



County of Yolo


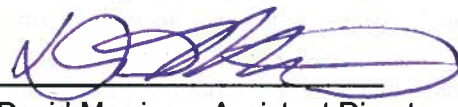
PLANNING AND PUBLIC WORKS DEPARTMENT

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PLANNING COMMISSION STAFF REPORT

JULY 14, 2011

FILE #2010-005: Update of the zoning regulations for the agricultural zones (Article 3 of Chapter 2, Title 8 of the Yolo County Code).	
APPLICANT: Yolo County	
LOCATION: Agricultural parcels in the unincorporated area of Yolo County GENERAL PLAN: Agriculture (AG) ZONING: Agricultural zoning districts (A-P, A-1, AGI)	SUPERVISOR: all districts FLOOD ZONE: various SOILS: various FIRE ZONE: various
ENVIRONMENTAL DETERMINATION: To be determined	
REPORT PREPARED BY: 	REVIEWED BY: 
Stephanie Cormier, Senior Planner	David Morrison, Assistant Director

RECOMMENDED ACTION

That the Planning Commission:

1. Hold a public hearing and consider public comments on the proposed update of the zoning regulations for the agricultural zones in the Yolo County Code (Attachment A);
2. Take an informal "straw vote" to tentatively recommend approval of the proposed zoning regulations; and
3. Direct staff to return to the Planning Commission at a future date after a CEQA document has been prepared for a formal recommendation to the Board of Supervisors.

REASONS FOR RECOMMENDED ACTION

The updated Countywide 2030 General Plan was approved in November, 2009. Under state law, all development regulations (Title 8 of the Yolo County Code), must be amended to be in conformance with General Plan policies. The existing regulations dealing with agricultural zoning must be rewritten to incorporate specific policies and implementation actions in the new General Plan.

BACKGROUND

The Planning Commission considered previous drafts of the proposed agricultural zoning regulations at workshops on December 9, 2010, March 10, 2011, and June 9, 2011. At the last Planning Commission workshops, suggestions were recommended, and staff has incorporated those changes into the latest draft of the zoning regulations for the agricultural zones. Commissioners were invited to meet with staff regarding any unresolved concerns; however, at the writing of this staff report, staff has not yet been requested to meet with any of the Commissioners.

STAFF ANALYSIS

One of the main purposes of the revision of the County's agricultural and all other Zoning Code regulations is to bring the regulations up to date with current uses and practices. Yolo County's zoning was developed and has been amended many times over the last three or four decades. The current agricultural zoning is difficult for the public to understand and for staff to implement since many types of uses are neither defined nor referenced, for example, agri-tourism related uses. Conversely several archaic uses are still included.

A second goal of the Zoning Code update is to expand the number of agricultural uses and reduce the regulatory requirements to which they would be subject. The update of the ag zoning, in conjunction with the proposed Local CEQA Guidelines (a new Chapter 10 in the County Code), allows staff to approve a wider range of uses at the Site Plan Review or Zoning Administrator level, rather than requiring a public hearing at the Planning Commission. More uses can also be exempted from further environmental review, e.g., preparation of a Negative Declaration would not be required. This streamlining of the current zoning for agricultural areas is needed not just to make the process more efficient but also to allow reduced staff resources to concentrate their work on those applications that require a greater level of review compared to the smaller and non-controversial applications that are less likely to impact either the environment or neighboring properties. The changes are also needed to bring the regulations into consistency with the many new agricultural policies in the 2030 Countywide General Plan.

A third objective of the comprehensive Zoning Code update is to ensure that the ordinance complies with the rapidly changing requirements of State law, as well as State agency implementing codes and regulations.

The current zoning for the Agricultural General (A-1) and Agricultural Preserve (A-P) districts contain short lists of uses that are allowed as a "principal" or "accessory" uses by right (with no zoning permit, or with a simple Site Plan Review), versus those that are allowed conditionally through issuance of a Minor or Major Use Permit, following a public hearing at either the Zoning Administrator or the Planning Commission.

To some, the updated zoning regulations may appear to be more "regulatory" or restrictive than the current zoning because the tables have a longer list of uses. However, if a use is not specifically listed in the Zoning Code, it is presumed to be disallowed. By expanding the list, staff's intent is to increase the range of agricultural activity options available to each property owner. In addition, the purpose of listing a wider range of use types (and listing examples of typical specific uses under each use type) is to simplify the permit process and to allow more uses to be approved with a Site Plan Review or Minor Use Permit instead of a Major Use Permit as is now required under current zoning.

An example of how the updated zoning regulations would allow more streamlined and less onerous review for some key uses can be found on this Planning Commission agenda. The Commission will consider a new wine-related facility that consists of a small tasting room and a future very small

crush operation. Under the existing zoning, this type of use is defined as a winery, and a Major Use Permit is required. Under the proposed zoning, this use could be processed as a Site Plan Review, resulting in thousands of dollars in savings for the applicant and a faster and more efficient process.

OTHER AGENCY INVOLVEMENT

As indicated in previous staff reports, revision of the zoning regulations for the agricultural zones has been circulated for review by the citizens' advisory committees. Some of the committees did not provide any comments (Knights Landing and Madison); and others provided specific comments and concerns (Esparto, Yolo-Zamora, Clarksburg, and Capay Valley).

At their regularly scheduled meeting of July 6, 2011, the Capay Valley Citizens Advisory Committee made several comments and recommendations on the draft update (see attached e-mail with staff response, Attachment B). Similarly, the Clarksburg Citizens Advisory Committee met on July 7, 2011, where a recommendation was not made, but concern was expressed regarding the requirement for a Site Plan Review for hay sales and distribution. This issue has been raised by other community members and interested parties. The update will be modified to clarify that the requirement is for large-scale, regional hay distribution centers that may have truck traffic and fire protection issues associated with their operations.

The Office of the County Counsel is currently reviewing the latest draft version of the update to the agricultural zoning regulations.

ATTACHMENTS

- A: Updated Draft Zoning Regulations for the Agricultural Zones (Article 3 of Chapter 2, Title 8 of the County Code)
- B: Citizens' Advisory Committee comments

Title 8 LAND DEVELOPMENT YOLO COUNTY CODE

CHAPTER 2: ZONING REGULATIONS

Article 3: Agricultural Zones

Sec. 8-2.301. Purpose

The purpose of the Agricultural Zones shall be to provide for land uses that support and enhance agriculture as the predominant land use in the unincorporated area of the County. Such uses shall be compatible with agriculture, and may include uses that support open space, natural resource management, outdoor recreation, and enjoyment of scenic beauty.

Sec. 8-2.302. Agricultural Zones

Agricultural land is separated into five zoning districts, with specific Use Types, minimum lot area, and other requirements, as described below.

(a) Agricultural Intensive (A-N) Zone

The Agricultural Intensive (A-N) Zone is applied to preserve lands best suited for intensive agricultural uses typically dependent on higher quality soils, water availability, and relatively flat topography. The purpose of the zone is to promote those uses, while preventing the encroachment of nonagricultural uses. Uses in the A-N Zone are primarily limited to intensive agricultural production and other activities compatible with agricultural uses. This includes allowing agriculturally-related support uses, excluding incompatible uses, and protecting the viability of the family farm. Minimum lot size for newly created parcels⁽¹⁾ in the A-N Zone is 40 acres for irrigated parcels primarily planted in permanent crops, such as orchards or vineyards; 80 acres for irrigated parcels that are cultivated; 160 acres for parcels that are generally uncultivated and/or not irrigated.

