



COUNTY OF YOLO

Office of the County Administrator

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County Administrator

YOLO COUNTY AIRPORT

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WEST PLAINFIELD GENERAL PLAN ADVISORY COMMITTEE & WEST PLAINFIELD ADVISORY COMMITTEE ON AIRPORT DEVELOPMENT (WPAC)

MEETING AGENDA

DATE: Thursday, May 02, 2013
TIME: 6:30 pm
LOCATION: Lillard Hall, West Plainfield Fire Department
24905 County Road 95, Yolo County Airport

1. Call to Order (**Both Committees**)
2. Introductions
3. Public Comment on items not on the agenda
4. Approval of Agenda – Action
5. Approval of minutes from February 2, 2013– Action

County seeks advice on General Plan matters:

6. County Zoning Ordinances – Status and Comment (30 min, Morrison) — Action
7. Adjourn General Planning Committee

County seeks advice on Airport matters

8. CalTrans Aeronautics Division State & Federal perspective on Airports (20 min, Amy Choi)—
Informational
9. Use permit for camping at airport— applicant: Prestar (15 min, Ervin)— Action
10. Airport Manager's Update (5 min, Ervin)

Other Business

11. Incident/Accident on March 18th at YCA (Waxman)
12. August agenda items (Waxman)
13. Adjournment

2013 UPDATED YOLO COUNTY CODE

Title 8 LAND DEVELOPMENT

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.

(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 (A-C) Zone

The Agricultural Commercial (A-C) 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 8-2.304(c) do not require rezoning to the A-C 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 A-C Zone shall be determined by the existing or proposed use, and shall have a minimum parcel size of one (1) acre, and a maximum parcel size of twenty (20) acres.

(d) Agricultural Industrial (A-I) Zone

The Agricultural Industrial (A-I) 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 A-I Zone shall be adequate enough to support the use, with a minimum of five (5) acres.

(e) Agricultural Residential (A-R) Zone

The Agricultural Residential (A-R) Zone shall be applied only to those lots created through a subdivision approved under the Clustered Agricultural Housing Ordinance (see Section 8-2.403). Minimum parcel size in the A-R Zone is 2.5 acres. The maximum parcel size can be increased to 4.0 acres to accommodate an agricultural buffer or farm worker housing.

(f) Overlay Zones

In addition to the five zones identified above, there are seven 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 9 (Specific Plan, Planned Development, and Overlay Zones).

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 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.

(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 is an allowed use by right and is not regulated under this section. The raising and keeping of farm animals when used for 4-H, FFA, and other youth animal farming projects is not subject to any regulations in this section. Other animal facilities such as feedlots, dairies, kennels, and stables are subject to regulatory review.

(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.

(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 A-I.

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. More detailed regulations governing wind and solar energy systems, and wireless communication towers are found in Article 13, Special Use Development Standards.

(e) Residential and Other Uses

This Use Type includes all residential structures that are allowed in the agricultural zones, as well as a range of related residential activities such as group/home care, child care, and home occupations.

Sec. 8-2.304 Tables of Agricultural Permit Requirements

The five tables on the following pages set forth the permit requirements for each of the agricultural Use Types, listing several examples of specific activities under each Use Type.

The most prevalent Use Types identified for each agricultural zone district are “principal” uses allowed “by right” (no zoning permit required, although a building permit for new structures may be required); “accessory” or “ancillary” uses allowed through a non-discretionary (no public hearing) Site Plan Review and building permit; and conditional uses permitted through the issuance of a Minor or Major Use Permit, which requires a public hearing before either the Zoning Administrator or the Planning Commission.

Table 8-2.304(a) on the following page identifies some specific examples of Agricultural Production, Processing, and Accessory uses under each general Use Type. Each specific use is identified by being allowed by right (identified as “A” in the table); by non-discretionary Site Plan Review (“SP”); by conditional Use Permit (“UP(m)” or “UP(M)”); or uses that are not allowed (“N”).

Table 8-2.304(b) on the following page identifies examples of specific Animal Facilities Use Types that are allowed by right, by Site Plan Review, by conditional Use Permit, or uses that are not allowed.

Table 8-2.304(c) identifies Agricultural Commercial and Rural Recreation Use Type examples that are allowed or permitted in each category.

Table 8-2.304(d) identifies examples of Agricultural Industrial and Resource Use Types that are allowed or permitted, and the last Table 8-2.304(e) identifies 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 8-2.304(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	A-C	A-I	A-R	

AGRICULTURAL PRODUCTION, PROCESSING, AND ACCESSORY USES

Production						
Crop production, orchards and vineyards	A	A	A	A	A	
Keeping farm animals ⁽¹⁾	A	A	A	A	A	
Apiaries and aviaries	A	A	A	A	A	
Horse breeding	A	A	A	A	A	
Dry land farming	A	A	A	A	A	
Exempt or not covered habitat mitigation projects	A	A	N	N	N	See Sec. 8-2.306(a)
Covered habitat mitigation projects	UP(m) or UP(M)	UP(m) or UP(M)	N	N	N	
Processing ⁽²⁾						
Alfalfa cubing, hay baling and cubing	A	A	A	A	SP	
Custom canning, freezing, preserving, 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	
Hay sales and distribution	SP	SP	SP	A	N	
Wine and olive oil production	See Table 8-2.304(c)					
Tree nut hulling and shelling	A	A	A	A	N	See Sec. 8-2.306(r)
Forestry	A	A	N	A	N	
Accessory Structures/Uses						
Barns and storage sheds	A	A	A	A	A	
Coolers and cold storage houses, dehydrators, grain elevators, hullers, silos	A	A	A	A	N	
Farm offices	A	A	A	A	A	See Sec. 8-2.506(b)
Greenhouses, commercial, up to 100,000 sq. ft.	A	A	A	A	N	
Greenhouses, commercial, over 100,000 sq. ft.	SP	SP	SP	A	N	
Other accessory agricultural support structures	A	A	A	A	A	See Sec. 8-2.506(b)
Privately-owned reservoirs, ponds, basins	A	A	A	A	A	See Sec. 8-2.306(b)

*An “allowed use” does not require a land use permit, but is still subject to permit requirements of other Yolo County divisions such as Building, Environmental Health, and Public Works.

- (1) Includes pasturing and grazing; does not include confined animal operations.
- (2) Large, regional-serving agricultural operations, including processing facilities over 100,000 square feet and uses that generate more than 75 truck trips per day, require Site Plan Review or a Use Permit, at the Planning Director’s discretion.

Table 8-2.304(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	A-C	A-I	A-R	

ANIMAL FACILITIES USES ^{(1), (2)}

Animal feedlots and dairies	UP(m)/UP(M)	UP(m)/UP(M)	N	UP(m)	N	See Sec. 8-2.306(c)
Stockyards	UP(m)	UP(m)	N	SP	N	
Goat dairies, under ten animal units	A	A	A	A	A	
Goat dairies, over ten animal units	UP(m)	UP(m)	N	SP	N	
Fowl/poultry ranches, under 100 animal units	A	A	A	A	A	
Fowl/poultry ranches, over 100 units	UP(m)	UP(m)	N	SP	N	See Sec. 8-2.306(d)
Hog farms or ranches, under ten hogs	A	A	A	A	A	
Hog farms or ranches, over ten hogs	UP(m)	UP(m)	N	SP	N	See Sec. 8-2.306(e)
Small animal farms, under 25 animal units	A	A	A	A	A	
Small animal farms, over 25 units	SP	SP	N	SP	N	
Aquaculture	UP(m)	UP(m)	N	SP	N	
Animal hospitals and veterinary medical facilities	UP(m)	UP(m)	UP(m)	SP	N	See Sec. 8-2.306(f)
Non-profit rescue facilities, less than 10 dogs or domesticated animals	A	A	A	A	A	See Sec. 8-2.306(g)
Kennels and animal shelters, five or more dogs or domesticated animals	UP(m)	UP(m)	UP(M)	SP	UP(M)	See Sec. 8-2.306(h)
Private stables, less than 16 boarded horses and no special events	A	A	SP	SP	UP(m)	See Sec. 8-2.306(i)
Small and large domestic animals	A	A	A	A	A	For A-R zone, see Sec. 8-2.506(j)

***An “allowed use” does not require a land use permit, but is still subject to permit requirements of other Yolo County divisions such as Building, Environmental Health, and Public Works.**

- (1) The keeping of farm animals solely for the purpose of pasturing, grazing, or breeding is an allowed use by right and is not regulated under this section. The raising and keeping of farm animals when used for 4-H, FFA, and other youth animal farming projects is not subject to any regulations in this section.**
- (2) The keeping, care or sheltering of exotic 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.**

