjoining properties under the same ownership or lease).~~
 - a. ~~Newly established vineyards and wineries that plan on primarily utilizing grapes or agricultural crops grown on-site for their processing facility may apply for a Waiver pursuant to Section 11.60 of this Code to allow for grapes, juice or other agricultural crops from off-site locations to be used for a period not to exceed five years to allow time for the their on-site agricultural crop to mature.~~
 - b. ~~Established wineries that experience a crop failure that will require them to utilize more than 50 percent of the agricultural crops used in their product from sites other than where the production facility is located may apply for a Waiver from the on-site crop production requirements pursuant to Section 11.60.~~

3. ***Incidental Uses.*** Tasting rooms pursuant to Section 11.32.320.B; retail sales, special events, lodging, and agricultural recreation and entertainment are permitted as incidental uses to a permitted winery in accordance with regulations listed under Section 11.32.210, Ranch Marketing and Section 11.32.300, Temporary Uses and Special Events.

B. Tasting Rooms

1. ***Accessory Use.*** Tasting facilities shall be clearly related to the winery with the focus of the tasting facilities on the marketing and sale of the products grown and/or processed on the site or neighboring properties under the same ownership and/or lease.
2. ***Maximum Size.*** Tasting rooms are subject to the size limits listed in Table 11.32.320.B below:

TABLE 11.32.320.B TASTING ROOMS				
<i>Use</i>	<i>Permitted</i>	<i>Administrative Use Permit (AP)</i>	<i>Minor Conditional Use Permit (MUP)</i>	<i>Major Conditional Use Permit (CUP)</i>
Gross square footage of tasting room including display or retail areas.	500-2,500 sq ft	501-2,501 to 2,500-7,000 sq ft	2,501 to over 7,000 sq ft	Over 7,001 sq ft
Parking. Parking for uses shall be as established in Section 11.25, Parking and Loading or as determined by the decision-making authority for those activities that require a use permit.				
CEQA: All projects are subject to CEQA. For uses that are listed as permitted or require approval of an Administrative Use Permit where due to site location, presence of natural resources or other site constraints and the proposed development plan results in the inability to Exempt the project from CEQA, the project will be subject to approval of a Minor Use Permit , preparation of the appropriate CEQA document and any associated fees.				

3. ***Complimentary Food Items for On-Site Consumption.*** Complimentary food items including but not limited to fruit slices, cheese, and crackers, may be offered to customers along with tastings, provided that:
 - a. Food items are not advertised on signage; and
 - b. Such food is prepared in a facility approved by the Yuba County Department of Environmental Health and handled in accordance with the California Health and Safety Code.
4. ***Merchandise and Prepackaged Food Sales.*** Tasting rooms may engage in the retail sale of the following items, provided that the aggregate area for the display of all such items occupies no more than 15 percent of the area of the tasting room.
 - a. ***Product-Related Merchandise.*** Incidental merchandise relating to the use and consumption of the product that is the subject of the tasting room, including but not limited to wine glasses, corkscrews, accessory clothing, key chains, and pens.
 - b. ***Value-Added Agricultural Products.*** Packaged food for off-site consumption, including but not limited to jam, jellies, olives, and olive oil, provided that:

- i. The packaged food is produced from agricultural products grown on lots or parcels of land owned or leased by the holder of a Type 02 license issued by the California State Department of Beverage Control;
 - ii. The associated producer's logo is permanently and prominently affixed to all food sold; and
 - iii. The packaged food is prepared and offered in accordance with any and all regulations and/or requirements of the applicable government agencies regarding the preparation, licensing, and inspection of such packaged food.
- c. *Pre-packaged Foods.* Prepackaged food items intended to complement the product that is the subject of the tasting room, including but not limited to crackers, for off-site consumption. These shall be non-potentially hazardous prepackaged food products from an approved source.
- 5. *Picnic Areas.* Picnic areas may be provided but shall be subordinate to the tasting room.
- 6. *Utilities.* Sanitary facilities and potable water shall be provided pursuant to applicable codes.

Chapter 11.33 Reserved

Chapter 11.34 Reserved

Chapter 11.35 Reserved

Chapter 11.36 Reserved

Chapter 11.37 Reserved

Chapter 11.38 Reserved

Chapter 11.46 Improvements

Sections:

11.46.010	Purpose
11.46.020	General Provisions
11.46.030	Improvements Required
11.46.040	Improvement Plans
11.46.050	Improvement Agreements
11.46.060	Deferred Improvement Agreements
11.46.070	Improvement Security
11.46.080	Construction Inspection
11.46.090	Acceptance of Improvements

11.46.010 Purpose

This chapter establishes standards and regulations for improvements for subdivisions. The purpose of this chapter is to ensure that new developments are served by adequate infrastructure, facilities, and services.

11.46.020 General Provisions

- A. No subdivision map, parcel map, or other division of land subject to the provisions of this division or the Subdivision Map Act shall be approved unless improvements are constructed or required to be constructed to serve the lots being created.
- B. All improvements required by the County in the subdivision of land shall be designed and installed in accordance with the standards of this Division, and where applicable, with the current Yuba County Standard Specifications and Standard Plans.
- C. Requirements for construction of on-site and off-site improvements for subdivisions of four or fewer parcels shall be noted on the parcel map, or waiver of parcel map, or the subdivision improvement agreement recorded prior to or concurrent with the parcel map.
- D. As a condition of approval of a tentative map, there may be imposed a requirement that improvements installed by the subdivider for the benefit of the subdivision contain supplemental size, capacity, number or length for the benefit of property not within the subdivision and that those improvements be dedicated to the public, subject to the provisions of Sections 66485 – 66489 of the Subdivision Map Act.

11.46.030 Improvements Required

- A. **Road Improvements.**
 - 1. *General.* The subdivider shall improve, or agree to improve, all streets, highways, or public ways within the subdivision, as well as all necessary off-site improvements so that the subdivision will conform to the requirements set forth below. All required improvements shall be installed to permanent line and grade and to the satisfaction of the Public Works

Director in accordance with the Standard Plans and Specifications of the County of Yuba as they exist or may be established from time to time.