(b) Agricultural Extensive (A-X) Zone

The Agricultural Extensive (A-X) Zone is applied to protect and preserve lands that are typically less dependent on high soil quality and available water for irrigation. Such lands require considerably larger parcel sizes to allow extensive agricultural activities such as livestock and ranching operations, and dry land farming. These lands may also be used for open space functions that are often connected with foothill and wetlands locations, such as grazing and pasture land, and wildlife habitat and recreational areas. Minimum lot size for newly created parcels in the A-X Zone is 160 acres for dry land farming and 320 acres for rangeland.

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¹ Minimum parcel size requirements apply to the creation of new parcels, and do not affect the status of any previously existing legal parcel regardless of acreage.

(c) Agricultural Commercial (AGC) Zone

The Agricultural Commercial (AGC) Zone is applied to existing and planned commercial uses in the agricultural areas. The Agricultural Commercial Use Types set forth in Section 8-2.303(c) and Table 8-2.1(c) do not require rezoning to the AGC Zone. The Agricultural Commercial Zone is to be applied only when the primary use of the property is for significant commercial agricultural activities. The commercial activities must be compatible with and enhance the primary agricultural use of the greater area. Maximum parcel size in the AGC Zone shall be determined by the existing or proposed use, and shall have a minimum parcel size of five (5) acres.

(d) Agricultural Industrial (AGI) Zone

The Agricultural Industrial (AGI) Zone is applied to land in the rural areas for more intensive processing and industrial-type uses, which are directly related to the local agricultural industry. Minimum parcel size in the AGI Zone shall be adequate enough to support the use, with a minimum of five (5) acres.

(e) Agricultural Residential (AG-R) Zone

The Agricultural Residential (AG-R) Zone shall be applied only to those lots created through a subdivision approved under the Clustered Agricultural Housing Ordinance. Minimum parcel size in the AG-R Zone shall be as approved. Maximum parcel size shall be 4 acres.

(f) Overlay Zones

In addition to the five zones identified above, there are ___ overlay zones that may be combined with the underlying agricultural zone districts. The overlay districts are described in Article 4 (Special Agricultural Regulations) and Article 8 (Overlay Combining Districts).

Sec. 8-2.303. Agricultural Use Types Defined

As required by Sec. 8-2.225 in Article 2 of this Chapter, a Use Classification System has been employed to identify agricultural Use Types. The most prevalent Use Types identified for each agricultural zone district are "principal" uses allowed by right, as well as "accessory" or "ancillary" uses, and conditional uses permitted through the issuance of a Use Permit. The agricultural Use Types include the full range of cultivated agriculture, such as the on-site production of plant and animal products by agricultural methods, as well as agricultural commercial uses, agricultural industrial uses, and agricultural residential uses, serving the rural areas. The descriptions of the Use Types in this chapter also contain individual specific uses that are classified within the Use Type. These specific typical uses are examples and are not meant to include all uses that may properly be classified within the Use Type.

(a) Agricultural Production, Processing, and Accessory Uses

This Use Type includes a wide range of agricultural land uses and operations to be used for the production of food and fiber. Typical production uses do not require the application of any development or performance standards. This Use Type also includes processing or packaging of harvested crops grown or produced primarily on the premises or in the local area, whether or not value is added, for the onsite preparation of market or for further processing and packaging elsewhere. These uses do not include rendering, tanning, or reduction of meat. Accessory agricultural uses that are incidental or subordinate to the principal agricultural use of the property include buildings or structures for the purposes of supply of goods, materials, or services that support agricultural uses. Accessory structures are defined and regulated, by zone district, in Article 12 of this Chapter.

The following Table 8-2.1(a) identifies some specific Agricultural Production, Processing, and Accessory Use Type examples, that are allowed by right, by non-discretionary Site Plan Review, by conditional Use Permit, or uses that are not allowed, in each of the agricultural zones.

Table 8-2.1(a): Allowed Land Uses and Permit Requirements for Agricultural Production, Processing, and Accessory Uses

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP (m) = Minor Use Permit required UP (M) = Major Use Permit required N = Use Not Allowed	Land Use Permit Required by Zone					Specific Use Requirements or Performance Standards
	A-N	A-X	AGC	AGI	AG-R	

AGRICULTURAL PRODUCTION, PROCESSING, AND ACCESSORY USES

	A-N	A-X	AGC	AGI	AG-R	
Production						
Crop production, orchards and vineyards	A	A	A	A	A	
Keeping farm animals, including pasturing and livestock grazing (does not include confined animal feedlots)	A	A	A	A	A	Sec. 8-2.2411
Apiaries and aviaries	A	A	A	A	A	
Horse breeding	A	A	A	A	A	
Dry land farming	A	A	A	A	A	
Processing ⁽¹⁾						Sec. 8-2.305(a)
Alfalfa cubing, hay baling and cubing	A	A	A	A	SP	
Custom canning, freezing, or preserving fruits and vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; sorting, grading and packing of fruits and vegetables	A	A	A	A	SP	
Corn shelling; drying of corn, rice, hay, fruits and vegetables	A	A	A	A	SP	
Grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain	A	A	A	A	SP	

Onsite hay sales and distribution	A	A	A	A	N	Large commercial hay sales operations and regionally-serving distribution centers require a Site Plan Review.
Small, custom wine and olive oil production with no onsite tastings or retail sales (less than 3,000 cases per year)	SP	SP	A	A	N	
Tree nut hulling and shelling	A	A	A	A	N	
Forestry	A	A	N	A	N	
Accessory						Sec. 8-2.305(a)
	A-N	A-X	AGC	AGI	AG-R	
Barns and storage sheds	A	A	A	A	A	8-2.3404
Coolers and cold storage houses, dehydrators, grain elevators, hullers, silos	A	A	A	A	N	
Farm offices	A	A	A	A	A	8-2.3404
Greenhouses, commercial, up to 100,000 sq. ft.	A	A	A	A	N	8-2.3404
Greenhouses, commercial, over 100,000 sq. ft.	SP	SP	SP	A	N	Lighting may not impact adjoining parcels or public right-of-way
Gardening sheds, residential greenhouses	A	A	A	A	A	8-2.3404
Other accessory structures	A	A	A	A	A	8-2.3404
Privately-owned reservoirs or water retention basins, with associated on-site water transmission facilities ⁽²⁾	A	A	A	A	A	Not for commercial use

***An Allowed use does not require a land use permit, but is still subject to requirements and permits designated by other Yolo County divisions such as Building, Environmental Health, and Public Works.**

- (1) Large, regional-serving agricultural operations, including hay sales and distribution, and processing facilities over 100,000 square feet, will require Site Plan Review or a Use Permit, at the Planning Director's discretion (See Section 8-2.305(a)).
- (2) Privately-owned reservoirs and/or water retention basins, with associated on-site water transmission facilities, are allowed as accessory uses in the Agricultural Zones, provided that such reservoir or retention facility is found to have a potential either to provide flood control, fire suppression, water supply, wildlife habitat improvement, groundwater recharge, or tailwater enhancement.