Table 8-2.304(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	A-C	A-I	A-R	

AGRICULTURAL COMMERCIAL AND RURAL RECREATIONAL USES

Commercial Uses⁽¹⁾						
Farm equipment sales	N	N	SP	SP	N	
Farm equipment repair and light manufacturing	SP	SP	SP	A	UP(M)	
Christmas trees/pumpkin patches/corn maze	SP	SP	SP	SP	N	
Nurseries and landscaping materials	UP(m)	UP(m)	SP	SP	N	
Roadside stands and produce stands	SP	SP	A	SP	SP	See Table. 8-2.506
“Yolo Stores”	UP(m)	UP(m)	SP	SP	N	See definition
Wineries and custom olive mills, small	SP	SP	SP	A	UP(m)	See Sec. 8-2.306(j)
Wineries and olive oil operations, large	UP(m)	UP(m)	SP	SP	N	
Special event facilities, small	SP	SP	A	A	UP(m)	See Sec. 8-2.306(k)
Special event facilities, large	UP(m)	UP(m)	SP	SP	UP(M)	
Private stables	SP	SP	SP	SP	N	See Sec. 8-2.306(i)
Commercial stables, small	SP	SP	SP	SP	N	
Commercial stables, large	UP(m)	UP(m)	SP	SP	N	
Bed and breakfasts, small	SP	SP	SP	N	UP(m)	Sec. 8-2.306(l)
Bed and breakfasts, large	UP(m)	UP(m)	SP	N	N	
Farm stays	SP	SP	SP	N	UP(m)	See Sec. 8-2.306(m)
Other agri-tourism uses	SP/UP(m)	SP/UP(m)	SP	N	SP/UP(m)	See Sec. 8-2.306(n)
Hotels, motels	N	N	N	N	N	
Rural restaurants	N	N	UP(m)	N	N	See Sec. 8-2.306(o)
Rural Recreational						
Campground	N	UP(M)	UP(m)	N	N	See definition and Sec. 8-2.306(p)
Primitive campground	UP(M)	UP(m)	N	N	N	
Recreational vehicle parks	N	N	UP(M)	N	N	
Parks, golf courses, country clubs	N	N	N	N	N	
Fisheries, game preserves, hunting, gun and fishing clubs (more than 50 people per day)	UP(M)	UP(m)	N	N	N	See Sec. 8-2.306(p)
Off-road vehicle courses	N	UP(M)	N	N	N	
Commercial pools, ponds, or lakes	UP(M)	UP(m)	UP(M)	N	N	
Health resorts, spas, and retreat centers	UP(M)	UP(M)	UP(M)	N	N	
Sport shooting, 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 permit requirements of other Yolo County divisions such as Building, Environmental Health, and Public Works.

(1) Williamson Act (WA) 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 WA land use agreement. Such uses shall be appurtenant to and incidental to agriculture, or directly dependent upon a unique natural resource or feature.

Table 8-2.304(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	A-C	A-I	A-R	

AGRICULTURAL INDUSTRIAL, RESOURCE EXTRACTION, AND UTILITIES USES

Industrial Uses						
Alcohol and biomass fuel production	UP(m)	UP(m)	N	SP	N	
Agricultural chemical, fertilizer sales and storage	UP(m)	UP(m)	UP(M)	SP	N	
Agricultural and seed research facilities	UP(m)	UP(m)	N	SP	N	See Sec. 8-2.306(q)
Agricultural warehousing/trucking	N	N	UP(m)	SP	N	
Large industrial canneries	UP(m)	UP(m)	N	SP	N	
Regional processing facilities	UP(m)	UP(m)	N	SP	N	See Sec. 8-2.306(r)
Very large wine and olive oil processing facilities (over 100,000 sq ft)	UP(m)	UP(m)	N	SP	N	
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	
Airports and heliports, private	UP(m)	UP(m)	UP(M)	SP	N	
Airports and heliports, public	UP(M)	UP(M)	N	UP(m)	N	
Explosives handling	N	N	N	UP(m)	N	
Sewage treatment plants and disposal areas	N	N	N	UP(m)	N	
Slaughterhouses	UP(M)	UP(M)	N	UP(m)	N	
Resource Extraction						
Oil and gas well drilling operations	SP	SP	N	SP	N	See Sec. 8-2.306(s)
Surface mining	UP(M)	UP(M)	N	SP	N	See Sec. 8-2.306(t) and Title 10.
Utilities						
Electrical distribution, transmission substations; communication equipment buildings; public utility service yards	UP(m)	UP(m)	N	SP	N	
Small solar energy system, onsite use only	A	A	A	A	A	See Sec. 8-2.306(y)
Small wind energy system for onsite use	SP	SP	SP	SP	SP	
Medium-sized solar facility, where less than 2.5 acres of habitat/farmland are disturbed	SP	SP	N	SP	N	
Medium-sized solar facility, 2.5 acres or more of habitat/farmland disturbed	UP(m)	UP(m)	N	UP(m)	N	
Large and very large solar and wind energy facilities	UP(M)	UP(M)	N	UP(M)	N	
Co-generation facilities	UP(M)	UP(M)	UP(M)	UP(M)	N	See Sec. 8-2.306(v)
Wireless communication facilities	UP(M)	UP(M)	UP(M)	UP(M)	N	See Sec. 8-2.306(w)

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

Table 8-2.304(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	A-C	A-I	A-R	

RESIDENTIAL AND OTHER USES

Primary farm dwelling	A/UP(m)	A/UP(m)	N	N	A/UP(m)	See Secs. 8-2.402, 8-2.306(x), and 8-2.306(y)
Ancillary (second) dwelling	SP/UP(m)	SP/UP(m)	N	N	UP(m)	
More than two dwellings, including manufactured homes	UP(m)	UP(m)	N	N	N	
Caretaker residence	SP	SP	UP(m)	UP(m)	N	See Sec. 8-2.306 (z)
Farm worker housing	UP(m)	UP(m)	N	UP(m)	N	See Sec. 8-2.306 (aa)
Group/home care (< 6 beds)	A	A	A	A	A	See Sec. 8-2.506 (d)
Group/home care (6 beds or more)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	N	
Child care (<9 children)	A	A	A	A	A	See Sec. 8-2.506(i)
Child care (9 to 14 children)	SP/UP(m)	SP/UP(m)	N	N	N	
Child care center (>14 children)	UP(m)	UP(m)	N	N	N	See Sec. 8-2.506(j)
Accessory (second) kitchen	SP	SP	N	N	SP	See Sec. 8-2.506(b)(7)
Vehicle storage, personal use	SP	SP	N	N	N	
Home occupations	A	A	N	N	A	See Sec. 8-2.306(ab)
Cemeteries, crematoriums, mausoleums	N	N	N	N	N	
Private schools, churches, non-profit organizations, fraternal organizations	UP(M)	UP(M)	N	N	N	See Sec. 8-2.306 (ac)

***An “allowed use” does not require a land use permit, but is still subject to permit requirements of other Yolo County divisions such as Building, Environmental Health, and Public Works.**

Sec. 8-2.305 Table of Development Requirements

The following Table 8-2.305 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 8-2.305
Development Requirements in
Agricultural Zones**

AG ZONE	Minimum Lot Area (acres)	Front Yard Setback (feet)	Rear Yard Setback (feet)	Side Yard Setback (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) (2)} ₍₃₎	25 feet from property line ^{(2) (3)}	20 feet from property line ^{(2) (3)}	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 Building Code	No limit on primary dwelling; ancillary dwelling no greater than 2,500 square feet, exclusive of garage space	One primary dwelling, plus one or more ancillary ^(second) dwellings ⁽⁴⁾
A-X	160 acres, if dry land farmed; 320 acres, if rangeland							

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 ⁽²⁾ (feet)	Building Size (square feet)	Density (dwellings per acre)
A-C	1 acre minimum, 20 acres maximum; parcel size determined by use	None, unless otherwise specified by Use Permit ^{(2) (3)}	None, unless specified by Use Permit or required ag buffer ^{(2) (3)}	None, unless specified by Use Permit or required ag buffer ^{(2) (3)}	40 feet, unless otherwise specified by Use Permit	As per Uniform Building and Fire Codes.	No limit	None, except as caretaker residence
A-I	5 acres; parcel size must be adequate size for use				None, unless otherwise specified by Use Permit			
A-R	2.5 acres; parcel size may be increased to 4.0 acres to accommodate an agricultural buffer ⁽⁵⁾	20 feet from property line, or 50 feet from centerline of roadway, whichever is greater ^{(1) (2) (3)}	25 feet from property line if adjoining a rural residence, 100 to 300 foot buffer if adjoining agriculture ^{(2) (3)}	20 feet from property line if adjoining a rural residence, 100 to 300 foot buffer if adjoining agriculture ^{(2) (3)}	35 feet for residential uses; unrestricted for agricultural uses, except where required for conditional uses	50 feet min. between dwellings; 20 feet between dwellings and agricultural structures; 6 feet between accessory structures	No limit on primary dwelling; ancillary dwelling no greater than 1,200 square feet	One primary dwelling (can be duplex), plus one ancillary (second) dwelling ⁽⁴⁾

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. These minimum setback requirements shall be increased to no less than 100 feet if adjacent agricultural operations require a larger setback to accommodate agricultural spraying. Development near the toe of any levee is restricted, see Section 8-2.306(ad).
3. For accessory structures, see Section 8-2.506(b) and Table 8-2.506. 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.
4. Ancillary dwelling(s) must meet home siting criteria as set forth in Section 8-2.402.
5. See Section 8-2.403 (Clustered Agricultural Housing).

Sec. 8-2.306. Specific Use Requirements or Performance Standards

The following specific use requirements or standards are be applicable to some of the specific uses identified in the previous Tables 8-2.304(a) through (e), and shall be applied to any issued building permits, Site Plan Review, or Use Permit for uses in the agricultural zones.