2. ***Improvements of Existing County Roads.*** Existing County roads along or through proposed subdivisions shall be improved or constructed in accordance with the Yuba County Standard Plans and Specifications based on the current road usage classification as determined by the Department of Public Works, instead of the designation provided by the Vehicular Circulation Plan of the General Plan.
 - a. ***Exceptions for Parcel Maps.*** For maps creating four or fewer parcels, the Department of Public Works may waive or defer the requirements for curbs, gutters and sidewalks in urban areas for said maps if it makes either of the findings provided for in Subsection 11.46.030(K), Waiver of Improvements by Public Works Director.
3. ***Improvements of Off-site Roads.*** Off-site improvements to County and non-County roads giving access to the parcels being created may be required where warranted by projected increased traffic resulting from the proposed subdivision and shall be required when existing access will not meet requirements necessary to provide for public health and safety. An equivalent amount of frontage improvements may be transferred off-site to another section of the road giving access to the parcels being created so as to provide a systematic method of improving the access road.
4. ***Improvements of Roads Within Subdivision.*** Improvements for existing and proposed roads within the subdivision that are offered for dedication shall be constructed in accordance with the Circulation section of the General Plan and Yuba County Standard Plans and Specifications or as may be modified by the Public Works Director due to special overriding circumstances such as topography, property configuration, etc. Yuba County Standards Plans and Specifications are online at the Public Works Section of the Yuba County Website and available at the Yuba County Department of Public Works. Said Standards are hereby established and readopted as such by this provision.
 - a. All street names shall be as approved by the County Surveyor acting as the Address Coordinator.
 - b. A cul-de-sac with a minimum right-of-way radius as defined in the Yuba County Standard Plans and Specifications shall be provided at the end of any dead-end street or road easement, including those which may be designed to be temporary in nature. In rural areas, a 60-foot long hammer head/T turnaround may be constructed in lieu of the standard cul-de-sac with the approval of the Public Works Director. This determination shall be based upon the location, terrain, soil conditions, number of parcels on the roadway to the turnaround, and any other special consideration.
 - c. No improvements or dedications of land shall be required as to contiguous remainder parcels.
5. ***Waivers to Road Improvement Requirements and Standards.*** The Public Works Director may waive the requirement for paving at his or her discretion upon consideration of all of the following performance standards, and when in his or her judgment:

- a. The road serving the land prior to division is unpaved and the total land served by said road is more than 75 percent developed at the primary residential density permitted under terms of the zoning governing the use of said properties.
 - b. There are no current capital improvement plans to pave the road serving the land prior to division.
 - c. The waiver shall be consistent with the intent of this division and with the Yuba County General Plan.
 - e.d. Parcel sizes are 20 acres or greater.
- B. **Pedestrian Ways.** Pedestrian ways, including paving, landscaping, and fences as approved by the Development Review Committee, Planning Commission or the CDSA Director, may be required:
 - 1. Through the middle of blocks that are more than 600 feet in length;
 - 2. To connect streets that have only one outlet;
 - 3. To provide access to playgrounds, parks, schools, shopping centers, or similar community facilities; and/or
 - 4. To provide access to greenways, trails or bikeways shown in the General Plan or Bikeway Master Plan.
- C. **Bikeways.** Bikeways shall be required by the Public Works Director and Planning Director in all locations shown in the General Plan, Bikeway Master Plan, and/or as approved by the Planning Commission and Board of Supervisors.
 - 1. Widths shall be subject to approval by the Public Works Director.
 - 2. Appropriate signs and pavement markings as may be required by the Public Works Director shall be furnished and installed by the subdivider.
- D. **Trails and Greenways.** Trail and greenway improvements shall be provided and graded as may be required by the Public Works Director and Planning Director in all locations shown in the General Plan and any implementing plan that the County adopts, or as approved by the Planning Commission and Board of Supervisors. Improvements (e.g., fencing, signs, etc.) to trails and greenways shall be provided as necessary for the public health, safety, and general welfare.
- E. **Street Trees.** The subdivider shall be required to plant street trees at 40 feet on center along all public or private streets within and/or bordering the subdivision located within the Valley Growth Boundary, consistent with the standards in Chapter 11.24, Landscape.
- F. **Drainage (Stormwater).**
 - 1. **General Drainage Requirements.** Subdivisions shall be protected from flood hazard and inundation by storm waters. The design and construction of drainage facilities shall be such that water course traversing the subdivision and water emanating from within the subdivision will be carried through and off the subdivision without injury to improvements, residential sites, or adjacent properties. Drainage design shall be in accordance with the Yuba County Standard Plans and Specifications and the National Pollution Discharge Elimination System (NPDES) General Permit for Waste Discharge Requirements (Order No. 2013-0001-DWQ or future permits or modifications thereto).

11.52.060 Planning Director

The powers and duties of the Planning Director, or the CDSA Director in the absence of a Planning Director, under this Code include, but are not limited to the following:

- A. Maintains and administers this Code as it pertains to zoning, parking, landscaping, signs, design review and environmental review pursuant to the California Environmental Quality Act and (CEQA) and National Environmental Protection Act (NEPA).
- B. Interpret this Code to members of the public and to other County departments as it pertains to the duties of the Planning Department.
- C. Acts as the Enforcement Officer as it pertains to zoning, parking, landscaping, signs, design review and environmental review pursuant to the CEQA and NEPA.
- D. Prepare and effect rules and procedures necessary or convenient for the conduct of the Planning Director's business. These rules and procedures may be approved by a resolution of the Board of Supervisors following review and recommendation of the Planning Commission. They may include the administrative details of hearings officiated by the Planning Director (e.g., scheduling, rules of procedure and recordkeeping).
- E. Develop such forms as may be required to implement this code.
- F. Issue administrative regulations for the submission and review of applications subject to the requirements of this Code and Government Code Section 65950.
- G. Review applications for discretionary permits and approvals under this Code for conformance with applicable submission requirements and time limits.
- H. Conduct Design Review for projects that do not require approval of another discretionary permit or modifications to an approved Design Review Permit pursuant to the requirements of Chapter 11.56, Design Review.
- I. Review applications for discretionary permits and approvals to determine whether the application is exempt from review under the California Environmental Quality Act and the County's environmental review requirements (Chapter 11.54, Environmental Review) and notify the applicant if any additional information is necessary to conduct the review.
- J. Process and make recommendations to the Board of Supervisors on all applications, amendments, appeals and other matters upon which the Board has the authority and the duty to act under this Code.
- K. Process and make recommendations to the Planning Commission on all applications, appeals and other matters upon which the Planning Commission has the authority and the duty to act under this Code.
- L. Refer items to the Planning Commission where, in his/her opinion, the public interest would be better served by a Planning Commission public hearing and action.
- M. Serve as technical staff of the Planning Commission.
- N. Investigate and make reports to the Planning Commission on violations of permit terms and conditions.

- O. Delegate administrative functions as he/she so deems to members of the Planning Department.
- P. Other duties and powers as may be assigned by the Board of Supervisors or established by legislation.

11.52.070 Public Works Director

The powers and duties of the Public Works Director under this code include, but are not limited to the following:

- A. Maintains and administers this Code as it pertains to grading, drainage, flood control, water quality, roadway standards, and Subdivision Map Act.
- B. Interpret this Code to members of the public and to other County departments as it pertains to the duties of the Public Works Department.
- C. Acts as the Enforcement Officer as it pertains to grading, drainage, flood control, water quality, roadway standards, and Subdivision Map Act.
- D. Prepare and effect rules and procedures necessary or convenient for the conduct of the Public Works Director's business. These rules and procedures may be approved by a resolution of the Board of Supervisors following review and recommendation of the County Administrator.
- E. Process and make recommendations to the Board of Supervisors on all matters upon which the Board has the authority and the duty to act under this Code.
- F. Establish design and construction details, standards and specifications.
 - 1. Approve design plans and specifications.
 - 2. Inspect improvements to confirm adequate conformance with approved plans, specifications and design standards.
- G. Process improvement agreements and Deferred Improvement Agreements.
- H. Ensure adequate financial security is posted for improvements not constructed prior to recordation of map.
- I. Make recommendations to the Board of Supervisors on the acceptance of improvements for maps and the release of any associated bonds.
- J. Delegate administrative functions as he/she so deems to members of the Public Works Department.
- K. Other duties and powers as may be assigned by the Board of Supervisors or established by legislation.