(b) Animal Facilities Uses

This Use Type includes a wide array of activities associated with the keeping of certain animals that typically require the application of development or performance standards, subject to a non-discretionary or discretionary permit. The keeping of farm animals solely for the purpose of pasturing, grazing, or breeding are an Allowed use and are not regulated under this section [see Section 8-2.303(a) and Table 8-2.1(a)]. The raising and keeping of farm animals when used for 4-H, FFA, and other youth projects are not subject to the requirements of this section.

The following Table 8-2.1(b) identifies some specific Animal Facilities Use Type examples, that are allowed by right, by non-discretionary Site Plan Review, by conditional Use Permit, or uses that are not allowed, in each of the agricultural zones.

Table 8-2.1(b): Allowed Land Uses and Permit Requirements for Animal Facilities

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP(m) = Minor Use Permit required UP(M) = Major Use Permit required N = Use Not Allowed	Land Use Permit Required by Zone					Specific Use Requirements or Performance Standards
	A-N	A-X	AGC	AGI	AG-R	

ANIMAL FACILITIES USES ⁽¹⁾

	A-N	A-X	AGC	AGI	AG-R	
Animal feedlots and dairies ⁽²⁾ , up to 1,000 animal units	UP(m)	UP(m)	N	SP	N	Site Plan Review if the dairy operation consists solely of pastures and less than 1,000 animal units, at Director's discretion
Animal feedlots and dairies, greater than 1,000 animal units	UP(M)	UP(M)	N	UP(m)	N	Minor Use Permit if the dairy operation consists solely of pastures
Stockyards	UP(m)	UP(m)	N	SP	N	
Goat dairies	UP(m)	UP(m)	N	SP	N	
Fowl and poultry ranches, greater than 300 animal units	UP(m)	UP(m)	N	SP	N	Major Use Permit if greater than 1,000 units
Hog farms or ranches, 9 or more hogs raised for commercial purposes (not for onsite consumption)	UP(m)	UP(m)	N	SP	N	Major Use Permit if greater than 100 hogs
Small-animal specialties such as rabbit farms or other fur-bearing animals, greater than 25 animals	SP	SP	N	SP	N	
Aquaculture	UP(m)	UP(m)	N	SP	N	
Animal hospitals & veterinary medical facilities	UP(m)	UP(m)	UP(m)	SP	N	Not allowed on Williamson Act land
Household pets & rescue, less than 10 dogs or other small domesticated animal ⁽³⁾	A	A	A	A	A	Use Permit for keeping 10 or more pets

Kennels & animal shelters, 5 or more dogs or other small domesticated animal	UP(m)	UP(m)	UP(M)	SP	UP(M)	Kennels prohibited on Williamson Act land
Private stables, 15 or less boarded horses and no events ⁽⁴⁾	A	A	SP	SP	UP(m)	

***An Allowed use does not require a land use permit, but is still subject to requirements and permits designated by other Yolo County divisions such as Building, Environmental Health, and Public Works.**

- (1) Does not apply to general raising of animals, FFA, 4H, or other student project.
- (2) If the dairy operation consists solely of pastures, and contains less than 1,000 animal units, Site Plan Review may be required, at the Director's discretion.
- (3) The keeping, care or sheltering of animals, which requires a permit from the Department of Fish and Game pursuant to the Fish and Game Code, shall require a Minor Use Permit.
- (4) Any structures used by the public, i.e., barns, indoor riding arenas, etc., are required to be fully permitted, and shall be classified with respect to the occupancy group and the listed use, as determined by the Chief Building Official. Agriculturally exempt structures shall not be used by the public.

(c) Agricultural Commercial and Rural Recreation Uses

This Use Type includes commercial uses incidental to the agricultural or horticultural operations of the area that preserve the rural lifestyle and stimulate the agricultural economy. These Use Type examples do not require the rezoning of the land to the Agricultural Commercial Zone, which is reserved for significant agricultural commercial uses that are the primary use of the property. This Use Type includes wineries, commercial horse stables, "Yolo Stores," and farm-based tourism (i.e., working farms or ranches), which educate or entertain visitors, guests or clients, and generate income for the owner/operator. This includes using the land for special events, festivals, lodging, horseshows, crop-based seasonal events, ancillary restaurants, educational experiences, agricultural technical tours, garden/nursery tours, historical agricultural exhibits, ranch/farm tours, and winery/vineyard tours.

This Use Type also includes commercial or non-commercial operations related to outdoor sporting or leisure activities that require large open space areas which do not have any detrimental impact on adjacent agricultural lands.

The following Table 8-2.1(c) identifies some specific Agricultural Commercial and Rural Recreation Use Type examples, that are allowed by right, by non-discretionary Site Plan Review, by conditional Use Permit, or uses that are not allowed, in each of the agricultural zones.

Table 8-2.1(c): Allowed Land Uses and Permit Requirements for Agricultural Commercial and Rural Recreational Uses

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP(m) = Minor Use Permit required UP(M) = Major Use Permit required N = Use Not Allowed	Land Use Permit Required by Zone					Specific Use Requirements or Performance Standards
	A-N	A-X	AGC	AGI	AG-R	

AGRICULTURAL COMMERCIAL AND RURAL RECREATIONAL USES

	A-N	A-X	AGC	AGI	AG-R	
Commercial⁽¹⁾						
Farm equipment sales	N	N	SP	SP	N	
Farm equipment repair and light manufacturing	SP	SP	SP	A	UP(M)	
Christmas trees and pumpkin patches; corn maze	SP	SP	SP	SP	N	
Nurseries, landscaping materials	UP(m)	UP(m)	SP	SP	N	
Roadside stands, produce stands	SP	SP	A	SP	SP	Sec. 8-2.3404(b)(1)
Yolo Stores, where a majority of goods for sale are grown and/or manufactured in Yolo County	UP(m)	UP(m)	SP	SP	N	See definition
Small, boutique wineries and custom olive mills with tastings and sales	SP	SP	SP	A	UP(m)	Less than 15,000 sq ft and 21,000 cases per year
Wineries and olive oil operations, which include tastings and sales	UP(m)	UP(m)	SP	SP	N	Over 15,000 sq ft 21,000 cases per year