(a) Exempt and covered habitat mitigation projects

“Covered habitat mitigation projects” undertaken to mitigate impacts to biological resources occurring largely or entirely outside Yolo County, as defined in Section 8-2307 of this Article, that are not exempt pursuant to Section 10-1.301 of Title 10 of this Code, shall be subject to issuance of a Minor Use Permit (if the project is more than 10 acres and less than 40 acres in size) or a Major Use Permit (40 acres or more in size). See Chapter 10 of Title 10 of this Code (the Habitat Mitigation Ordinance). Covered habitat mitigation projects that are exempt under Chapter 10 of Title 10, and all other habitat projects that do not qualify as “covered habitat mitigation projects.” are not subject to this Use Permit requirement.

(b) Privately-owned reservoirs

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, and is not for commercial use.

(c) Animal feedlots and dairies

- (1) In the A-N and A-X zones small animal feedlots and dairies, defined as less than 1,000 animal units, are subject to Site Plan Review if the operation consists solely of pastures (no confined structures or operations). If the animals are confined, issuance of a Minor Use Permit is required.
- (2) In the A-N and A-X zones large animal feedlots and dairies, defined as more than 1,000 animal units, are subject to Minor Use Permit if the operation consists solely of pastures (no confined structures or operations). If the animals are confined, issuance of a Major Use Permit is required.

(d) Fowl and poultry ranches

- (1) In the A-N and A-X zones fowl and poultry ranches, defined as more than 100 animal units, are subject to Site Plan Review if the operation consists solely of free range (no confined structures or operations). If the animals are confined, issuance of a Minor Use Permit is required.

(e) Hog farms or ranches

- (1) In the A-N and A-X zones small hog farms or ranches, defined as more than 10 hogs, but less than 100 hogs, raised for commercial purposes (not for onsite consumption), are subject to Minor Use Permit.
- (2) In the A-N and A-X zones large hog farms or ranches, defined as more than 100 animal units, are subject to Major Use Permit.

(f) Animal hospitals and veterinary medical facilities

Animal hospitals and veterinary medical facilities are not allowed on any land under an active Williamson Act contract.

(g) Household pets and non-profit rescue facilities

Non-profit rescue facilities that include more than ten household pets are subject to a Minor Use Permit and applicable kennel permit.

(h) Kennels and animal shelters

Kennels and animal shelters are not allowed on any land under an active Williamson Act contract.

(i) Stables

- (1) Stables are defined as “private” or “commercial” depending on the number of horses that are boarded and if any events are held at the stable.
- (2) “Private stables” 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.
- (3) “Small commercial stables” are those that board between 16 and 20 horses and do not hold more than four events per year.
- (4) “Large commercial stables” are those that board more than twenty equine animals and 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 large commercial stable.
- (5) 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.
- (6) Commercial stables on land under Williamson Act contract shall occupy no more than ten percent (10%) of the total aggregate area, or five (5) acres, whichever is more.

(j) Wineries and olive mills

- (1) “Small wineries and custom olive mills” are defined as those that are housed in a space less than 15,000 square feet in size, provide tastings, and have annual sales of less than 21,000 cases per year.
- (2) “Large wineries and olive oil operations” include tastings and sales in space greater than 15,000 square feet with sales of more than 21,000 cases per year.

(k) Special event facilities

- (1) Special event facilities include farm and residential land and structures that are used for weddings, tastings, special or seasonal celebrations, and other gatherings, and may include tasting rooms. Special event facilities are characterized as “small” or “large” depending on construction of new structures, the number of events that are held in a given year, the number attendees, and the amount of traffic that is generated. “Small special event facilities” are those that do not involve the construction of substantial new structures used by the public, hold no more than one event per month, or twelve events per year, attract fewer than 150 attendees at each event, and each event generates less than 100 vehicle trips. “Large special event facilities” are those that involve construction of substantial new structures used by the public, hold more than twelve events per year, or the events attract more than 150 attendees or generate more than 100 vehicle trips. Large special event facilities receive a greater level of review to ensure that any potential impacts are addressed.
- (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.
- (3) Small special event facilities are allowed with the issuance of a Site Plan Review in the A-N and A-X agricultural zones and in the RR-5 residential zone. Small special event facilities are allowed with a Minor Use Permit in the A-R zone and in the RR-1 and R-L residential zones. Small special events facilities are allowed by right with building permits only in the A-C and A-I zones, provided that the project is designed to be compatible with any adjoining agricultural operations and single family residences. At the discretion of the Planning Director, a Minor Use Permit may be required for a small project if there are any compatibility issues, or if any of the development standards are not met.
- (4) Large special event facilities require the issuance of a Minor Use Permit in the A-N and A-X zones. At the discretion of the Planning Director, a Major Use Permit may be required for a large project if there are any compatibility issues, or if any of the development standards are not met.
- (5) Special event facilities shall provide adequate on-site parking for all attendee’s vehicles, including service providers. The project must be designed to be compatible with any adjoining agricultural operations and single family residences, including appropriate setbacks, landscaping, and parking. Adequate land area must be available for the provision of on-site services, e.g., leachfields, to accommodate the projected number of attendees.

(l) Bed and breakfasts

- (1) A “small” bed and breakfast is defined as one which has six (6) guest rooms or less; and that holds less than twelve special events per year and the events have less than 150 attendees; and which generates less than 100 vehicle trips on any given day of operations (such as a wedding). A “large” bed and breakfast has more than six guest rooms and less than ten (10) guest rooms, and/or holds more than twelve special events per year, and/or generates more than 100 vehicle trips on any given day of operations.

- (2) Small bed and breakfasts are allowed with the issuance of a Site Plan Review in all of the agricultural zones, with the exception of the A-I zone, provided that the project is designed to be compatible with any adjoining agricultural operations and single family residences. Large bed and breakfasts are subject to a Minor Use Permit. At the discretion of the Planning Director, a Minor Use Permit may be required for a project of six guest rooms or less, or a Major Use Permit may be required for a project larger than six guest rooms, if there are any compatibility issues, or if any of the following development standards are not met:
- (i) All guest rooms must be located within and accessible through the main single-family dwelling. Alternatively, a minority of guest rooms may be located outside the primary residence in ancillary dwelling(s), or other buildings constructed or renovated for habitable use, with the issuance of a Major Use Permit.
 - (ii) Food service must be restricted to breakfast or a similar early morning meal. The price of food must be included in the price of overnight accommodation.
 - (iii) The project must be designed to be compatible with any adjoining agricultural operations and single family residences, including appropriate setbacks, landscaping, and parking.
 - (iv) Adequate land area is available for the provision of on-site services, e.g., leachfields, to accommodate the number of guests and employees, if the project is not connected to public services.

(m) Farm stays

- (1) A "farm stay" includes six (6) or fewer guestrooms or accommodates no more than 15 guests, in a single family dwelling, or main farm house, or accessory guest house, provided as part of a working farm or ranch operation. A farm stay may hold no more than four special events per year, attended by no more than 50 attendees. A farm stay that exceeds these performance standards shall be processed as either a Special Event Facility or a Bed and Breakfast.
- (2) Farm stays are allowed with the issuance of a Site Plan Review in all of the agricultural zones, with the exception of the A-I zone, and in the RR-5 residential zone, provided that the project is designed to be compatible with any adjoining agricultural operations and single family residences. At the discretion of the Planning Director, a Minor Use Permit may be required for a project if there are any compatibility issues, or if any of the following development standards are not met:
- (i) An agricultural/farm stay must be located on and be a part of a farm or ranch that produces agricultural products as its primary source of income. An on-site farmer or rancher must be in residence on the property. Lodging and meals must be incidental to, and not the primary function of, the farm stay.
 - (ii) The price of food must be included in the price of overnight accommodation.

~~All guest rooms must be located within and accessible through the main single family dwelling or main farmhouse. Alternatively, a minority of guest rooms may be located outside the primary residence or main farmhouse in ancillary dwelling(s), or other buildings constructed or renovated for habitable use, with the issuance of a Major Use Permit.~~

- (iii) The project must be designed to be compatible with any adjoining agricultural operations and single family residences, including appropriate setbacks, landscaping, and parking.
- (iv) Adequate land area must be available for the provision of on-site services, e.g., leachfields, to accommodate the number of guests and farm employees, if the project is not connected to public services.

(n) Other agri-tourism uses

- (1) Income-generating agri-tourism uses other than special event facilities, bed and breakfasts, farm stays, and wine and olive tasting may be conducted on a working farm or ranch, or other agricultural operation or agricultural facility, for the enjoyment and education of visitors, guests, or clients. Other agri-tourism includes activities and uses found to be appurtenant to the agricultural operations.
- (2) Other agri-tourism uses are allowed through the Site Plan Review process, provided that the proposed use is consistent with the performance thresholds and meets the development standards established for special event facilities (Section 8.2-306(k)), bed and breakfasts (Section 8.2-306(l)), farm stays (Section 8.2-306(m)), and rural recreation facilities (Section 8.2-306(p)).
- (3) For agri-tourism projects that hold more than twelve special events per year, or events of more than 150 attendees; and/or events which generate more than 100 vehicle trips on any given day of operations (such as a wedding), a Minor Use Permit shall be required.

(o) Rural restaurants

Rural restaurants must be appurtenant to the primary agricultural use of the area. Rural restaurants are allowed only in the A-C zone. New rural restaurants may not be established as the only or single use on a parcel in a predominantly agricultural area.