11.52.080 Environmental Health Director

The powers and duties of the Environmental Health Director under this Code include, but are not limited to the following:

- A. Maintains and administers this Code as it pertains to compliance with State and local regulations for food handling, housing institutions (i.e. hotels, and organized camps), public pools, kennels, septic systems, solid waste facilities, public water systems, wells, underground storage tanks, and handling of hazardous materials.

- B. Interpret this Code to members of the public and to other County departments as it pertains to the duties of the Environmental Health Department.
- C. Acts as the Enforcement Officer as it pertains to food handling, housing institutions (i.e. hotels, and organized camps), public pools, kennels, septic systems, solid waste facilities, public water systems, wells, underground storage tanks, and handling of hazardous materials.
- D. Prepare and effect rules and procedures necessary or convenient for the conduct of the Public Works Director's business. These rules and procedures may be approved by a resolution of the Board of Supervisors following review and recommendation of the County Administrator.
- E. Process and make recommendations to the Board of Supervisors on all matters upon which the Board has the authority and the duty to act under this Code.
- F. Delegate administrative functions as he/she so deems to members of the Environmental Health Department.
- G. Other duties and powers as may be assigned by the Board of Supervisors or established by legislation.

11.52.090 County Surveyor

The powers and duties of the County Surveyor under this Code include, but are not limited to the following:

- A. Establish standards for the form and content of final maps and parcel maps.
- B. Review requests for determination of compliance with the Subdivision Map Act including but not limited to determining the legality of parcels.
- C. Examine and certify that final maps and parcel maps are in substantial conformance with the approved tentative map and Subdivision Map Act.
- D. Approve minor changes to approved tentative parcel maps and Public Work's conditions of approval where the intent of the conditions is maintained or deemed no longer necessary.
- E. Review and approve amendments and corrections to final maps and parcel maps. Determine if amending maps or certificates of compliance are required.
- F. Issue Certificates of Approval for Lot Line Adjustments and Certificates of Compliance.
- G. Process Notice of Violations as it pertains to the Subdivision Map Act.
- H. Mail notices of intention to determine status for parcel mergers and, in cases in which the property owner does not request a hearing before the Development Review Committee, making determinations regarding whether affected parcels are to be merged or not.

11.52.100 Zoning Administrator

The Zoning Administrator is a County staff member appointed by the CDSA Director with the following powers and duties:

- A. Review applications for permits and licenses for conformance with this Code and issue a Zoning Clearance when the proposed use or building is allowed as a matter of right and conforms to all applicable development and use standards, pursuant to Chapter 11.55, Zoning Clearances.

- B. Approve, conditionally approve, modify or deny Administrative Use Permits for projects that are exempt from CEQA pursuant to the provisions of Chapter 11.57, Use Permits.
- C. Approve, conditionally approve, modify, or deny Temporary Use Permits pursuant to the provisions of Chapter 11.58, Temporary Use Permits.
- D. Conduct Design Review on any approvals it grants that are subject to Design Review and other projects pursuant to Chapter 11.56, Design Review.
- E. Approve, conditionally approve, modify or deny Waivers and Modifications pursuant to the provisions of Chapter 11.60, Waivers and Modifications.
- F. Hear and decide applications for minor modifications to approved permits pursuant to the provisions of Section 11.53.120, Changes to an Approved Permit.
- G. Other duties and powers as may be assigned by the CDSA Director and/or Planning Director.

11.52.110 Summary of Review Authorities for Land Use Decisions and Appeals

Table 11.52.100 below summarizes the authorities responsible for decisions and appeals of different types of zoning and land division permits under this Code. This table is provided for reference; the specific duties of each authority, as well as specific procedures for types of permits, are spelled out in the relevant sections.

TABLE 11.52.110: REVIEW AUTHORITY				
<i>Application or Action Type</i>	<i>Found in Chapter</i>	<i>Advisory Body (if applicable)</i>	<i>Decision-Making Authority</i>	<i>Appeal Body</i>
Type One: Ministerial Actions				
Interpretations	11.52	N/A	CDSA Director	Board of Supervisors
Minor Changes to an Approved Permit except maps	11.53	N/A	Zoning Administrator	Board of Supervisors
Parcel Mergers	11.43	County Surveyor	Development Review Committee	Board of Supervisors
Zoning Clearance	11.55	N/A	Zoning Administrator	Board of Supervisors
Type Two: Discretionary Quasi-Judicial Actions				
Administrative Use Permits – Exempt from CEQA	11.57	N/A	Zoning Administrator	Board of Supervisors
Certificate of Compliance	11.47	County Surveyor	Development Review Committee	Board of Supervisors
Conditional Use Permits	11.57	Planning Director	Planning Commission	Board of Supervisors
Design Review	11.56	Planning Director	If project requires other permit: decision-making authority for associated permit If project does not require other permit: Planning Director	Board of Supervisors

TABLE 11.52.110: REVIEW AUTHORITY				
<i>Application or Action Type</i>	<i>Found in Chapter</i>	<i>Advisory Body (if applicable)</i>	<i>Decision-Making Authority</i>	<i>Appeal Body</i>
Lot Line Adjustments	11.43	County Surveyor	<u>County Surveyor or Development Review Committee if CEQA required</u>	Board of Supervisors
Minor Use Permits	11.57	Planning Director	Development Review Committee	Board of Supervisors
Major Changes to an Approved Permit	11.53	CDSA Director	Decision-making authority for original permit	Board of Supervisors
Parcel Maps including modifications	11.41	County Surveyor	Development Review Committee	Board of Supervisors
Permit Revocation	11.53	CDSA Director	Planning Commission	Board of Supervisors
Planned Sign Permit Program	11.27	Planning Director	Development Review Committee	Board of Supervisors
Temporary Use Permits	11.58	N/A	Zoning Administrator	Board of Supervisors
Tentative Tract Map	11.40	Planning Director	Planning Commission	Board of Supervisors
Variances	11.59	Planning Director	Planning Commission	Board of Supervisors
Waivers and Modifications	11.60	N/A	Zoning Administrator	Board of Supervisors
Type Three: Discretionary Legislative Actions				
Community Plans	11.63	Planning Commission	Board of Supervisors	Superior Court
Development Agreements	11.66	Planning Commission	Board of Supervisors	Superior Court
General Plan Amendments	11.62	Planning Commission	Board of Supervisors	Superior Court
Master Plans	11.65	Planning Commission	Board of Supervisors	Superior Court
<u>Specific Plans and Specific Plan Amendments</u>	11.64	Planning Commission	Board of Supervisors	Superior Court
<u>Development Code and Official Zoning Map Amendments</u>	11.61	Planning Commission	Board of Supervisors	Superior Court

- C. **Exceptions.** Ex parte communications do not include communications between County staff and elected or appointed County officials acting in their official capacity, the receipt of expert opinion, or the review of mail and other correspondence relating to the proceedings.
- D. **Effect.** Actions taken by the decision-making authority are not invalidated by the occurrence of ex parte communication.