Small special events facility with limited use (less than 12 events per year and/or less than 100 vehicle trips per event)	SP	SP	A	A	UP(m)	Sec. 8-2.305(b)
Special events facility or tasting room (weddings, tastings, seasonal festivals) ⁽²⁾	UP(m)	UP(m)	SP	SP	UP(M)	More than 12 events per year, 150 attendees, and/or 100 vehicle trips per event
Private stable with up to six events per year ⁽²⁾	SP	SP	SP	SP	N	
Small commercial stable ⁽²⁾	SP	SP	SP	SP	N	Less than 4 events per year and less than 20 boarded horses
Commercial stable ⁽²⁾	UP(m)	UP(m)	SP	SP	N	16 or more boarded horses and/or more than 6 events per year
Petting zoos	UP(M)	UP(m)	SP	SP	N	
Small Bed and Breakfast, up to 10 rooms, including limited events (less than 12 events per year, less than 150 attendees, and less than 100 vehicle trips per event)	SP	SP	N	N	UP(m)	Sec. 8-2.305(b)
Large Bed and Breakfast, over 10 rooms, including special events	UP(m)	UP(m)	SP	N	N	
Agricultural homestays, up to 6 rooms	SP	SP	SP	SP	N	
Hotels, motels	N	N	N	N	N	
Rural restaurants, ancillary to an agricultural commercial facility	N	N	UP(m)	N	N	Must be appurtenant to the primary agricultural use of the area
Rural Recreational						Sec. 8-2.305(c)
	A-N	A-X	AGC	AGI	AG-R	
Campground, with grading and permanent facilities	N	UP(M)	UP(m)	N	N	See definition
Primitive campground (no grading or facilities)	UP(M)	UP(m)	N	N	N	See definition
Recreational vehicle parks	N	N	UP(M)	N	N	
Parks, golf courses, country	N	N	N	N	N	Must be zoned PR
Golf courses and country clubs	N	N	N	N	N	Must be zoned PR
Fisheries, game preserves, hunting, gun and fishing clubs, used by more than 50 people per day	UP(M)	UP(m)	N	N	N	
Off-road motor-vehicle courses	N	UP(M)	N	N	N	
Pools, ponds, or lakes used for commercial swimming or boating purposes	UP(M)	UP(m)	UP(M)	N	N	
Health resorts, spas, and retreat centers	UP(M)	UP(M)	UP(M)	N	N	Need must benefit from locating in a quiet, sparsely-populated, natural environment
Sport shooting facilities, including archery; rural sports activities	UP(M)	UP(m)	N	SP	N	

*An Allowed use does not require a land use permit, but is still subject to requirements and permits designated by other Yolo County divisions such as Building, Environmental Health, and Public Works.

(1) Williamson Act land in the A-N and A-X Zones may require a Major Use Permit for commercial uses directly related to agri-tourism, subject to the terms of each individual land use agreement. Such uses

shall be appurtenant to and incidental to agriculture, or directly dependent upon a unique natural resource or feature.

- (2) Any structures used by the public, i.e., barns, indoor riding arenas, etc., are required to be fully permitted, and shall be classified with respect to the occupancy group and the listed use, as determined by the Chief Building Official. Agriculturally exempt structures shall not be used by the public.

(d) Agricultural Industrial, Resource Extraction, and Utilities Uses

This Use Type includes industrial or research uses subordinate to, and in support of agriculture. These uses may include product processing plants that provide regional serving opportunities, and agriculturally based laboratories or facilities for the production or research of food, fiber, animal husbandry or medicine, and may include administrative office space in support of the operation. Many of these Use Types are most appropriately located on lands zoned AGI.

Uses related to the agricultural industry may require more intensive methods such as warehousing, transportation facilities, crop dusting, agricultural chemical and equipment sales, and other agricultural related industries, which generate more traffic, noise, and odor than typical agricultural practices. These uses may be located on lands not suitable for intensive agriculture due to soil quality, topography, or water availability.

This Use Type also includes mineral extraction, wind and solar power, gas and oil wells, electrical utilities and yards, and wireless communication towers.

The following Table 8-2.1(f) identifies some specific Agricultural Industrial and Research Use Type examples that are allowed by right, by non-discretionary Site Plan Review, by conditional Use Permit, or uses that are not allowed, in each of the agricultural zones.

Table 8-2.1(d): Allowed Land Uses and Permit Requirements for Agricultural Industrial, Resource Extraction, and Utilities

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP(m) = Minor Use Permit required UP(M) = Major Use Permit required N = Use Not Allowed	Land Use Permit Required by Zone					Specific Use Requirements or Performance Standards
	A-N	A-X	AGC	AGI	AG-R	

AGRICULTURAL INDUSTRIAL, RESOURCE EXTRACTION, AND UTILITIES USES

	A-N	A-X	AGC	AGI	AG-R	
Industrial						
Alcohol fuel production; biomass fuel manufacture	UP(m)	UP(m)	N	SP	N	
Agricultural chemical sales and storage; fertilizer works	UP(m)	UP(m)	UP(M)	SP	N	
Agricultural and seed research facilities	UP(m)	UP(m)	N	SP	N	
Agricultural warehousing/trucking	N	N	UP(m)	SP	N	
Large canneries, industrial	UP(m)	UP(m)	N	SP	N	
Regional hulling; rice mills; other regional processing facilities	UP(m)	UP(m)	N	SP	N	
Large off site commercial hay sales and distribution centers	SP	SP	N	SP	N	
Large wineries and olive oil processing facilities	UP(m)	UP(m)	N	SP	N	Over 100,000 sq ft
Commercial composting, green waste facility	UP(M)	UP(M)	N	UP(m)	N	
Construction yards	N	N	N	N	N	
Crop dusting facility	UP(m)	UP(m)	N	SP	N	

	A-N	A-X	AGC	AGI	AG-R	
Airports and heliports, private	UP(m)	UP(m)	UP(M)	SP	N	
Airports and heliports, public	UP(M)	UP(M)	N	UP(m)	N	
Explosive handling	N	N	N	UP(m)	N	
Sewage treatment plant & disposal area	N	N	N	UP(m)	N	
Slaughterhouses	UP(M)	UP(M)	N	UP(m)	N	
Resource Extraction						
Surface mining ⁽¹⁾	UP(M)	UP(M)	N	SP	N	
Oil and gas well drilling operations	SP	SP	N	SP	N	Sec. 8-2.305(d)
Utilities						
Electrical distribution and transmission substations; communication equipment buildings; public utility service yards	UP(m)	UP(m)	N	SP	N	
Large and very large solar and wind energy facilities	UP(M)	UP(M)	N	UP(M)	N	Sec. 8-2.2418 and 8-2. 2420
Medium-sized solar facility, where 2.5 acres or more of habitat/farmland are disturbed	UP(m)	UP(m)	N	UP(m)	N	Sec. 8-2.2420
Medium-sized solar facility, where less than 2.5 acres of habitat/farmland are disturbed	SP	SP	N	SP	N	Sec. 8-2.2420
Small wind energy system for onsite use	SP	SP	SP	SP	SP	Sec. 8-2.2418
Small solar energy system, onsite use only	A	A	A	A	A	Sec. 8-2.3404 and 8-2.2420
Co-generation facilities	UP(M)	UP(M)	UP(M)	SP	N	Must be located so as to preserve land in agricultural production
Wireless communication facilities	UP(M)	UP(M)	UP(M)	UP(m)	N	Sec. 8-2.305(e)

***An Allowed use does not require a land use permit, but is still subject to requirements and permits designated by other Yolo County divisions such as Building, Environmental Health, and Public Works.**

- (1) Surface mining operations require approval of a Special Sand and Gravel Combining Zone pursuant to Article 23.1 of this Chapter. Surface mining operations may be allowed only when located within the Off-Channel Mining Plan area and/or when necessary for agriculture. Such use may include processing plants, batch plants, offices, equipment storage yards, and other facilities appurtenant to the surface mining operations.