(p) Rural recreational facilities

- (1) Activities on Williamson Act-contracted land in the A-N and A-X zones shall require issuance of a Major Use Permit for any rural recreational uses requiring any new construction, including significant grading, and/or generating in excess of 100 vehicle trips per use or per day. Such uses shall be found to meet the following standards:
 - (i) 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;
 - (ii) 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
 - (iii) The use will not be detrimental to surrounding agricultural uses in the area.
- (2) In addition to the above findings, proposed uses such as health resorts, spas, and retreat centers must be found to benefit from locating in a quiet, sparsely-populated, agricultural or natural environment.

(g) Small experimental agricultural and seed research facilities

Agricultural and seed research facilities require the issuance of a Minor Use Permit. However small, experimental, or pilot agricultural and seed research facilities occupying no more than one acre of a site, which are incidental to the main agricultural use, may be allowed through the issuance of a Site Plan Review.

(r) Regional agricultural processing facilities

Agricultural processing facilities, such as nut hullers, wine presses, and olive mills, that include over 100,000 square feet of building area and/or generate over 75 truck trips per day require issuance of a Minor Use Permit in the A-N and A-X Zones. However, those agricultural processing facilities with building areas less than 100,000 square feet and/or that do not generate more than 75 truck trips per day may be allowed through the issuance of a Site Plan Review, at the Director's discretion.

(s) 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 or 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 a 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 (the 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.

(t) Surface mining

- (1) Surface mining operations must comply with all applicable regulations in Title 10, Chapter 3 (Cache Creek Area Plan In-Channel Maintenance Mining Ordinance, Chapter 4 (Off-Channel Surface Mining), Chapter 5 (Surface Mining Reclamation), and Chapter 8 (Agricultural Surface Mining Reclamation Ordinance). Commercial surface mining operations may be allowed only when located within the Cache Creek Off-Channel Mining Plan area on lands within the Mineral Resources Overlay (MR-O) zone and when the operations are consistent with all policies and regulations of the Cache Creek Area Plan and its implementing ordinances.
- (2) Agricultural surface mining operations may be allowed outside the MR-O zone where it is wholly integral and necessary to the conduct of agricultural activities, including but not limited to the following circumstances: to improve soil quality, as a byproduct of land leveling, to develop aquaculture facilities, to create or enhance wildlife habitat, or to maintain or improve drainage and flood control facilities (see Chapter 8 (Agricultural Surface Mining Reclamation Ordinance).

(u) Solar and wind energy facilities

See regulations for solar and wind energy facilities in Article 11 of this Chapter.

(v) Cogeneration facilities

See regulations for cogeneration facilities in Article 11 of this Chapter.

(w) Wireless telecommunications facilities

See regulations for wireless telecommunications facilities in Article 11 of this Chapter.

(x) Manufactured or mobile homes and commercial coaches

Manufactured or mobile homes, and commercial coaches, may be located in agricultural ~~and residential~~ zones and shall comply with the following development standards:

- (1) In addition to any other requirements set forth in this chapter, the use of manufactured homes ~~and the operation of mobile home parks~~ shall be governed by the sanitary regulations and building regulations prescribed by the State and/or County, together with all amendments thereto subsequently adopted and as may otherwise be required by law.
- (2) The manufactured home shall have a floor area of sufficient size to be compatible with existing dwellings in the area.
- (3) Approved manufactured home skirting shall be applied around the base of the mobile home so as to obscure the area beneath the unit. Wood skirting located nearer than six (6) inches to the earth shall be treated wood or wood of natural resistance to decay and termites as defined in the most current edition of the Uniform Building Code, or any amendment thereto. Metal skirting shall be galvanized or treated metal or metal resistant to corrosion.
- (4) The manufactured home, its installation and facilities, any permanent buildings, and any manufactured home accessory buildings and structures shall be governed by the standards adopted by the Department of Housing and Community Development of the State, and said provisions shall govern the maintenance, use, and occupancy of such mobile homes.
- (5) A commercial coach or trailer is allowed in the agricultural zones, with the exception of the Agricultural Residential (A-R) zone, through the issuance of a Minor Use Permit, subject to the requirements of Sections 8-2.1012 and 8-2.1013 of Article 10.
- ~~(6) Manufactured homes may be located on individual lots and temporarily or permanently used as substitutes for residences or business offices under the following circumstances only:~~
 - ~~(i) Offices for mobile sales yards. In the zones wherein the sale of new or used mobile homes is a permitted or conditional use, one mobile home, when used in conjunction with the sales thereof, may be located on the same site and used on such site. Such use shall be considered accessory to the principal use of the site.~~
 - ~~(ii) Temporary uses. A mobile home or commercial coach may be used as a temporary dwelling or office in any of the agricultural zones, pending the construction of the permanent dwelling or office, after obtaining a building permit for the construction of the permanent dwelling or office, pursuant to the requirements of Section 8-2.1013 of Article 10. The mobile home or commercial coach shall not be located on the same site~~

~~for more than six (6) months, except as otherwise provided in this subsection. Such six (6) months period shall commence on the issuance of the building permit and shall automatically and immediately terminate should the building permit become void. The Chief Building Inspector is hereby authorized to issue such permits and to renew the same for one additional six (6) months period provided he determines that substantial progress has been made in the construction and that it is reasonable and probable that the structure will be completed within one additional six (6) months period. Such mobile home or commercial coach shall not be installed on a foundation.~~

(y) Agricultural dwellings

- (1) A new primary or ancillary home in an agricultural zone is allowed "by right" with the issuance of a building permit, provided the home is located on a parcel 20 acres or greater in size and meets all of the development siting standards of Section 8-2.402.
- (2) A Minor Use Permit is required for any dwelling constructed on parcels containing less than 20 acres, including primary and ancillary dwellings. The ancillary dwelling is limited in size to no more than 2,500 square feet, excluding garage space. New dwellings must meet the development siting standards in Section 8-2.402.
- (2) Construction of more than two dwelling units, as well as the legalization of more than two existing units, may be permitted through the issuance of a Minor Use Permit, upon a finding that the residential use is compatible and appurtenant with the principal agricultural use of the property.

(z) Caretaker residence

A caretaker residence is allowed on A-C and A-I 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. A caretaker residence is not allowed on A-R zoned property if two (2) homes already exist.

(aa) Farm labor housing

Farm labor housing projects under twenty beds or twenty employees in size are allowed with the issuance of a Site Plan Review in the agricultural and residential zones, except for the AGI and the R-L zones, provided that the project is designed to be compatible with any adjoining single family residences. Projects larger than twenty beds or employees are permitted and regulated by the State of California. At the discretion of the Planning Director, a Minor Use Permit may be required for project under twenty beds if there are any compatibility issues, or if any of the following development standards are not met:

- (1) The project is designed to be compatible with any adjoining single family residences, including appropriate setbacks, landscaping, and parking.
- (2) Adequate land area is available for the provision of on-site services, e.g., leachfields, to accommodate the number of farm employees, if the project is not connected to public services.
- (3) The project meets any State regulatory requirements and has received, or will receive in the near future, all necessary State operating permits.

(ab) Rural home occupations

A rural home occupation shall be clearly incidental and secondary to the residential and/or agricultural use of the dwelling or premises and shall meet the following standards:

- (1) Confined within the dwelling and occupies not more than fifty percent (50%) of the gross area of one floor; or, is confined within a detached accessory structure such as a private shop or office, and is fully permitted for such use.
- (2) Operated by the members of the family occupying the dwelling, plus a maximum of two additional employees.
- (3) Produces no external evidence of its existence by storing goods and materials associated with the occupation in an enclosed structure(s), including any vehicles associated with the use.
- (4) Generates no dust, odors, noise, or other such nuisances beyond that normal in the area in which such use is located.
- (5) The activity does not exceed the volume of truck, passenger, or pedestrian traffic normally associated with the rural or agricultural uses of the surrounding area, and shall not interfere with vehicle circulation.
- (6) Meets the requirements of the Chief Building Official and the fire district of the jurisdiction.
- (7) Signage is limited to a single, non-illuminated wall-mounted or free-standing sign of not more than six (6) square feet in area and four (4) feet in height.

(ac) Private schools, churches, non-profit organizations

A private school, church, non-profit or fraternal organization proposed in an agricultural zone may not be approved unless it is found that the use has demonstrated a benefit from the agricultural use of the area. Otherwise, such a use must be proposed on lands that are zoned, or will be zoned, Public Quasi-Public (PQP). Such uses may not be allowed on lands under Williamson Act contract.

(ad) Development near toe of levee, restricted

- (1) A 50-foot setback is required for all permanent improvements from the toe of any flood control levee.
- (2) Land uses proposed within 500 feet of the toe of any flood control levee shall be restricted (or prohibited) to the items listed below, unless site specific engineering evidence demonstrates an alternate action that would not jeopardize public health or safety:
 - Permanent unlined excavations shall be prohibited
 - Large underground spaces (such as basements, cellars, swimming pools, etc) must be engineered to withstand the uplift forces of shallow groundwater
 - Below-grade septic leach systems shall be prohibited
 - Engineered specifications for buried utility conduits and wiring shall be required
 - New water wells shall be prohibited

- New gas or oil wells shall be prohibited
- Engineered specifications for levee penetrations shall be required
- Landscape root barriers within 50 feet of the toe shall be required.

Sec. 8-2.307. Definitions

Accessory agricultural support structure

“Accessory agricultural support structure” shall mean an uninhabited agricultural building or facility that is incidental and accessory to the primary agricultural use of the subject property. Such structures include, but are not limited to, the following: farm office, barn, roadside stand, and reservoir.