11.53.090 Scope of Approvals

- A. **Scope.** Any approval permits only those uses and an activity actually proposed in the application, and excludes other uses and activities. Unless otherwise specified, the approval of a new use shall terminate all rights and approvals for previous uses no longer occupying the same site or location.
- B. **Conditions of Approval.** The site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or submitted during the approval process shall be deemed conditions of approval. Any approval may be subject to requirements that the applicant guarantees, warranties or insures that he or she will comply with the permit's plans and conditions in all respects.
- C. **Actions Voiding Approval.** If the construction of a building or structure or the use established is contrary to the description or illustration in the application, so as to either violate any provision of this Code or require additional permits, then the approval shall be deemed null and void.
- D. **Periodic Review.** All approvals may be subject to periodic review to determine compliance with the permit and applicable conditions. If a condition specifies that activities or uses allowed under the permit are subject to periodic reporting, monitoring or assessments, it shall be the responsibility of the permit holder, the property owner or successor property owners to comply with such conditions and pay any associated fees for review or monitoring.

11.53.100 Effective Dates

A final decision on an application for any discretionary approval subject to appeal shall become effective after the expiration of the 10-day appeal period following the date of action, unless an appeal is filed. No building permit or business license shall be issued until the 11th day following the date of the action. If a different termination date is fixed at the time of granting, or if actual construction or alteration has begun under valid building permits, the 10-day period may be waived.

11.53.110 Expiration, Effectuation, and Extension

- A. **Expiration.** The decision-making authority, in the granting of any permit, may specify a time, consistent with the purposes of the use and necessary to safeguard the public safety, health and welfare, within which the proposed use must be undertaken and actively and continuously pursued. If no time period is specified, any permit granted under this Code shall automatically expire if it is not effectuated or extended within one year of its issuance.
- B. **Planning Permit Effectuation.** A planning permit is deemed effectuated when any of the follow occurs:
 - 1. A planning permit authorizing the construction or modification of a building(s) or structure(s) -- shall be effectuated when a building or foundation permit is issued by the Building Department; or,

2. A planning permit authorizing the construction or modification of property, building(s) or structure(s) -- shall be effectuated when improvement plans have been approved by the Public Works Department, and substantial construction occurs. Substantial construction shall be defined as underground or utility improvements and/or frontage improvements not associated with a land division; or
 3. A planning permit not associated with the construction or modification of property, building(s), or structure(s) -- the land use shall be effectuated when the use is initiated in full compliance with all applicable conditions, ordinances, or resolutions.
- C. **Extensions.** The CDSA Director may authorize extensions up to 90 days upon written request. The Development Review Committee may approve up to a two year extension from the Yuba County Development Code upon receipt of a written application with the required fee filed prior to the original expiration date of any permit or approval granted under this Code. Unless there are extenuating circumstances, requests for extensions of time shall not be submitted more than six (6) months prior to project expiration. ~~upon receipt of a written application with the required fee within one year of the date of the approval.~~

11.53.120 Changes to an Approved Permit

No change in the use or structure for which a permit or other approval has been issued is permitted unless the permit is modified as provided for in this Code.

- A. **Minor Modifications.** The Development Review Committee may approve modifications to parcel maps or minor modifications to subdivision maps. The Zoning Administrator may approve minor changes to all other approved discretionary permits that are consistent with the original findings and conditions approved by the hearing body and would not intensify any potentially detrimental effects of the project.
- B. **Major Modifications.** A request for changes in conditions of approval of a discretionary permit or a change in an approved site plan, building plan, or subdivision map that would affect a condition of approval shall be treated as an amendment. The amendment shall be acted on by the decision-making authority for the original permit.

11.53.130 Limitation on Re-Filing

Upon final denial of any application, reapplication for the same request shall not be accepted for filing for a period of six months commencing on the effective date of the final denial.

11.53.140 Revocation of Approvals

Any permit granted under this Code may be revoked or modified for cause if any of the conditions or terms of the permit are violated or if any law or ordinance is violated.

- A. **Initiation of Proceeding.** Revocation proceedings may be initiated by the CDSA Director.
- B. **Notice of Violation.** Whenever in the opinion of the CDSA Director any of the conditions or terms of the permit are violated or if any law or ordinance is violated, the CDSA Director shall give the property owner and lessee of the subject property a notice providing not less than 10 days to comply,

Chapter 11.56 Design Review

Sections:

11.56.010	Purpose
11.56.020	Applicability
11.56.030	Design Review Responsibilities
11.56.040	Scope of Review
11.56.050	Procedures
11.56.060	Criteria for Approval
11.56.070	Conditions of Approval
11.56.080	Post-Decision Procedures

11.56.010 Purpose

This chapter establishes the Design Review procedure. The specific purposes of Design Review are to:

- A. Promote excellence in site planning and design and the harmonious appearance of buildings and sites;
- B. Ensure that new and modified uses and development will be compatible with the existing and potential development of the surrounding area; and
- C. Supplement other County regulations and standards in order to ensure control of aspects of design that are not otherwise addressed.

11.56.020 Applicability

A Design Review Permit shall be obtained prior to the issuance of a building permit or zoning clearance for any new construction; exterior remodeling; site design, architectural, landscaping or circulation modifications including parking or driveway locations or addition of mechanical equipment to non-residential uses or new or modified residential master plans including landscaping and as otherwise required by this Code in the ~~RC, RS, RM, RH, RE, NMX, CMX, GC, DC, PF, IL, SP and EC Districts~~ areas subject to adopted design guidelines including community and specific plans. With the exception of the following:

- A. Single family residence or a two family residence with exception of production housing;
- B. Principally permitted uses within zone districts located within the General Plan Natural Resources land use designation including those uses that require approval of a Zoning Clearance.
- C. Construction, reconstruction, repair and maintenance, for a project developed in compliance with a previous Design Review approval, including additions of floor area within an existing building envelope;
- D. Telecommunication facilities except for camouflage facilities; and,
- E. Signs.

11.56.030 Design Review Responsibilities

The responsibilities for conducting Design Review shall be as follows:

- A. **Permit Review Authority.** For Design Review applications associated with another discretionary permit, such as a Use Permit or Variance, the decision-making authority for the associated permit shall also have Design Review authority.
- | B. **Planning Director (Administrative Design Review).** The Planning Director shall have Design Review authority for all projects that do not meet the criteria listed in Subsection A and are not associated with another discretionary permit or minor modifications to an approved Design Review Permit such as but not limited to:
 - 1. Reviewing individual buildings for compliance with an approved Master Design Review Permit;
 - 2. Replacement of landscaping with at least equal or greater water efficient landscaping (consistent with the Water Efficient Landscape Ordinance);
 - 3. Installation of new landscaping areas when deemed to meet the intent of the approved Design Review Permit or new landscaping for projects not previously subject to Design Review;
 - 4. Modifications to parking areas including compliance with Americans with Disabilities Act and re-striping where there is no net decrease in the number of parking spaces;
 - 5. Minor building facade improvements such as the rearrangement or addition of doors, windows and awnings;
 - 6. Addition of Security Facilities including security gates and gate houses at a project entrance;
 - 7. Modifications to existing walls and fences or addition of new fencing or walls.
 - 8. Other minor alterations, enlargements or remodels to existing buildings, structures and/or improvements (including new construction on partially developed properties) which are:
 - a. Compatible with and in substantial conformance with the existing development and the previously approved permit;
 - b. Do not create the need for new parking nor affect existing or required parking;
 - c. Are not visible from any public street or area held open to the public; and
 - d. Meet all the requirements of this Code and the Community Design Guidelines.