Residential and Other Uses

The following Table 8-2.1(e) identifies some specific Residential Use Type examples that are allowed by right, by non-discretionary Site Plan Review, by conditional Use Permit, or uses that are not allowed, in each of the agricultural zones.

Table 8-2.1(e): Allowed Land Uses and Permit Requirements for Residential and Other Uses

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP(m) = Minor Use Permit required UP(M) = Major Use Permit required N = Use Not Allowed	Land Use Permit Required by Zone					Specific Use Requirements or Performance Standards
	A-N	A-X	AGC	AGI	AG-R	

RESIDENTIAL and OTHER USES

	A-N	A-X	AGC	AGI	AG-R	
Primary dwelling ⁽¹⁾	A	A	N	N	A	Use Permit in A-N and A-X zones if under 20 acres Sec. 8-2.304
Ancillary (second) dwelling ⁽¹⁾	SP	SP	N	N	UP(m)	Limited to 2,500 square feet. Sec. 8-2.304, Sec. 8-2.404 and 8-2.3404
More than 2 dwellings	UP(m)	UP(m)	N	N	N	
Caretaker residence ⁽²⁾	SP	SP	UP(m)	UP(m)	N	Use Permit in A-N and A-X zones if 2 homes already exist. Sec. 8-2.304 and 8-2.3404
Farm worker housing, up to 20 units or 20 employees	UP(m)	UP(m)	N	UP(m)	N	Must be consistent with State law
Large residential care home (over 6 beds) ⁽³⁾	UP(m)	UP(m)	N	N	N	Not allowed on Williamson Act land.
Small residential care home, up to 6 beds	A	A	N	N	A	
Large family day care, 7-14 children	N	N	N	N	UP(m)	
Small family day care, up to 8 children	A	A	N	N	A	
Accessory (second) kitchen	SP	SP	N	N	SP	Sec. 8-2.3404
Vehicle storage, personal use only (excludes farm machinery and implements)	SP	SP	N	N	N	Commercial storage uses not allowed
Home occupations	A	A	N	N	A	Sec. 8-2.305(f)
Cemeteries, crematoriums, mausoleums, etc.	N	N	N	N	N	Must be zoned PQP
Private schools, churches, non-profit organizations, fraternal organizations ⁽³⁾	UP(M)	UP(M)	N	N	N	Not allowed on Williamson Act land.

*An Allowed use does not require a land use permit, but is still subject to requirements and permits designated by other Yolo County divisions such as Building, Environmental Health, and Public Works.

- (1)** If a parcel is below 20 acres, a Use Permit is required in the A-N and A-X zones for placement of a dwelling.
- (2)** Caretaker residence only allowed on AGC and AGI zoned property as an ancillary use to the primary agricultural commercial or agricultural industrial use of the property, as determined by the Director of Planning and Public Works. Not allowed on AG-R zoned property if two (2) homes already exist.
- (3)** Use must demonstrate a benefit from the agricultural use of the area; otherwise, must be zoned PQP.

Sec. 8-2.304. Table of Development Requirements

The following Table 8-2.2 identifies the development requirements, including minimum parcel sizes, building setbacks, and other standards that allowed and permitted uses in the agricultural zones must meet as a standard or condition of any issued building permit, Site Plan Review, or Use Permit.

Table 8-2.2
Development Requirements in
Agricultural Zones

AG ZONE	Minimum Lot Area (acres)	Front Yard Setback (feet)	Rear Yard Setback ⁽²⁾ (feet)	Side Yard Setback ⁽²⁾ (feet)	Height Restriction (feet)	Building Separation (feet)	Building Size (square feet)	Density (dwellings per acre)
A-N	40 acres, if irrigated and in permanent crops; 80 acres, if irrigated and cultivated; 160 acres, if uncultivated and/or not irrigated	20 feet from property line, or 50 feet from centerline of roadway, whichever is greater ⁽¹⁾	25 feet from property line	20 feet from property line	35 feet for residential uses; unrestricted for agricultural uses, except where required for conditional uses	250 feet max between dwellings; 20 feet between dwellings and agricultural structures; distance between accessory structures as per Uniform Building and Fire Codes.	No limit on primary dwelling; ancillary dwelling no greater than 2,500 square feet	One primary dwelling on parcels 20 acres or more, plus one ancillary (second) dwelling ⁽³⁾ , ⁽⁴⁾
A-X	160 acres, if dry land farmed; 320 acres, if rangeland	20 feet from property line, or 50 feet from centerline of roadway, whichever is	25 feet from property line	20 feet from property line	35 feet for residential uses; unrestricted for agricultural uses, except where required	250 max between dwellings; 20 feet between dwellings and agricultural structures; distance between	No limit on primary dwelling; ancillary dwelling no greater than 2,000 square	One primary dwelling on parcels 20 acres or more, plus one ancillary (second) dwelling ⁽³⁾ , ⁽⁴⁾

		greater ⁽¹⁾			for conditional uses	accessory structures as per Uniform Building and Fire Codes.	feet of living space.	
AG ZONE	Minimum Lot Area (acres)	Front Yard Setback (feet)	Rear Yard Setback² (feet)	Side Yard Setback² (feet)	Height Restriction (feet)	Building Separation (feet)	Building Size (square feet)	Density (dwellings per acre)
AGC	5 acres. Parcel size determined by use.	None, unless otherwise specified by Use Permit	None, unless specified by Use Permit or required ag buffer	None, unless specified by Use Permit or required ag buffer	40 feet, unless otherwise specified by Use Permit	As per Uniform Building and Fire Codes.	None	None, except as caretaker residence ⁽⁵⁾
AGI	5 acres. Parcel size must be adequate for use.	None, unless otherwise specified by Use Permit	None, unless specified by Use Permit or required ag buffer	None, unless specified by Use Permit or required ag buffer	None, unless otherwise specified by Use Permit	As per Uniform Building and Fire Codes	None	None, except as caretaker residence ⁽⁵⁾
AG-R								

Notes:

1. Yard abutting road is considered front. Properties abutting a major arterial require a 30-foot front yard setback, as measured from the edge of right-of-way.
2. The Director may approve the location of any standard accessory structure within the required side or rear yards, which must be at least five feet from the side and rear property lines, if a standard structure cannot be located within standard setbacks.
3. Ancillary dwelling must meet home siting criteria as set forth in Section 8-2.402.
4. A Use Permit is required for any home on parcels less than 20 acres.
5. Minor Use Permit required for caretaker residence.

Sec. 8-2.305. Specific Use Requirements

The following specific use requirements may be applicable to some of the specific uses identified in the previous Tables 8-2.1(a-e), and shall be applied to any issued building permits, Site Plan Review, or Use Permit for uses in the agricultural zones.

(a) Agricultural Processing Facilities and Accessory Uses

Agricultural processing facilities and uses shall require a Site Plan Review or Minor Use Permit, at the Director's discretion, in the A-N and A-X Zones if the operations exceed 100,000 square feet of use area and/or if 75 truck trips are generated per day.