Accessory use

“Accessory use” shall mean a use lawfully permitted in the zone, which use is incidental to, and subordinate to, the principal use of the site or of a main building on the site and serving a purpose which does not change the character of the principal use, and which is compatible with other principal uses in the same zone and with the purpose of such zone.

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.

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.

Agri-tourism

An 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. Agri-tourism includes activities and uses that are appurtenant to the agricultural operations, **that benefit from locating in a quiet, sparsely-populated, agricultural or natural environment**, and **that** do not include commercial or retail uses and activities that are not directly related to agriculture such as sales of goods and services typically found in urban areas. **Agri-tourism uses include, but are not limited to, wine and olive oil tasting, sale of local agricultural products, lodging (bed and breakfasts and farm stays), rural recreation, and event centers that accommodate weddings, music, and limited dining.**

Agricultural airfield or landing strip

Any area of land or water used for the landing and take-off of agricultural aircraft as well as any appurtenant areas used for airport buildings, operations, and related facilities. Also includes heliports used for agricultural purposes.

Agricultural and seed research

“Agricultural and seed research” shall mean industrial or scientific uses subordinate to, and in support of agriculture, and include product processing plants and agriculturally based laboratories or facilities for the production or research of food, fiber, seeds, animal husbandry or medicine, and may include administrative office space in support of the operation.

Ancillary dwelling

A structure designed, intended, or used for rural residential purposes, as elsewhere provided for herein, and including “Granny Units,” that is located appurtenant to, clustered with, and on the same agricultural parcel as the main residential facilities. The term does not include labor camps.

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.

Appurtenant use or activity

An appurtenant use is one that is an addition to, or attached to, and is compatible with, the primary use or activity on the parcel.

Barn

A building used to store farm vehicles and equipment, as a warehouse for farm products and supplies, to house livestock, or to conduct maintenance activities.

Bed and Breakfast (B&B)

A single-family dwelling, and accessory buildings, with an owner in residence, containing no more than ten (10) guest rooms used, let or hired out for transient night-to-night lodging, and that meets all of the standards in Section 8-2.306(l). A majority of the guest rooms must be located within and accessible through the main single-family dwelling. Food service is restricted to breakfast or a similar early morning meal, subject to applicable County Health Department regulations.

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, such as 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.

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 farm workers.

Farm dwelling primary dwelling

~~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.~~

Farm office

A private administrative office within an enclosed building for the purpose of running a farming operation.

Farm stay

A form of agricultural tourism where a farmer or rancher hosts guests or tourists at his/her working farm or ranch to familiarize the visitors with the daily activities associated with farming or ranching. Farm stays include six (6) or fewer guestrooms, or accommodations for no more than 15 guests, in a single family dwelling, or main farm house, or accessory guest house, provided as part of a farming operation, with an on-site farmer in residence, that includes all meals provided in the price of the lodging, and that meets all of the standards in Section 8-2.306(m).

Feed lot or animal feed yard

- (1) "Feed lot" shall mean any premises used principally for the raising or keeping of livestock in a confined feeding area.
- (2) "Confined feeding area" shall mean any livestock feeding, handling, or holding operation or feed yard where animals are concentrated in an area:
 - (i) which is not normally used for pasture or for growing crops and in which animal wastes may accumulate; or
 - (ii) where the space per animal unit is less than 600 square feet; or
 - (iii) dry lot feeding, where animals are confined in an enclosed area, and fed.
- (3) "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.
- (4) "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.
- (5) 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

"Greenhouse" shall mean an agricultural structure, with transparent or translucent roof and/or wall panels intended for the raising of agricultural plants. "Greenhouse" shall also mean a residential accessory structure, with transparent or translucent roof and/or wall panels intended for the raising of household plants.

Hog farm

Any premises used exclusively for the raising or keeping of more than ten (10) 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.

Home occupation, rural

The gainful employment of the occupant(s) of a rural dwelling, with such employment activity being subordinate to the residential and/or agricultural use of the property, subject to provisions in Section 8-2.306(ab).

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, 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.")

Manufactured home

A transportable prefabricated structure designed to be moved from one place to another and to be used for residential purposes. Also commonly referred to as a “modular” or mobile home.

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.

Off-road 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.

Pasture

The grazing of livestock.

Permanent crop

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

Primary farm dwelling

A structure designed, intended, and used for residential purposes, as elsewhere provided for herein, including manufactured or mobile homes. It shall not include an ancillary dwelling; a secondary dwelling; a guest house; or farm labor housing.

Regional agricultural processing facilities

Regional agricultural processing facilities include heavy agricultural processing of products from the greater local area, including outside Yolo County, such as nut hulling and rice mills, or large-scale wineries and olive processing plants.

Roadside or produce 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.

Small animal farms

Farms or ranches which raise small animals for sale, such as rabbits or other fur-bearing animals.

Solar energy system

A photovoltaic or other system that converts sunlight into electrical power for the primary purpose of: (a) resale or off-site use, or (b) on-site use and not for resale.

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.

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. Private stables that hold more than six (6) 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. Shows, exhibitions, or other public/quasi events related to equine animals may be included as a part of the commercial stable.

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.

Wildlife habitat

The environmental factors that support one or more plant or wildlife species at a particular place or region, providing food, water cover, and space needed for survival and reproduction.

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 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) on-site 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.

Yolo Store

A "Yolo Store" is 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.).

**2013 UPDATED
YOLO COUNTY CODE**

TITLE 8 LAND DEVELOPMENT

CHAPTER 2: ZONING REGULATIONS

Article 4: Special Agricultural Regulations

**Sec. 8-2.401 Clarksburg Agricultural District Overlay Zone
(reserved)**

**Sec. 8-2.402 Siting development standards for new homes in
agricultural zones**

(a) Purpose

Agricultural preservation is a key component of the Yolo County General Plan, which includes policies set forth to protect existing farm operations and prime farmland from impacts related to the encroachment of urban uses. The expansion of rural home sites in the agricultural zones has contributed to an increase in residential uses unrelated to farm- or ranch-oriented residential use. In order to preserve the long-term agricultural resources of the County, standards have been developed to address residential uses in the agricultural areas. This section outlines development standards for the siting and size of new residential uses in the two main agricultural zones, the A-N (Agricultural Intensive) and A-X (Agricultural Extensive) zones, where agriculture, such as crop production and animal husbandry, is the primary use.

(b) Definitions

Ancillary home or dwelling

A second residence used by a family member(s) or employee(s) of the farm or ranch operation. For purposes of complying with this section, if a manufactured home has been constructed or installed first on an agricultural parcel as the primary home, and a conventional “stick-built” home is then proposed to be built, the “stick-built” home may be considered the primary house and the manufactured house or residence may be considered the ancillary residence.

Conventional “stick-built” home

A traditional single family residence constructed on-site of lumber, not prefabricated materials.

Farm worker housing

Accommodations that are used solely for the purpose of providing cooking, sanitary, and sleeping facilities to house farm workers on a farm or ranch operation.

Flag lot

A lot whose general configuration is in the shape of an “L” or “T”, and which takes access from the road by means of a narrow strip which is part of the lot.

Lot line, front

In the case of an interior lot, the line separating the lot from the street right-of-way and, in the case of a corner lot, the shorter street frontage.

Manufactured home

A transportable prefabricated residential structure that has been partially or entirely constructed in a factory and then transported to the site for assembly. Manufactured homes include modular and mobile homes.

Primary home or dwelling

The first existing or proposed residence to be located on an agricultural parcel.

Residential accessory uses

Those uses customarily ancillary to the residential use of the property. Such structures or improvements may include, but are not limited to, decorative landscaping, garden greenhouses, pools, gardening sheds, detached garages or shops for personal storage and hobby work, carports, and artificial ponds not serving an agricultural use, but do not include long driveways to residence(s).

Residential footprint or building envelope

The area established for home site development, including ancillary uses. Such area may include a primary residence, an ancillary dwelling clustered with the primary home, any allowable accessory structures, and other improvements, such as driveway(s), landscaping, leach fields, etc. A residential footprint is assumed to be approximately two and one-half (2.5) acres per legal parcel. Domestic leach field areas, including any required replacement leach field area, must be contained within the building envelope.

(c) Permits required

A new primary or ancillary home in the agricultural zones is allowed “by right” with the issuance of a building permit, provided the home is located on a parcel 20 acres or greater in size and meets all of the development standards of this section. New homes on parcels of less than 20 acres in size are permitted with the issuance of a Minor Use Permit provided the home meets all of the development standards of this section. On agricultural parcels of any size, more than two dwelling units, as well as the legalization of existing units, may be permitted through the issuance of a Minor Use Permit, upon finding that the residential use is compatible and appurtenant with the principal agricultural use of the property.

(d) Development standards

The following standards have been established to minimize the impact of residential uses on agricultural operations and resources in the A-N and A-X Zones, without limiting the residential needs of farmers and ranchers or restricting agricultural activities. The intent of allowing residences in the agricultural areas is to provide dwellings for those directly involved in onsite farming activity, including agricultural employees, landowners, and their family members.

(1) Residential footprint or building envelope

Homes built on agricultural lands may include extensive residential accessory uses such as ancillary dwellings, parking areas, pools, detached garages or hobby shops, decorative landscaping, and gardening sheds/greenhouses that are included within the home site. To protect productive farmland and ranchland, home site development shall be contained within a residential footprint or building envelope, as follows:

- (i) All proposed home sites, including all ancillary or accessory uses, shall be situated in close proximity to the dwelling unit(s) within a designated residential footprint that is no larger than two and one-half (2.5) acres. Residential accessory uses include detached garages for non-farm vehicles/storage, yards and other landscaping features, leach field areas, garden/storage sheds, swimming pools, etc., but do not include long driveways.
- (ii) Those parcels developed with farm worker housing are allowed an increased residential footprint of up to four (4) acres.
- (iii) Legal parcels containing 80 acres or more shall be exempt from these requirements.