11.56.040 Scope of Review

Design Review shall be based on consideration of the requirements of this chapter as they apply to the design of the site plan, structures, landscaping, and other physical features of a proposed project, including:

- A. Building proportions, massing, and architectural details;
- B. Site design, orientation, location, and architectural design of buildings relative to existing structures on or adjacent to the property, topography, and other physical features of the natural and built environment;

- C. Size, location, design, development, and arrangement of on-site parking, circulation, and other paved areas;
- D. Exterior materials and, color as they relate to each other, to the overall appearance of the project, and to surrounding development;
- E. Height, materials, design, and, color of fences, walls, and screen plantings;
- F. Location and type of landscaping including selection and size of plant materials, design of hardscape, and irrigation; and
- G. Location and design of wall mounted and freestanding lighting.

11.56.050 Procedures

- A. **Applications and Fees.** Written applications for Design Review Permits shall be submitted to the Planning Department in compliance with the application procedures in Chapter 11.53, Common Procedures. In addition to any other application requirements, an application for Design Review shall include drawings or other evidence showing that the project conforms to the required findings set forth in Section 11.56.060, Criteria for Approval.
- B. **Design Guidelines.** Design Guidelines adopted by the Board of Supervisors provide recommendations to be used in the Design Review process. They are intended to promote high-quality design, well-crafted and maintained buildings and landscaping, the use of high-quality building materials, and attention to the design and execution of building details and amenities in both public and private projects.
- C. **Concurrent Processing.** When a development project requires a Use Permit, Variance, or any other discretionary zoning approval in addition to Design Review approval, the Design Review application shall be submitted to the Planning Department as a part of the application for the underlying Use Permit, Variance, or other permit.
- ~~D. **Public Notice for New Development Projects.** When a new development project does not require any Use Permit, Variance, or other discretionary approval other than Design Review, notice of the proposed action shall be posted in the Planning Department and mailed to all property owners of record within a minimum 300 radius of the subject property as shown on the latest available assessment role at least 10 days prior to the date of action. The notice shall include a general description of the subject of the application, the location of the property, the date of the decision, the procedure for submitting comments, and the procedure for appealing the decision. Minor modifications as identified in Subsection 11.53.120(A) are not subject to public notification.~~
 - ~~1. If in the opinion of the Planning Director, a project is not in substantial conformance with applicable, adopted design guidelines, prior conditions of approval, or if the Planning Director determines that, because of location, size or design that the public hearing should not be waived; the Planning Director shall refer the project for public hearing. The CDSA Director shall determine whether the project is to be heard by the Development Review Committee or the Planning Commission.~~
- ~~E.D.~~ **Alterations to Drawings.** If alterations to the approved drawings are desired by the applicant, the drawings shall be re-submitted and processed according to the procedures established for approval of the original drawings unless the change(s) qualifies as a minor modification.

11.56.060 Criteria for Approval

When conducting Design Review, the decision-making authority shall evaluate applications to ensure that they conform to the policies of the General Plan and any applicable specific plan, development standards of this Code, and are consistent with any other policies or design guidelines the Board of Supervisors may adopt for this purpose. ~~To obtain Design Review approval, projects must satisfy these criteria to the extent that they are applicable.~~

- ~~A. The overall design of the project, including its scale, massing, site plan, exterior design, and landscaping, will enhance the appearance and features of the project site and surrounding natural and built environment.~~
- ~~B. The project design is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.~~
- ~~C. The proposed architectural details, colors, materials, and landscaping are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.~~
- ~~D. Diverse building layouts and orientations; varying setbacks, building heights, and bulk; staggering of buildings and roof lines; and distinct architectural forms are utilized to create visual interest.~~
- ~~E. The project has been designed to be compatible with neighboring development by avoiding large differences in building scale and character between the proposed buildings and existing development on adjoining lots in the same zoning district and by providing a harmonious transition in scale and character between different districts.~~
- ~~F. The project is designed to include facilities that encourage and accommodate pedestrians and to provide convenient and safe pedestrian access to surrounding neighborhoods and nearby commercial and public services, parks, trails, and transit stops.~~
- ~~G. The proposed landscaping plan is suitable for the type of project and site conditions and will improve the appearance of the community, building, and site.~~
- ~~H. All screening, fencing and retaining walls shall be of compatible materials, color and texture with their related buildings.~~
- ~~I. Lighting and lighting fixtures are designed to complement buildings, be of appropriate scale, provide adequate light over walkways and parking areas to create a sense of pedestrian safety, and avoid creating glare.~~

11.56.070 Conditions of Approval

In granting Design Review approval, the decision-making authority may impose conditions that are reasonably related to the application and deemed necessary to achieve the purposes of this chapter and ensure compliance with the applicable criteria and standards established by this Code. They may not impose requirements pertaining to use of land or that are more restrictive than the standards set forth in this Code or a valid Use Permit or Variance if such conditions would require a reduction in the residential density or the Floor Area Ratio (FAR) of a proposed project.

11.56.080 Post-Decision Procedures

- A. **Appeals.** Design Review decisions are subject to the appeal provisions of Section 11.53.150, Appeals and Calls for Review.
- B. **Expiration, Extensions and Modifications.** Design Review approval is effective and may only be extended or modified as provided for in Chapter 11.53, Common Procedures.
- C. **Failure to Comply with Conditions.** Failure to comply with any condition of approval of a Design Review application is a violation of this Code subject to provisions of Chapter 11.67, Enforcement and Abatement Procedures.
- D. **Revocation of Design Review.** A Design Review approval may be revoked as provided by Section 11.53.140, Revocation of Approvals.

1. Enlargement or expansion of a use authorized under a Conditional Use Permit, provided that the addition will not result in an increase of more than 50 percent of the existing facility and the expansion is exempt from CEQA.
2. Enlargement or expansion of the existing nonconforming use provided that the addition will not result in an increase of more than 25 percent of the existing facility and is exempt from CEQA.
3. Uses identified in Division II Base and Overlay Districts; Land Use Regulation tables as a use allowed through approval of an Administrative Use Permit.

11.57.030 Decision-Making Authority

- A. **Major Conditional Use Permits.** The Planning Commission shall approve, conditionally approve, or deny applications for Major Conditional Use Permits based on consideration of the requirements of this chapter.
- B. **Minor Use Permits.** The Development Review Committee shall approve, conditionally approve, or deny applications for Minor Use Permits ~~for projects that are subject to CEQA~~. The Development Review Committee or CDSA Director may, at its discretion, refer any application for a Minor Use Permit for a project that may generate substantial public controversy or involve significant land use policy decisions to the Planning Commission for a decision. In that case, the application shall be subject to Planning Commission hearing and any additional legal notification fees.
- C. **Administrative Use Permits.** The Zoning Administrator shall approve, conditionally approve, or deny applications for Administrative Use Permits for projects that are exempt from CEQA. The Zoning Administrator may, at his/her discretion, refer any application for an Administrative Use Permit for a project that may generate substantial public controversy or involve significant land use policy decisions to the Development Review Committee for a decision rather than acting on it himself/herself. In that case, the application shall be subject to any legal notification fees. Projects that are determined not to be exempt from CEQA shall be processed as a Minor Use Permit.