(b) Special Events

A Minor Use Permit is required in the A-N and A-X Zones if the events occur more than four times per month, trigger more than 100 vehicle trips per event, include construction of new structures used by the public, or are determined to be conditional uses by the Director of Planning and Public Works.

(c) Rural Recreational Facilities

All Williamson Act land in the A-N and A-X Zones requires a Major Use Permit for rural recreational uses requiring new construction and/or generating in excess of 100 vehicle trips per use. Such uses shall be found to meet the following:

1. The use will not substantially modify the land's natural characteristics or change them beyond those modifications already related to current or previous agricultural uses;
2. The use will not require permanent cessation of agriculture on the subject lands or preclude conversion back to agriculture if desirable in the future; and
3. The use will not be detrimental to surrounding agricultural uses in the area.

(d) Oil and Gas Well Drilling Operations

1. No oil or gas drilling operation shall be established in the unincorporated area of the County until the Director of Planning and Public Works or his designee has approved the Site Plan for such operation, and the applicant agrees to operate/conduct the drilling operation in compliance with the below listed conditions.
2. The applicant shall post a performance bond or other good and sufficient surety approved by the County in the amount of not less than \$5,000.00 to secure compliance with the criteria and conditions imposed upon the approval of the oil and gas drilling operation Site Plan Certificate. The release of the performance bond shall not occur until the reclamation of land disturbed during the drilling operation and the removal of all equipment not necessary for the normal maintenance of the oil and gas well is complete.
3. The oil or gas well drilling operation shall not be located within ½ mile of any designated residential area shown on the adopted County General Plan and/or a City General Plan or a county and/or city residential zone district.
4. A Use Permit shall be required if the oil or gas well drilling operation cannot meet the following criteria:
 - (i) Except for drill stem testing and emergency procedures, no drilling operation shall result in an ambient noise level in excess of 60 decibels (measured as an LDN average), measured at the outside of the nearest residence at the bedroom window closest to the drilling site; unless, however, it can be demonstrated that the ambient noise level at such location prior to the commencement of the drilling

- operation was 57 decibels or higher, then the noise standard shall be that the drilling operation does not result in the addition of more than three (3) decibels to the preexisting ambient noise level. *The noise level requirements may be waived if the applicant has received a written waiver from the resident of any residence at which the noise level would exceed the standards set forth in this subsection. If the dwelling is leased, the tenant shall execute the waiver, and the property owner shall be notified.*
- (ii) All lights on the drill site shall be erected/installed according to CAL-OSHA employee safety requirements and shall be shielded and/or directed so as to focus the direct rays from the lights onto the drilling site and away from the residences, except where required for aircraft warning purposes.
 - (iii) All vehicle parking and maneuvering areas shall be treated in such a manner as to control dust. Such treatment may be accomplished by placing gravel on such areas and/or periodically watering the areas, or by other means approved by the Director.
 - (iv) The drilling operation shall comply with the requirements of all other agencies having jurisdiction over the site and operation. Yolo County Planning and Public Works may require additional permits, including, but not limited to:
 - A. A grading permit if the drilling operation results in any ground disturbance;
 - B. A building permit for the erection of structures;
 - C. A flood elevation certificate if construction occurs in a FEMA designated 100-year flood zone; and
 - D. An encroachment permit if the construction of access roads connects to county right-of-way
 - (v) The drilling operation shall be located no closer than the following distances from the specified uses if such uses are located:
 - A. Within 500 feet of any school;
 - B. Within 500 feet of any church or place of public worship;
 - C. Within 500 of any place of public assembly;
 - D. Within 500 feet of any dwelling (*applicant must show or state the distance to the nearest residence*), unless residents of such dwelling have filed a written waiver.
 - E. Within 100 feet of the property line to any county road or state highway; and
 - F. Within 250 feet of any levee owned by any public agency.

(e) Wireless Telecommunications Facilities Use Permit Review Criteria
[Insert cell tower siting criteria on agriculturally zoned lands]

(f) Home Occupations on agriculturally zoned parcels

[Insert updated Home Occupation criteria related to agricultural and rural residences]

Home occupation, rural

A use which, as determined by the Commission, is customarily carried on within a dwelling or mobile home by the inhabitants thereof, which use is clearly incidental and secondary to the residential use of the dwelling or mobile home, and which use:

- (a) Is confined completely within the dwelling or mobile home and occupies not more than fifty (50%) percent of the gross area of one floor thereof;
- (b) Is operated by the members of the family occupying the dwelling or mobile home;

- I Produces no evidence of its existence in the external appearance of the dwelling, mobile home, or premises or in the creation of noise, odors, smoke, or other nuisances to a degree greater than that normal for the neighborhood in which such use is located;
 - (d) Does not generate pedestrian or vehicular traffic beyond that normal in the neighborhood in which such use is located;
 - (e) Meets the requirements of the Chief Building Inspector and fire district of jurisdiction; and
 - (f) Requires no additions or extensions to the dwelling or mobile home.
- Home occupations shall be permitted in mobile homes only if a use permit is granted and the mobile home is located in a mobile home park.
(§ 3.050, Ord. 488, as amended by § 1, Ord. 488.31)

Sec. 8-2.306. Definitions

Agricultural Building or Structure

An uninhabited building or structure used to shelter farm animals, farm implements, supplies, products and/or equipment; and that contains no residential use, is not open to the public, and is incidental and accessory to the principal use of the premise. An agricultural building may contain processing activities as a direct result of the farming operation on the premises. (§ 2, Ord. 1244, eff. February 3, 2000)

Agricultural Homestay or Farmstay

A form of agricultural tourism where a farmer or rancher hosts tourists at his/her working farm or ranch to familiarize the visitors with the daily activities associated with farming or ranching. The homestay must be located on and be a part of a farm or ranch that produces agricultural products as its primary source of income, and contain six or fewer guestrooms. Lodging and meals must be incidental to and not the primary function of the homestay. Overnight accommodations may be located in the primary residence, ancillary dwelling, or other existing dwelling on the premises. The price of food must be included in the price of overnight accommodation.

Agricultural Processing Facility

A fixed establishment performing any processing or packaging of crops after harvest, whether or not value is added, for the onsite preparation of market or for further processing and packaging elsewhere, including but not limited to: alfalfa and hay cubing; corn shelling; drying of corn, rice, hay, fruits and vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain; sorting, grading and packing of fruits and vegetables; canning, freezing, or preserving fruits and vegetables; tree nut hulling and shelling; and alcohol fuel production.

Agriculture

The use of land for the raising of crops, trees or animals, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, apiaries, and animal and poultry husbandry, and the necessary accessory uses thereto; provided, however, the operation of any such accessory uses shall be secondary to that of the normal agricultural activities. For the purposes of this section, "accessory use" shall mean supply, service, storage, and processing areas and facilities for any other agricultural land. The uses set forth in this section shall not include plants for the reduction of animal matter.

Agritourism

Any income-generating activity conducted on a working farm or ranch, or other agricultural operation or agricultural facility, for the enjoyment and education of visitors, guests, or clients. Agricultural tourism refers to the act of visiting a working farm or ranch, or any agricultural or horticultural operation for the purpose of enjoyment, education, or active involvement in the activities of the farm or ranch or agricultural operation that also adds to the economic viability of the agricultural operation.