(2) Size of ancillary residence

The size of the primary dwelling unit is not regulated. The size of the ancillary residence is limited to 2,500 square feet or less, excluding garage space. For purposes of complying with this section, a manufactured home may be considered the ancillary unit even if it has been constructed or installed prior to the primary "stick-built" house.

(3) Siting of primary residences

The following development standards shall apply to new primary homes on parcels of less than 160 acres that are zoned A-N or A-X. These standards may be modified by the Planning Director according to the "exceptions" listed in Sec. 8-2.402(5), below, or may be modified through the issuance of a variance by the Zoning Administrator or the Planning Commission upon adoption of findings.

- (i) To the extent feasible, all residences located on agriculturally-zoned property shall be located within the front portion of a legal

parcel, and shall be sited to minimize the conversion of agricultural land and to minimize impacts to agricultural operations, including ground and aerial application of herbicides and pesticides.

- (ii) The maximum front yard setback for a new home on properties fronting along a County road shall be no greater than 200 feet from the centerline of the County right-of-way, or a maximum setback of 135 feet from the front lot line, if there is no County road frontage.
- (iii) The minimum front yard setback from the front lot line shall be 20 feet or 50 feet from the centerline of a roadway, whichever is greater. The minimum back yard setback from the rear property line shall be 25 feet. The minimum side yard setback from the side property lines shall be 20 feet. However, these minimum setback requirements shall be increased to no less than 100 feet if adjacent agricultural operations require a larger setback to accommodate agricultural spraying.
- (iv) Front yard setbacks on flag lots shall be measured from the rear lot line of the forward lot. If a parcel has more than one lot line with road frontage, the setback will be measured from one road frontage only, at the owner's choice.
- (v) Where a private road provides access to a parcel(s), it shall be considered the same as a public right-of-way for purposes of determining setbacks. If access is via an easement across an adjoining parcel, setback measurements shall be taken from the point where the easement intersects with the subject parcel.
- (vi) New homes shall be sited to retain existing natural features and avoid impacts to environmental resources to the extent feasible. Existing trees and vegetation and natural landforms shall be retained to the greatest feasible extent. Removal of trees with scenic or historic value shall be prohibited along scenic roadways. New homes shall be setback from watercourses, including "blue line" seasonal streams, a minimum of 100 feet. New homes shall be prohibited on or near the top of ridgelines where the Director determines it would adversely affect nearby views.
- (vii) A 50-foot setback is required for all permanent improvements from the toe of any flood control levee.
- (viii) Land uses proposed within 500 feet of the toe of any flood control levee shall be restricted (or prohibited) to the items listed below, unless site specific engineering evidence demonstrates an alternate action that would not jeopardize public health or safety:

- Permanent unlined excavations shall be prohibited;
- Large underground spaces (such as basements, cellars, swimming pools, etc) must be engineered to withstand the uplift forces of shallow groundwater;
- Below-grade septic leach systems shall be prohibited;
- Engineered specifications for buried utility conduits and wiring shall be required;
- New water wells shall be prohibited;
- New gas or oil wells shall be prohibited;
- Engineered specifications for levee penetrations shall be required; and
- Landscape root barriers within 50 feet of the toe shall be required.

(4) Clustering and siting of ancillary residences

All ancillary residences in the agricultural zones shall be clustered adjacent to the existing primary residence in a configuration to minimize the conversion of agricultural land and to minimize impacts to agricultural operations, as follows:

- (i) The maximum separation between the primary and ancillary dwelling units on the same parcel shall be 250 feet, as measured from the nearest part of the primary dwelling. The siting of the ancillary dwelling shall meet the setback requirements of (2), above, unless a modification of the setbacks is approved by the Planning Director in order to minimize agricultural impacts.
- (ii) Any new agricultural residence may be clustered in proximity to an existing residence(s) on an adjacent lot, if the clustering of the housing units will facilitate the protection of agricultural land. In such circumstances, the side lot setbacks for the residences on adjacent lots may be reduced accordingly, so long as placement of any new residence does not interfere with spraying operations or other agricultural operations.
- (iii) Placement of new residential structures shall comply with all applicable building and fire codes.

(5) Exceptions

The Planning Director may modify the setback and other development standards of this section if any one of the following exceptions apply to the specific characteristics of the parcel. A Site Plan Review approval shall be required prior to issuance of any building permit for a new agricultural residence that is subject to any of the following exceptions:

- (i) Portions of the property that have poor soils or are not farmable are more suitable for home site development and support a modification of standards.

- (ii) Clustering of an agricultural residence with agricultural buildings and uses is required for efficiency or security of agricultural operations.
- (iii) The location of easements for utilities, steep slopes, significant stands of trees, or watercourses with riparian setbacks supports a modification of standards.
- (iv) The location of a floodplain, areas of localized flooding, or other hazardous area on a portion of the parcel supports a modification of standards.
- (v) The location of existing agricultural industrial processing operations, or proximate oil and gas well operations, supports a modification of standards.
- (vi) The lack of water availability or the inability to site a leach field or other related sewerage facility supports a modification of standards.

(6) Right to Farm

Construction of a new agricultural residence shall require recordation of a deed acknowledging the County's Right-to-Farm Ordinance, prior to building permit issuance.

(7) Variances

In cases other than those included as "exceptions" in (5), above, where other individual characteristics of the property may warrant further or significant deviation from the required development standards of this section, variances to the standards may be considered by the Zoning Administrator or Planning Commission based upon adoption of findings, including a finding that the variance is needed to further the principle of limiting the impact on agricultural land and operations through the appropriate siting of residential structures and ancillary uses.

Sec. 8-2.403 Clustered Agricultural Housing

[changes to existing ordinance shown in bold underline]

(a) Purpose

The General Plan includes policies to preserve agriculturally zoned lands in Yolo County and to maintain and enhance the farm economy. This Section implements those policies by allowing the voluntary concentration of existing agricultural home sites into compact areas, while merging the remainder farmland into large tracts that can be permanently protected for future agricultural use. This reduces the potential for small and medium sized parcels, an associated rural residential development that tend to interrupt more efficient and economically feasible patterns of farming.

This Section establishes a set of regulations that allows for and encourages clustering of home sites for agricultural family members and for farm workers on smaller parcels than allowed by the current zoning, while ensuring the long-term preservation of adjoining agricultural resources in larger parcels that benefit from economies of scale. This clustering regulation provides an alternative to existing patterns of legal parcels, many of which were created prior to modern zoning and planning standards, that can lead to the development of fragmented farming.

(b) Definitions

Clustered agricultural housing project

“Clustered agricultural housing project” shall mean an application involving two or more agricultural parcels that are proposed to be reconfigured to create legal parcels including a remainder agricultural parcel and adjoining small lot home sites.

Remainder agricultural parcel

Concurrent with the subdivision of qualifying agricultural lands to create one or more clustered housing parcels not to exceed four (4) acres each, the remaining large agricultural parcel(s) are the “remainder agricultural parcel.” The “remainder agricultural production parcel” shall be no less than 85 percent in size of the total acreage included in the application, prior to subdivision and shall meet the minimum lot size requirements for a new parcel in the applicable agricultural zone.

(c) Lands eligible for clustering

- (1) This Section applies to lands located in the **Agricultural Intensive (A-N) or Agricultural Extensive (A-X) zones**, which meet the criteria listed in (2) and (3), below.
- (2) Subject to subsection (3), below, contiguous parcels are eligible for clustering if the following criteria are met:
 - i. One or more legal parcels included in the application is between five (5) and twenty (2) acres and is in active cultivation; and

- ii. One or more legal parcels included in the application is at least 40 acres in size and consists of a majority of prime agricultural soils.
- (3) Parcels are not eligible for clustering if any of the following criteria apply:
- i. The legal parcel(s) are located within an adopted city Sphere of Influence, Urban Limit Line, or Growth Boundary, unless the City or other affected agency does not object to the proposal; or
 - ii. The legal parcel(s) are subject to an existing agricultural, habitat, or other type of conservation easement that restricts use of the land; or
 - iii. The legal parcel(s) are less than five (5) acres in size and are occupied with an existing home.

(d) Permits required

- (1) All clustered agricultural housing applications shall be accompanied by a rezoning application for the proposed housing parcels; and a Tentative Parcel or Subdivision Map. The rezoning application shall include a request to rezone the newly created small lots from **A-N or A-X** to the **Agricultural Residential (A-R) zone**. The Tentative Parcel or Subdivision Map shall include the remainder agricultural production parcel as a designated parcel of the Map, not as a “remainder parcel” as the term is used in section 66424.6 of the State Subdivision Map Act.
- (2) If the parcel(s) to be subdivided for clustering are within the A-P zone and are under an active Williamson Act contract, the following applications must be filed concurrently with the applications for clustering: a Williamson Act Contract Cancellation for the portion of the land to be subdivided into smaller lots; and a Successor Agreement to place the remainder agricultural production parcel under a new Williamson Act contract.