11.57.040 Application Procedures

Applications for Use Permits shall be filed with the Planning Department on the prescribed application forms in accordance with the application procedures in Chapter 11.53, Common Procedures. In addition to any other application requirements, the application for a Use Permit shall include data or other evidence in support of the applicable findings required by Section 11.57.060, Required Findings for Approval, below.

11.57.050 Public Notice and Hearing

- A. **Major Conditional Use Permits.** All applications for Major Use Permits shall require public notice and hearing before the Planning Commission pursuant to Chapter 11.53, Common Procedures.
- B. **Minor Use Permits.** All applications for Minor Use Permits shall require public notice and hearing before the Development Review Committee unless forwarded to the Planning Commission for action pursuant to Chapter 11.53, Common Procedures.

Chapter 11.60 Waivers and Modifications

Sections:

11.60.010	Purpose
11.60.020	Applicability
11.60.030	Procedures
11.60.040	Required Findings for Approval <u>Required Findings for Approval</u>
11.60.050	Conditions of Approval
11.60.060	Post-Decision Procedures

11.60.010 Purpose

The purpose of this chapter is to establish an alternate means of granting relief from the requirements of this Code when so doing would be consistent with the purposes of the Code and it is not possible or practical to approve a Variance. Further, it is the policy of the County to comply with the Federal Fair Housing Act, the Americans with Disabilities Act, and the California Fair Employment and Housing Act to provide reasonable accommodation to persons with disabilities seeking fair access to housing through waiver of the application of the County's zoning regulations. This chapter authorizes the Zoning Administrator to grant administrative relief from the code's dimensional requirements to achieve these and other objectives.

11.60.020 Applicability

- A. **Standards for Which Waivers and Modifications May be Considered.** Applicants who are not requesting reasonable accommodation to ensure access to housing as provided for by federal and/or State law may submit an application requesting a waiver or exception to any of the following standards:
1. Minimum yards, up to ~~15-20~~ percent of the required yard/setback requirement;
 2. Maximum height of fences and freestanding walls, up to one foot over allowed height;
 3. Maximum height of buildings and structures, up to ~~10-20~~ percent;
 4. Maximum lot coverage, up to ~~10-20~~ percent;
 5. Minimum landscaping, up to ~~10-20~~ percent of required landscaping for site or parking lot;
 6. Minimum number of required parking spaces, up to ~~15-20~~ percent reduction;
 7. Minimum number of required bicycle parking spaces
 8. Dimensional standards for parking aisles, driveways, and parking facility design;
 9. Maximum sign area, up to ~~10-20~~ percent; and
 10. Maximum number of animals, up to 25 percent;
 11. Minimum parcel size for Animal Raising and Keeping (educational project exemption);
 12. Student agricultural education projects (4H and FAA) on residential properties less than one acre in size; and,

13. Other deviations to standards as identified in this Development Code as being authorized through approval of a Waiver.
- B. **Exclusions.** Waivers and modifications to subdivision standards; dedications and reservations; or improvement standards identified in Division IV, Land Divisions shall be processed pursuant to the requirements outlined in Division IV. Waivers and modifications may not be considered for increases or decreases in residential density.
- C. **Requests for Reasonable Accommodation.** A waiver of or modification to a standard that exceeds the thresholds in Subsection (A) above may be granted when such waiver or modification is necessary to comply with the reasonable accommodation provisions of federal law based on a determination that the specific circumstances of the application warrant such an accommodation.

11.60.030 Procedures

- A. **Authority and Duties.** The Zoning Administrator shall approve, conditionally approve, or deny applications for waivers and modifications based on consideration of the requirements of this chapter.
- B. **Application Requirements.** An application for a waiver shall be filed with the Planning Department in accordance with Section 11.53.020, Application Forms and Fees. The application shall state in writing the nature of the waiver requested and explain why the findings necessary to grant the waiver are satisfied. The applicant shall also submit plans delineating the requested waiver.
- C. **Review of Requests for Reasonable Accommodation to Ensure Access to Housing.** An application for reasonable accommodation to ensure access to housing will be referred to the Zoning Administrator for review and consideration. The Zoning Administrator shall issue a written decision within 45 days of the date of the application and may grant the reasonable accommodation request, grant with changes to the request, or deny the request. All written decisions shall give notice of the right to appeal and to request reasonable accommodation in the appeals process.
- D. **Concurrent Processing.** If a request for waiver is being submitted in conjunction with an application for another approval, permit, or entitlement under this Code, it shall be heard and acted upon at the same time and in the same manner as that application.
- E. **Public Notice and Hearing.** Except for waivers processed in conjunction with another application or entitlement under this Code, waivers do not require a public hearing or public notice prior to taking action. A notice of the Zoning Administrator's decision shall be posted in the Planning Department for a period of 10 days from the date of the decision.

11.60.040 Required Findings for Approval

A decision to grant a waiver or modification shall be based on the following findings:

- A. The waiver or modification is necessary due to the physical characteristics of the property and the proposed use or structure or other circumstances, including, but not limited to, topography, noise exposure, irregular property boundaries, or other unusual circumstance.
- B. There are no alternatives to the requested waiver or modification that could provide an equivalent level of benefit to the applicant with less potential detriment to surrounding owners and occupants or to the general public.

- C. The granting of the requested waiver or modification would not be detrimental to the health or safety of the public or the occupants of the property or result in a change in land use or density that would be inconsistent with the requirements of this Code.
- D. If the waiver or modification requested is to provide reasonable accommodation pursuant to State or federal law, in addition to any other findings that this chapter requires, the decision-maker must also make the following findings:
 - 1. That the housing or other property that is the subject of the request for reasonable accommodation will be used by an individual or organization entitled to protection;
 - 2. If the request for accommodation is to provide fair access to housing, that the request for accommodation is necessary to make specific housing available to an individual protected under State or federal law;
 - 3. That the conditions imposed, if any, are necessary to further a compelling public interest and represent the least restrictive means of furthering that interest; and
 - 4. That denial of the requested waiver or modification would impose a substantial burden on religious exercise or would conflict with any State or federal statute requiring reasonable accommodation to provide access to housing.

11.60.050 Conditions of Approval

- A. In approving a waiver or modification, the Zoning Administrator may impose any conditions deemed necessary to:
 - 1. Ensure that the proposal conforms in all significant respects with the General Plan and with any other applicable specific plan, community plan, or other plan or policy adopted by the Board of Supervisors;
 - 2. Achieve the general purposes of this Code or the specific purposes of the zoning district in which the project is located;
 - 3. Achieve the findings for a waiver or exception granted; or
 - 4. Mitigate any potentially significant impacts identified as a result of review conducted in compliance with the California Environmental Quality Act.
- B. Waivers and modifications approved based on State or federal requirements for reasonable accommodation may be conditioned to provide for rescission or automatic expiration based on a change of occupancy or other relevant change in circumstance.