Animal processing

The slaughtering and processing of animals for commercial purposes, including rendering plants.

Animal hospital

A building wherein the care and treatment of sick or injured dogs, cats, rabbits, birds, and similar small animals are performed.

Animal keeping

The keeping, feeding or raising of animals as a commercial agricultural venture, avocation, hobby or school project, either as a principal land use or subordinate to a residential use. Includes the keeping of common farm animals, small-animal specialties, bee farms, aviaries, worm farms, household pets, etc.

Bed and Breakfast (B&B)

A residential structure with night-to-night lodging provided for paying guests, including accessory structures. Food service is restricted to breakfast or a similar early morning meal.

Campground

Land or premises which is used, or intended to be used, let, or rented for transient occupancy by persons traveling by automobile or otherwise, or by transient persons using tents, recreational vehicles, or similar quarters. A campground may include permanent amenities, such as structures, bathroom facilities, running water and proper sewage disposal.

Campground, primitive

A seasonal campground that does not require grading activity for the placement of permanent improvements or amenities, including bathroom facilities, running water or sewage disposal fields.

Caretaker units

A permanent residence, secondary and accessory to an existing main dwelling, for persons employed principally onsite for purposes of care and protection of persons, property, plants, animals, equipment, or other circumstances.

Composting facility

A commercial/industrial facility where organic matter is transformed into soil or fertilizer by biological decomposition. Composting activities accessory to an onsite residential or agricultural use are excluded from this definition.

Conservation easement

A non-possessory interest in real property imposing limitations or affirmative obligations, the purpose of which includes retaining or protecting natural, scenic, or open space values of real property; assuring its availability for agricultural, forest, recreational, or open space use; protecting natural resources; or maintaining air or water quality.

Cultivation

The growing and harvesting of agricultural produce for food and fiber. Crop cultivation includes farms, orchards, groves, greenhouses, and wholesale nurseries primarily engaged in growing crops, plants, vines, or trees and their seeds.

Dairy

A department, establishment, or facility concerned with the business of production of milk, butter, or cheese, including the sale or distribution of milk and milk products, from

animals. The feeding and care for dairy stock may be by feed lot, pasture or grazing, or any combination thereof, as elsewhere provided for herein. A dairy facility does not include the incidental feeding, breeding, raising, and keeping of livestock for the production of milk when used for 4-H, FFA, or other youth projects.

Dry land farming

The practice of crop production without irrigation. (§ 2, Ord. 1244, eff. February 3, 2000)

Dwelling, Ancillary

A structure designed, intended, or used for rural residential purposes, as elsewhere provided for herein, and including "Granny Units," and be located appurtenant to, clustered with, and on the same agricultural parcel as the main residential facilities. It shall not include labor camps. (§ 2, Ord. 1244, eff. February 3, 2000)

Dwelling, Primary

A dwelling for permanent year-round residents of a farm, such as the owner, lessee, foreman, or others whose principal employment is the operation of the farm. (§ 3.039, Ord. 488)

Farm

Under Section 52262 of the Food and Agricultural Code, a farm is defined as: "a place of agricultural production which has annual sales of agricultural products of \$1,000 or more."

Farm Labor Housing

Any living quarters, dwelling, boardinghouse, bunkhouse, mobile home, or other housing accommodation maintained in connection with any work or place where work is being performed and the premises upon which such accommodations are situated, and/or the areas set aside and provided for the accommodation of up to 20 farm workers.

Farm office

A private administrative office within an enclosed building for the purpose of running a farming operation. (§ 2, Ord. 1244, eff. February 3, 2000)

Feed lot or animal feed yard

(a) "Feed lot" shall mean any premises used principally for the raising or keeping of livestock in a confined feeding area.

(b) "Confined feeding area" shall mean any livestock feeding, handling, or holding operation or feed yard where animals are concentrated in an area:

(1) Which is not normally used for pasture or for growing crops and in which animal wastes may accumulate; or

(2) Where the space per animal unit is less than 600 square feet; or

(3) Dry Lot Feeding, where animals are confined in an enclosed area, and fed.

(c) "Feed lot" is not intended to otherwise preclude the raising of animals as part of a general farming and/or livestock operation or as an FFA, 4-H, or other student project in an agricultural zone.

(d) "General farming and/or livestock operation" shall mean one in which the confined feeding of animals is an incidental part of, or complimentary to the total livestock operation.

(e) A lot used for the feeding and rearing of poultry (poultry farms) shall be considered a "feed lot."

Fowl or Poultry Ranch

A confined animal feeding operation consisting of a lot or building or combination of lots and buildings intended for the raising and keeping of poultry for egg production (laying hens) or meat production (broilers). A poultry farm does not include the incidental raising and keeping of poultry for egg production or meat production when used for 4-H, FFA, and other youth projects.

Grazing

The keeping of cattle, sheep, or other similar animals on fields or rangeland for the purpose of grazing and feeding.

Greenhouse

An agricultural structure, or residential accessory structure, with transparent or translucent roof and/or wall panels intended for the raising of plants. (§ 2, Ord. 1244, eff. February 3, 2000)

Hog farm

Any premises used exclusively for the raising or keeping of nine (9) or more hogs raised, fed, or fattened for the purposes of sale and consumption by other than the owner of the site. The term "hog farm" is not intended to otherwise preclude the raising of hogs as part of a general farming operation or as an F.F.A., 4-H, or other student project in an agricultural zone. (§ 3.049, Ord. 488)

Kennel

Any enclosure, premises, building, structure, lot or area, except where reasonably necessary to support an agricultural use (i.e., to contain herding dogs), where five (5) or more dogs or other small domestic animals, as defined in Title 8, which are not sick or injured and are ten (10) weeks in age or older are boarded for compensation, cared for, trained for compensation, kept for sale, or bred for sale, or ten (10) or more dogs or other small domestic animals that are ten (10) weeks of age or older which are kept and maintained as pets, "rescue" animals, or for any other non commercial purpose (Also see "Animal hospital," Section 8-2.210 of this article.)

Mining

Resource extraction establishments primarily engaged in mining, developing mines, or exploring for minerals, or surface mines extracting crushed and broken stone, dimension stone or sand and gravel.

Nursery

Commercial agricultural establishments engaged in the production of agricultural and ornamental plants and other nursery products, grown under cover or outdoors. A Nursery can be wholesale and retail, incidental to agriculture, or a combination of both. (§ 2, Ord. 1244, Eff. February 3, 2000)

Off-Road Motor Vehicle Courses

Rural areas set aside for the use of off-road vehicle enthusiasts including dirt bike, enduro, hill climbing, or other off-road motorcycle courses; also, rural areas for competitive events utilizing four-wheel drive vehicles. Does not include sports assembly facilities, or simple access roads which are usable by only four-wheel drive vehicles.

Oil and gas well drilling operation

Resource extraction establishments primarily engaged in recovering oil from oil sands and shales and producing natural gasoline and cycle condensate. Activities include exploration, drilling, oil and gas well operation and maintenance, operation of natural gas and cycle plants, the mining and extraction of oil from oil sand and shales, and on-site processing only to the extent necessary to permit extraction.