(e) Application content

The application for a clustered agricultural housing project shall include, but not be limited to, the following:

- (1) A written explanation by the applicant, accompanied by technical studies, as needed, to prove compliance with all the development standards specified in subsection (f) below;
- (2) All required application materials for a Tentative Parcel or Subdivision Map, Rezoning, and Williamson Act cancellation (where appropriate);
- (3) Verifiable demonstration of ongoing agricultural use of the property including the remainder production agricultural parcel over the ten years preceding the application;
- (4) Detailed description of, or a draft, conservation easement for the remainder agricultural production parcel, that complies with section 8-2.2416;

- (5) Submittal of a hydrogeologic report that demonstrates there are adequate water resources to support the home sites and continued agricultural production, unless the Planning or Environmental Health Director has determined that evidence has shown that no water resource limitations exist in the vicinity of the project site; and
- (6) A draft copy or description of any Covenants, Conditions, and Restrictions that may be proposed to establish a Homeowner's Association for the cluster project.

(f) Development standards

The design and development of a clustered agricultural housing project shall be consistent with the following standards:

- (1) Type of housing. The following types of housing are allowed in a clustered agricultural housing project: single family homes subject to any size limitations set by other Sections of this Chapter; duplexes; and farm worker housing projects consistent with State laws and other Sections of this Chapter.
- (2) Minimum size of the remainder agricultural production parcel. Following subdivision and creation of the clustered agricultural housing project, the resulting remainder agricultural production parcel(s) shall be no less than 85 percent in size of the total lands prior to subdivision.
- (3) Merger of remaining substandard parcels. The subdivision approved to create the home site(s) or parcel(s) shall include the mandatory merger of any existing and remaining adjacent parcels under common ownership that are substandard in size, as defined by the underlying zoning district.
- (4) Number of home site units or parcels created. The maximum number of home site parcels allowed in a clustered agricultural housing project application shall be no more than the existing number of legally established parcels within the area of the proposed subdivision plus one additional parcel, one of which will be the designated remainder agricultural parcel, except as follows:
 - i. Where there are no existing home(s) located on the remainder parcel, the applicant may either apply for two additional parcels or may preserve the right to build one home on the remainder parcel, through a term included in the agricultural conservation easement.
- (5) Home site or parcel size. A clustered agricultural housing site or parcel shall be a maximum of 2.5 acres, to accommodate a single family home, duplex, or small to medium-sized farm worker housing project. Larger parcels sizes may be required to accommodate agricultural buffers or farm worker housing project, with a maximum housing site or parcel size of four (4) acres.

- (6) Site design and avoidance of best prime land. Clustered agricultural housing shall be located and clustered to provide the maximum protection of the best prime productive agricultural land located both on- and off-site. Clustered agricultural housing should be located on land with the lowest agricultural viability, as documented by a Storie or LESA rating, to the maximum feasible extent.
- (7) Parcel layout. The clustered agricultural housing parcels shall be configured so that property lines are immediately adjacent and physically contiguous to each other and located within a single cluster development area. A maximum of two clustered development areas may be approved if such a design reduces environmental impacts.
- (8) Housing development confined. Clustered agricultural housing development shall be confined to the newly created parcel(s) boundaries. Housing development components include, but are not limited to, housing units, accessory structures, roadways and access drives, water and wastewater systems, agricultural buffers, drainage basins, and any other areas of the project site that may be removed from agricultural production to accommodate the proposed clustered housing project. Shared use of existing access roads or driveways, common or community water and wastewater treatment systems, storm water drainage, and other common infrastructure shall be encouraged and provided to the greatest feasible extent.
- (9) Second or Ancillary Units Allowed. Second or ancillary housing units may be allowed through issuance of a Use Permit on any small lots created through subdivision by this ordinance, if the second units meet environmental health and other standards set forth in the Yolo County Code and other applicable laws and regulations and are no more than 1,200 square feet in size, not counting the garage.
- (10) Access. Clustered developments in compliance with this Section shall be allowed only on properties with access to an existing paved, county or state maintained road. Home site parcels shall be located as close as possible to existing access roads, and significant new road or driveway development that takes farmland out of production shall be avoided to the extent feasible.
- (11) Interior Road and Utilities. Unless otherwise required by the County, all interior roads and utilities shall be privately-owned and maintained and the applicant shall demonstrate through draft Conditions, Covenants and Restrictions or other means that the project residents shall maintain all private roads and utilities for the life of the project at their own expense, without any financial support of the County.
- (12) Agricultural buffers. Residential building sites and access drives shall maintain a sufficient buffer separation from adjacent and on-site agricultural operations and exterior property lines, to reduce any significant land use compatibility impacts affecting on-site or off-site agricultural operations, including but not limited to trespass by persons or

domestic animals, vandalism, and complaints about agricultural practices. The width of buffers shall be consistent with the agricultural buffer policies adopted in the General Plan. For larger residential lots, housing shall be set back a minimum of 300 feet from adjoining agricultural land, to the extent feasible. Where smaller lots are proposed, that rely upon common well and/or septic systems, residential setbacks may be reduced to a minimum of 100 feet where buffering measures are incorporated, such as solid fencing, berms, dense landscaping, and/or other design features.

- (13) Visual resources. Roads and building sites shall be located to minimize site disturbance and visibility from public roads and viewing areas, to the extent feasible considering agricultural and environmental factors.
- (14) Habitat protection. Clustered agricultural housing development shall be located and designed to ensure maximum protection of sensitive habitats such as Swainson's hawk habitat and wetlands.

(g) Conservation of remainder agricultural production parcel

No clustered agricultural housing development shall be approved without an easement that assures the permanent conservation for agricultural use of the remainder agricultural production parcel that is created as part of the project. The required conservation easement shall be maintained in perpetuity, and the terms and minimum requirements for the conservation easement recorded to satisfy the requirements of this provision shall be at least as stringent as those set forth in Section 8-2.2416 of this Chapter. The conservation easement shall be recorded concurrently with the Parcel or Final Map that creates the subdivision.

(h) Homeowners association

A homeowners association, or other suitable organization as approved by the County Counsel, shall be formed and membership shall be mandatory for each buyer and successive buyer of each of the clustered agricultural housing units where required to monitor and maintain infrastructure owned in common (e.g., private roads, community water systems, community wastewater treatment, stormwater basins, etc.).

(i) Sunset

This ordinance shall expire three years after its effective date unless it is extended by further action of the Board of Supervisors following a noticed public hearing. Any applications pending at the time of its expiration shall remain valid, and shall be processed and considered for approval pursuant to the terms of this ordinance. Prior to its expiration, staff shall return to the Board of Supervisors with a report on the ordinance, including its overall effectiveness at addressing the issues that led to its adoption, and a recommendation for any extension of its term.

Sec. 8-2.404 Agricultural Conservation Easement and Mitigation Program

[changes to existing ordinance shown in bold underline]

(a) Purpose

(1) The purpose of this Section is to implement the agricultural land conservation policies contained in the Yolo County General Plan with a program designed to permanently protect agricultural land located within the unincorporated planning area.

(b) Definitions

Agricultural land or farmland

Those land areas of unincorporated Yolo County, regardless of current zoning, that are either currently used for agricultural purposes or that are substantially undeveloped and capable of agricultural production.

Agricultural mitigation land

Agricultural land encumbered by a farmland deed restriction, a farmland conservation easement or such other farmland conservation mechanism acceptable to the County.

Agricultural use

Those **principal, accessory, and conditional** uses and structures defined in **Section 8-2.304 of this Title**, including the restoration or conversion to habitat, so long as the restoration or conversion is incidental to or ancillary to the agricultural uses on the parcel, and excluding medium-sized, large, and very large solar energy systems, which are subject to Sections 8-2.**1104** and 8-2.**1105 of this Title**.

Farmland conservation easement

The granting of an easement over agricultural land for the purpose of restricting its use to agricultural activities.

Farmland deed restriction

The creation of a deed restriction, covenant or condition which precludes the use of the agricultural land subject to the restriction for any nonagricultural purposes, use, operation or activity. The deed restriction shall provide that the land subject to the restriction will permanently remain agricultural land.

Predominantly non-agricultural use

Any use not defined or listed as a principal, accessory, and conditional use allowed in the agricultural zones, as defined in the Yolo County Code sections listed in subsection (c), above. Predominantly non-agricultural use specifically does not include the restoration or conversion to habitat, so long as the restoration or conversion is incidental to or ancillary to the agricultural uses on the parcel.

Qualifying entity

A nonprofit public benefit 501(c)(3) corporation operating in Yolo County for the purpose of conserving and protecting land in its natural, rural or agricultural condition. The County favors the use of a local non-profit agricultural conservation entity, a statewide non-profit agricultural conservation entity or entities, or the regional branch of a nationally recognized non-profit agricultural conservation entity as the easement holder. The County will consider the following criteria when considering the non-profit agricultural conservation entity for these purposes, and when monitoring the performance of qualifying entities over time:

- (i) Whether the entity is a non-profit organization that is either based locally, is statewide, or is a regional branch of a national non-profit organization whose principal purpose is holding and administering agricultural conservation easements for the purposes of conserving and maintaining lands in agricultural production;
- (ii) Whether the entity has a long-term proven and established record for holding and administering easements for the purposes of conserving and maintaining lands in agricultural production;
- (iii) Whether the entity has a history of holding and administering easements in Yolo County for the foregoing purposes;
- (iv) Whether the entity has adopted the Land Trust Alliance's "Standards and Practices" and is operating in compliance with those Standards and Practices; and
- (v) Any other information that the County finds relevant under the circumstances.