11.60.060 Post-Decision Procedures

- A. **Appeals.** The applicant or any other aggrieved party may appeal a decision on a waiver or exception pursuant to the provisions of Section 11.53.150, Appeals and Calls for Review.
 - 1. An appellant may request a reasonable accommodation in the procedure by which an appeal will be conducted.
 - 2. If an appellant needs assistance in filing an appeal, the Planning Department shall provide the assistance that is necessary to ensure that the appeal process is accessible to the applicant.

- B. **Expiration, Extensions, and Modifications.** Waivers and exceptions granted under this chapter are effective and may only be extended or modified as provided for in Chapter 11.53, Common Procedures.

10. Grading without appropriate permits or clearances.
 11. Discharging into a waterway or storm drain system without appropriate permits or clearances.
- C. Any use, event, structure or building, whether non-conforming or otherwise, that meets any of the following criteria shall be deemed a public nuisance subject to abatement as set forth herein: disturbances of the peace, illegal drug activity including sales or possession thereof; public drunkenness, drinking in public, harassment of passers-by, gambling, prostitution, public vandalism, excessive littering, excessive noise (particularly between the hours of 10:00 p.m. and 7:00 a.m.), noxious smells or fumes, curfew violations, lewd conduct or police detention, citations or arrests or any other activity declared by the County to be a public nuisance; violation of any provision of this chapter or any other County, State or federal regulation, ordinance or statute.

11.67.050 Penalties

Any person, firm, or corporation, whether as principal, agent, employee or otherwise, violating a provision of this Code or failing to comply with a mandatory requirement of this Code shall be guilty of a misdemeanor but may be cited or charged, at the election of the Enforcement Official, as an infraction with penalties assessed consistent with the Yuba County Code.

11.67.060 Remedies

The remedies provided for herein shall be cumulative and not exclusive. Upon a finding of nuisance pursuant to this chapter, and after giving the property owner an opportunity to cure the nuisance and determining that the nuisance still exists; the CDSA Director, Planning Commission, or Board of Supervisors may impose any remedy available at law or in equity, which shall include, but is not limited to, any of the following or combination thereof:

- A. Ordering the cessation of the use in whole or in part;
- B. Imposing reasonable conditions upon any continued operation of the use, including those uses that constitute existing non-conforming uses;
- C. Requiring continuous compliance with any conditions so imposed;
- D. Requiring the user to guarantee that such conditions shall in all respects be complied with;
- E. Imposing additional conditions or ordering the cessation of the use in whole or in part upon a failure of the user to comply with any conditions so imposed.
- F. Impose fees to cover staff time involved in investigating the violation.
- G. Imposing fines and penalties such as but not limited to double the standard permit fees or fines as outlined in County Code Chapter 7.36.
- G-H. Recordation of Notice of Non-Compliance or lien against the property.

11.67.070 Nuisance Abatement

Notice and Order(s) shall be provided and abated, according to the procedures of Chapter 7.36 (Property Maintenance Ordinance) of the County Code.

Residential Care, General. A facility providing care for more than six persons.

Residential Care, Limited. A facility providing care for six or fewer persons.

Residential Lodging. See Agricultural Homestays and Bed and Breakfast under Commercial Lodging.

Single Room Occupancy (SRO). A residential facility containing individual secured rooms that may have individual or shared kitchen and/or bathroom facilities. May also include efficiency dwelling units that meet California Building Code requirements.

Social Service Facility. A non licensed residential facility designed for the provision of personal services in addition to living accommodations whether for profit or non-profit. Living accommodations are typically shared living quarters with or without separate kitchen or bathroom facilities for each sleeping room or unit. Personal services may include, but are not limited to, protection, care, supervision, counseling, guidance, training, education, therapy, faith based services, or other nonmedical care. The service facility may include food distribution and homeless services with no on-site residence. The services may be provided on or off site. Facilities typically have a designated focus such as but not limited to recovery from drugs or alcohol, reintegration from prison or mental institutions, and domestic violence shelters. Provision of housing and services is typically contingent upon compliance with the facility's programs or for a set period of time and therefore is temporary in nature. This classification excludes families and single housekeeping units; California State licensed residential care facilities; emergency shelters; and, transitional and supportive housing.

Social Service Facility, General. A facility providing care for more than six persons.

Social Service Facility, Limited. A facility providing care for six or fewer persons.

Supportive Housing. Dwelling units with no limit on length of stay, that are occupied by the target population as defined in the California Health and Safety Code, and that are linked to onsite or offsite services that assist the supportive housing resident in retaining housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Transitional Housing. Dwelling units configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

11.72.030 Public and Semi-Public Use Classifications

Cemetery. Establishments primarily engaged in operating sites or structures reserved for the interment of human or animal remains, including mausoleums, burial places, and memorial gardens.

Colleges and Trade Schools, Public or Private. Institutions of higher education providing curricula of a general, religious or professional nature, typically granting recognized degrees, including conference centers and academic retreats associated with such institutions. This classification includes colleges, universities, business and computer schools, technical and trade schools, but excludes personal instructional services such as music lessons.

Community Assembly. A facility for public or private meetings including community centers, banquet centers, religious assembly facilities, civic and private auditoriums, union halls, meeting halls for clubs and other membership organizations. This classification includes functionally related facilities for the use of members and attendees such as kitchens, bars, multi-purpose rooms, and storage. It does not include gymnasiums or other sports facilities, or facilities such as day care centers and schools that are separately classified and regulated.

Community Garden/Urban Agriculture. Use of land for, and limited to, the cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any horticultural commodity. Produce stands without ranch marketing activities may be permitted. The classification specifically excludes plants classified as federally controlled substances.

Cultural Institutions. Public or private institutions engaged primarily in the display or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis. This classification includes performing arts centers for theater, music, dance, and events; buildings of an educational, charitable or philanthropic nature; libraries; museums; historical sites; aquariums; and art galleries.

Outdoor and Large Scale Cultural Institutions. Includes zoos, botanical gardens, amphitheaters, or facilities that are greater than 30,000 square feet in size.

Day Care Centers. Non-residential establishments providing non-medical care for persons on a less than 24-hour basis. This classification includes nursery schools, preschools, and day care facilities for children or adults, and any other non-residential day care facility licensed by the State of California.

Detention Facility. A facility providing housing, care, and supervision for persons confined by law under the direction and control of any law enforcement agency including the California State Department of Corrections, Federal Bureau of Prisons, and the U.S. Immigration and Naturalization Service.

Elderly and Long-term Care. Establishments that provide 24-hour medical, convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves, and are licensed as sub acute or skilled nursing facilities by the State of California, including but not limited to, rest homes and convalescent hospitals, but does not include Residential Care, Hospitals, or Clinics.

Emergency Shelter. A permanent facility which provides shelter with minimal supportive services for homeless families or individual persons where occupancy is limited to six months or less, as defined in the California Health and Safety Code. Lodging, meals, laundry facilities, bathing, and/or other basic non-medical support services may be provided. (See Section 11.32.090 for additional regulations).