Open Space

Land subject to valid restrictions against housing or other urban development, the maintenance of which in its natural or protected states is necessary for the enhancement of living conditions in Yolo County. (§ 2, Ord. 1244, eff. February 3, 2000)

Pasture

The grazing of livestock.

Permanent crop

A crop produced from plants, such as orchards and vineyards, which lasts for several seasons and need not be replanted after each harvest.

Roadside stand

A business established and operated for the display and sale of agricultural products grown on the premises, or on adjacent lands or other lands in Yolo County owned or leased by the operator, which may include a limited amount of prepackaged food, such as preserved, baked or packaged products from crops grown onsite that have been prepared onsite, subject to all applicable health codes.

Rural Recreation

Outdoor sporting or leisure activities that require large open space areas and do not have any significant detrimental impact on agricultural use of lands that are in the general vicinity of the rural recreation activity. Rural recreation activities shall include, but are not limited to: the shooting of skeet, trap, and sporting clays; archery; gun, hunting, or fishing, clubs; sport parachuting; riding; dude ranches; picnicking; nature study; viewing or enjoying historical, archaeological, scenic, natural or scientific sites; health resorts, rafting, hiking, backpacking, bicycling, or touring excursions; or camping.

Slaughterhouse

An establishment where animals are butchered.

Special Event Facility/Tasting Room

The use of land and/or facilities, for which a fee is charged, for a community or private event that is held on the premises of an agricultural property, such as harvest festivals, weddings, and seasonal tastings. A special event facility can include a "tasting room," in which the general public, customers or guests may taste and purchase wine, olive oil, cider, food items, or other incidental products commonly sold at such tasting rooms. A tasting room may be located at a vineyard, orchard, or other agricultural property, without the need for a winery facility or other processing facility to be located upon the premises. Adequate onsite parking for all attendee's vehicles, including service providers, must be provided.

Stable, private

Those facilities used for the shelter, breeding, and/or training of horses and similar equine animals for the use of the residents and their guests. Private stables may include the boarding of fifteen (15) or fewer equine animals that are not owned or leased pursuant to a written agreement, by either the property owner or resident. No more than six (6) shows, exhibitions, or other public/quasi-public events may be held per year. For the purposes of this section, a public/quasi-public event is defined as a gathering where an admission fee is charged, and/or where food and drink are sold onsite. Private stables holding public/quasi-public events shall require approval of a Site Plan Review. Private stables that hold more than six (6) such events per year shall be considered a commercial stable, regardless of the number of horses boarded.

Stable, commercial

A stable, other than a private stable, where sixteen (16) or more equine animals are boarded, that are not owned or leased pursuant to a written agreement, by either the property owner or resident. Commercial stables may include the retail or wholesale sales of tack, feed, and other equestrian products. Such sales shall be incidental to the operation of the stable. Shows, exhibitions, or other public/quasi events related to equine animals may be included as a part of the commercial stable. (§ 3.105, Ord. 488, as amended by §3, Ord. 1212, eff. October 23, 1997)

Stockyard

A confined animal facility intended for the temporary confinement and care of livestock for the purpose of selling or trading, prior to being slaughtered or shipped to market.

Tourism

That industry which promotes and accommodates the recreational touring, sight-seeking, leisure travel, and sojourns by individuals and groups within Yolo County, including eco-tourism and agri-tourism. (§ 3.116, Ord. 488, as amended by § 2, Ord. 1244, eff. February 3, 2000)

Wetlands

The area and the plant communities that include fresh or salt water marshes, generally found in areas of shallow, standing, or sluggishly moving water.

Wind energy conversion systems

A wind driven machine that converts wind energy into electrical power for the primary purpose of: (a) resale or off-site use, or (b) onsite use and not for resale.

Winery

A building, or portion thereof, used for the crushing of grapes, the fermenting and/or processing of grape juice, the aging, processing, storage, and bottling of wine, or the warehousing and shipping of wine. It shall also include accessory uses, such as: related office, laboratory, wholesale, and retail sales activities and wine tasting and winery tours. (§6, Ord. 1234, effective May 6, 1999)

Yolo Store

"Yolo Store" shall be a structure, wherein the majority of the items offered for sale are primarily grown or manufactured in Yolo County (e.g., out-of-county bottled wines, but made from Yolo grapes, or locally grown nursery products, etc.). (§ 2, Ord. 1244, eff. February 3, 2000)

Capay Valley Citizens Advisory Committee Comments (July 6, 2011)
(Staff response in italics)

AG intensive. Does the word "primarily" mean more than half will be planted to permanent crops?

The proposed A-N Zone allows for the creation of 40-acre parcels if most of the parcel is planted in permanent crops. The 40-acre minimum parcel requirement only affects newly created parcels, and does not affect the status of any existing legal parcel, despite the acreage.

Where do alfalfa and annual crops fit into the new A-N zoning. The average numbers are too high for the Capay Valley area.

Crop production is an allowed use in all Agricultural zones. The minimum size parcel requirements are for the creation of new parcels, i.e., the division of agricultural property into smaller parcels. If an existing legal 60-acre parcel is planted in annual crops, the property owner would not be able to divide the property into smaller parcels. The minimum parcel size requirement for new parcels would be 80 acres for irrigated parcels that are cultivated.

Page 3: Hay sales of the farmer's own crop should not require a site plan review. This activity should be allowed and encouraged in all zones except AGR.

Comment noted and clarified in the update. Site Plan Review is required for large commercial hay sales and regional distribution centers.

Page 1: There should be a minimum of 40 acres for crop production. There should not be a designation of what a farmer should plant.

Comment noted. Minimum size parcel requirements are for the creation of new parcels, i.e., the division of one parcel into smaller parcels.

Page 4: AX and AN should not have a site plan review required for growing olives and grape vines.

Crop production, including vineyards and orchards, are an allowed use in all ag zones. Site Plan Review is required for the processing of grapes into wine and olives into olive oil.

Non irrigated land should have a minimum lot size of 160 acres.

N/A

Article 4 and 8 were not provided in out packets.

They have not been drafted.

Page 5: Fowl and poultry ranches greater than 100 should go up to 500.

Comment noted. Increased to 300 as a placeholder. Will confirm with Ag Commissioner.

Page 7: Roadside stands under 100 sq ft should not require a site plan review.

Comment noted. Is required under current Accessory Structure Ordinance. Allows for the review of roadside safety for adequate ingress and egress, and onsite parking.

ATTACHMENT B

Page 10: Large wineries, crop dusting facility and alcohol fuel production should require a major use permit.

Comment noted. They are agricultural uses supporting the agricultural industry. Minor Use Permit will allow for the adequate review and discretionary process.

Page 12: Why are there more than 2 dwellings allowed on AN and AX
They are currently allowed with a Use Permit.

Page 12: Can there be clarification on vehicle storage.

Comment noted. Will clarify before final draft goes to the Board of Supervisors.

Page 12: Should there be a limitation to the ancillary dwelling?

We are still seeking feedback on this requirement. Comment noted.

Page 12: Farm vehicles should be excluded from vehicle storage. This needs more clarification.

Comment noted. Made clarification in update.