Temporary Emergency Shelter. A church, public building, quasi-public facility, or other facility legally permitted for public assembly uses which provides temporary shelter to homeless or displaced persons due to a catastrophe. Such accommodations may include warming/cooling stations, temporary lodging, meals, laundry facilities, bathing, or other basic non-medical support services. (See Section 11.32.300(G) for additional regulations).

Director of Planning. The Director of the Planning Department acting either directly or through authorized agents within the Community Development and Services Agency, and any successor department that may exist in the future.

Director of Public Works. The Director of the Public Works Department acting either directly or through authorized agents within the Community Development and Services Agency, and any successor department that may exist in the future.

District. *See Zoning District.*

Double Frontage Lot. *See Lot, Through.*

Drive-Through Facilities. Facilities designed to enable persons to receive a service or purchase or consume goods while remaining within a motor vehicle, typically associated with banks, eating, and drinking establishments, pharmacies, and other commercial uses.

Driveway. An accessway that provides vehicular access between a street and the parking or loading facilities located on an adjacent property.

Dwelling Unit. Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and/or sanitation for not more than one family.

Guest Quarters. Shall mean an accessory structure which consists of detached living quarters of a permanent type of construction, which may include a bathroom and other living space, but not kitchen facilities and shall not exceed ~~500~~1,200 square feet in size unless an Administrative Use Permit is approved (Guest Quarters includes pool houses, cabanas, art studios, bonus/recreation rooms and similar structures). All utilities serving the guest quarters shall be common to and dependent on the primary residence. Guest quarters on septic systems may require modifications to the septic system or a separate system. The guest quarters shall not be leased, subleased, rented, or sub-rented separately from the main dwelling.

Easement. A portion of land created by grant or agreement for specific purpose; an easement is the right, privilege or interest that one party has in the land of another. Examples include, but are not limited to public or private access easements for utilities or conservation.

Effective Date. The date on which a permit or other approval becomes enforceable or otherwise takes effect, rather than the date it was signed or circulated.

Electrical Code. Any ordinance of the County regulating the alteration, repair and the installation and use of electricity or electrical fixtures.

Emergency. A sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services.

Environmental Review. An evaluation process pursuant to CEQA to determine whether a proposed project may have a significant impact on the environment.

Substantial Modification. A modification to an existing wireless facility that meets any one or more of the following criteria:

1. Increases the existing vertical height of the wireless support structure by (a) more than ten percent (10%), or (b) the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty (20) feet, whichever is greater;
2. Adds an appurtenance to the body of a wireless support structure that protrudes horizontally from the edge of the wireless support structure more than twenty (20) feet, or more than the width of the wireless support structure at the level of the appurtenance, whichever is greater (except where necessary to shelter the antenna from inclement weather or to connect the antenna to the tower via cable); and/or,
3. Increases the square footage of the existing equipment compound by more than 2,500 square feet.

Monopole. A facility that consists of a single pole structure erected on the ground to support wireless communication antennas and connecting appurtenances.

Transmission Equipment. Any equipment that facilitates transmission for any FCC-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas and other relevant equipment associated with and necessary to their operation, including coaxial or fiber-optic cable, and regular and back-up power supply.

Wireless Communication Facility. A facility containing communication towers and/or antennas and any related equipment for the purpose of transmitting or receiving electromagnetic radio frequency waves.

Yard. An open space on a lot that is unoccupied and unobstructed from the ground upward, except as otherwise permitted by this Code.

Front Yard(Area). A yard extending across the front of a lot for the full width of the lot between the side lot lines. The depth of a front yard setback shall be a distance specified by this Code for the district in which it is located and measured inward from the front lot line. The front yard area includes all areas up to the face of the primary building.

Interior Side Yard. A yard extending along an interior side of a lot from the front lot line to the rear lot line, and to a depth specified by this Code for the district in which it is located and measured inward from the interior side lot line.

Street Side Yard. A yard extending along the street side of a corner lot from the front lot line to the rear lot line, and to a depth specified by this Code for the district in which it is located and measured inward from the street side lot line.

Rear Yard. A yard extending across the rear of a lot for its full width between side lot lines, and to a depth specified by this Code for the district in which it is located. If a lot

RECOMMENDED ZONE CHANGES SUMMARY TABLE

APN	EXISTING USE	GENERAL PLAN DESIGNATION	EXISTING ZONING DISTRICT	RECOMMENDED ZONING DISTRICT	COMMENT
013-511-013	Commercial	Valley Neighborhood	DC Downtown Core	NMX Neighborhood Mixed Use	<i>Owner request</i> Consistent with adjacent zoning
014-270-101	Vacant	Natural Resources	No zoning in place	GC General Commercial	<i>Staff recommendation</i>
014-220-019; 014-270-008, 010, 012, 079, 080, 104; 014- 510-018, 019	Residential, Commercial, and Industrial	Natural Resources	AE-80 Exclusive Agricultural(80 acres)	AI Agricultural Industrial	<i>Staff recommendation</i> Consistent with land use
014-270-110; 014-510-016, 021, 022, 023, 024, 025	Residential, Commercial, Vacant, and Industrial	Natural Resources Employment	GC General Commercial; AE-80 Exclusive Agricultural (80 acres)	IG General Industrial	<i>Staff recommendation</i> Consistent with land use
019-040-016	Vacant	Natural Resources	RPR Resource Preservation and Recreation	AE-40 Exclusive Agricultural District (40 Acres)	<i>Owner request</i> 80 acre portion is not in conservation easement
019-230-073	Vacant	Valley Neighborhood	NMX Neighborhood Mixed Use and RS Single Family Residential	CMX Commercial Mixed Use and RS Single Family Residential	<i>Owner request</i> CMX for 9 +/- acres Consistent with commercial to the south
019-230-088	Vacant	Valley Neighborhood	NMX Neighborhood Mixed Use	CMX Commercial Mixed Use	<i>Staff recommendation</i> Consistent with adjacent area
020-132-014	Single Family	Valley Neighborhood	RM Medium Density Residential	NMX Neighborhood Mixed Use	<i>Owner request</i> Allows for commercial
020-132-013; 020-134-002, 009	Single Family	Valley Neighborhood	RM Medium Density Residential	NMX Neighborhood Mixed Use	<i>Staff recommendation</i> Allows for commercial
021-363-005, 006	Single Family	Valley Neighborhood	NMX Neighborhood Mixed Use	GC General Commercial	<i>Owner request</i> Allows for commercial expansion
056-100-002, 038	Church	Rural Community	RR-5 Rural Residential (5 Acres)	PF Public Facilities	<i>Owner request</i> Church property
060-110-010	Vacant	Natural Resources	AE-40 Exclusive Agricultural District (40 Acres)	AE-20 Exclusive Agricultural (20 Acres)	<i>Owner request</i> Consistent with land use patterns in the area
060-110-012, 013, 014	Vacant	Natural Resources	AE-40 Exclusive Agricultural District (40 Acres)	AE-40 Exclusive Agricultural (40 Acres)	<i>Owner request. AE-40 to AE-20 staff does not support</i>
040-220-041	Commercial	Rural Community	RR-5 Rural Residential (5 Acres)	RC Rural Commercial	<i>Owner request</i> Consistent with land use