A local public agency may be an easement coholder if that agency was the lead agency during the environmental review process. The County also favors that applicants transfer the easement rights or in lieu fees directly to the recognized non-profit agricultural conservation entity in accordance with that entity's procedures. The County retains the discretion to determine whether the agricultural conservation entity identified by the applicant and the local lead agency has met the criteria delineated above. Qualifying entities may be approved by the Board of Supervisors from time to time.

Small project

A development project that is less than five (5) acres in size. A small project does not include one phase or portion of a larger project greater than 5 acres that is subject to master, specific, or overall development plan.

(c) Mitigation requirements

- (1) Agricultural mitigation shall be required for conversion or change from agricultural use to an urban use prior to, or concurrent with, approval of a zone change from agricultural to urban zoning, permit, or other discretionary or ministerial approval by the County, or as allowed by **subsection (3)**, below. A minimum of one (1) acre of agricultural land shall be preserved for each acre of agricultural land changed to an urban use or zoning classification (1:1 ratio). Application for a zone change,

permit, or other discretionary or ministerial approval shall include provisions for agricultural mitigation land. The following uses shall be exempt from this requirement: affordable housing projects, where a majority of the units are affordable to very low or low income households, as defined in Title 8, **Chapter 9** of the Yolo County Code (Inclusionary Housing Requirements); public uses such as parks, schools, and cultural institutions. Finally, also exempt are projects involving the conversion of land to urban use to the extent that agricultural mitigation was provided prior to the effective date of the ordinance that revised this subsection (a) to require mitigation for conversions to urban uses.

- (2) Agricultural mitigation requirements shall be satisfied as follows:
- (i) If the area to be converted is five (5) acres or more in size, subject to the exception in (2), below, by granting, in perpetuity, a farmland conservation easement, a farmland deed restriction, or other farmland conservation mechanism to, or for the benefit of, the County and/or other qualifying entity approved by the County; and, the payment of fees sufficient to compensate for all administrative costs incurred by the County or easement holder inclusive of funds for the establishment of an endowment to provide for monitoring, enforcement, and all other services necessary to ensure that the conservation purposes of the easement or other restriction are maintained in perpetuity;
 - (ii) If the area to be converted is a small project less than five (5) acres in size, ~~or if a complete application for the project requiring mitigation (regardless of size) was filed prior to May 6, 2008,~~ by granting a farmland conservation easement as described in **subsection (i)**, above, or payment of the in-lieu fee established by the County to purchase a farmland conservation easement, farmland deed restriction, or other farmland conservation mechanism consistent with the provisions of this section; and the payment of fees in an amount established by the County to compensate for all administrative costs incurred by the County inclusive of endowment funds for the purposes set forth in subsection **(i)**, above. The in-lieu fee, paid to the County, shall be used for agricultural mitigation purposes only (i.e. purchases of conservation easements and related transaction and administrative costs). If Yolo County or a qualifying entity establishes a farmland mitigation bank, farmland mitigation may be satisfied by the purchase of credits from the mitigation bank equivalent to the amount of the required in-lieu fees. The farmland mitigation bank must be approved by the Board of Supervisors to satisfy farmland mitigation requirements.
- (3) Agricultural mitigation (payment of an in-lieu fee or purchase of a conservation easement) shall be completed as a condition of approval prior to the acceptance of a final parcel or subdivision map, or prior to the

issuance of any building permit or other final approval for development projects that do not involve a map.

(d) Eligible lands

Land shall meet all of the following criteria in sections **(1)** through **(7)**, below, to qualify as agricultural mitigation:

- (1) Agricultural conservation easements resulting from this program shall be acquired from willing sellers only;
- (2) The property is of adequate size, configuration and location to be viable for continued agricultural use;
- (3) The Yolo County Land Evaluation and Site Assessment (LESA) model rating and equivalent class of soil for the agricultural mitigation land shall be comparable to, or better than, the land which is converted to a urban land or use;
- (4) The land shall have an adequate water supply to maintain the purposes of the easement, i.e., to irrigate farmland if the converted farmland is irrigated or capable of irrigation. The water supply shall be sufficient to support ongoing agricultural uses;
- (5) The mitigation land shall be located within the County of Yolo, within a two (2) mile radius of the land that is the subject of a conversion from agricultural to nonagricultural use or zoning classification. If the land within a two (2) mile radius is demonstrated to be unavailable to the reasonable satisfaction of the Director of the Planning and Public Works Department or his or her designee, lands outside the two (2) mile radius area but within a four (4) mile radius, may be used for the purpose of the agricultural mitigation provided that the land is of equal or better conservation easement market value to the land inside the two (2) mile radius area (i.e., the total cost or market value of purchasing the required conservation easement within the four mile radius is equal or greater than the total cost or market value of purchasing the easement within the two mile radius);
- (6) **To the extent possible, mitigation lands shall promote open space connectivity and shall be in close proximity to existing growth boundaries for the communities and cities within the County;**
- (67)** It is the intent of this program to work in a coordinated fashion with the habitat conservation objectives of the Yolo County Joint Powers Authority (JPA) habitat management program. The mitigation land may not overlap with existing habitat conservation easement areas; the intent is to not allow “stacking” of easements, except for riparian corridors which may be subject to agricultural and habitat easements that do not generally exceed 5% of the total area on any particular easement of agricultural mitigation land.

(e) Ineligible lands

A property is ineligible to serve as agricultural mitigation land if any the circumstances below apply:

- (1) The property is currently encumbered by a conservation, flood, or other type of easement or deed restriction that legally or practicably prevents converting the property to a nonagricultural use; or
- (2) The property is currently under public ownership and will remain so in the future, except to the extent it is included within a mitigation bank that may subsequently be established by the County or other public agency; or
- (3) The property is subject to physical conditions that legally or practicably prevent converting the property to a nonagricultural use.

(f) Minimum conservation requirements

The following minimum requirements shall be incorporated into all conservation easements or other instruments recorded to satisfy the requirements of this mitigation program. Nothing in this **Subsection (f)** is intended to prevent the inclusion of requirements that require a higher level of performance from the parties to a conservation easement or other instrument to ensure that the goals of this mitigation program are achieved.

- (1) It is the intent of the County to transfer most, if not all, of the easements that are received from this program to a qualifying entity, as defined above, for the purpose of monitoring compliance with easement terms and taking any necessary enforcement and related actions.
- (2) All farmland conservation easements, or other farmland conservation mechanisms shall be implemented through a legal instrument acceptable to County Counsel and the qualifying entity that will receive the easement, and signed by all owners with an interest in the mitigation land.
- (3) The instrument shall prohibit any uses or activities which substantially impair or diminish the agricultural productivity of the mitigation land, except for the restoration or conversion to habitat uses of up to 5% of the total easement land, or that are otherwise inconsistent with the conservation purposes of this mitigation program. The instrument shall protect the existing water rights and retain them with the agricultural mitigation land, however the instrument shall not preclude the limited transfer of water rights on a temporary basis (i.e., not to exceed two years in any ten-year period) to other agricultural uses within the County, so long as sufficient water remains available to continue agricultural use of the mitigation land.
- (4) The instrument shall prohibit the presence of a home, except an existing home that has been present on the proposed easement for at least

twenty-five (25) years, or construction of a comparable replacement for such a home. **The instrument shall specify that ancillary uses must be clearly subordinate to the primary agricultural use, particularly with regards to home sites.**

- (5) Instruments that convey an interest in the mitigation land to a qualifying entity, shall name the County as a third party beneficiary with full enforcement rights.
- (6) Interests in agricultural mitigation land shall be held in trust by a qualifying entity and/or the County in perpetuity. Except as provided in subsection (g) of this section, the qualifying entity or the County shall not sell, lease, or convey any interest in agricultural mitigation land which it shall acquire.
- (7) The conservation easement, or other conservation mechanism recorded pursuant to this program, can only be terminated by judicial proceedings. Termination shall not be effective until the proceeds from the sale of the public's interest in the agricultural mitigation land is received and used or otherwise dedicated to acquire interests in other agricultural mitigation land in Yolo County, as approved by the County and provided in this chapter.
- (8) If any qualifying entity owning an interest in agricultural mitigation land ceases to exist, the duty to hold, administer, monitor and enforce the interest shall pass to the County or other qualifying entity as acceptable and approved by the County.

Sec. 8-2.406 In-Lieu Agricultural Mitigation Fee
[changes to existing ordinance shown in bold underline and strikeout]

(a) Purpose

This ordinance **Section** establishes certain fees that, pursuant to a companion ordinance (the “Agricultural Conservation Easement Program”) **Section 8-2.405**, are required to be paid by new development that converts less than five (5) acres of agricultural lands to nonagricultural uses. The fees established by this **Section** are estimated to be equal to the cost of conserving one acre of agricultural land for every acre developed. Specifically, this **Section** establishes and sets forth regulations relating to the imposition, collection, and use of fees for the conservation of agricultural lands through purchase of conservation easements.

(b) In-Lieu Agricultural Mitigation Fee

- (1) Section 8-2.**405**, ~~2416 of Title 8, Chapter 2 of the County Code, as amended by the ordinance establishing the Agricultural Conservation Easement and Mitigation Program (Ordinance No. 08-___)~~, sets forth the details and requirements of the Program. The Program requires agricultural mitigation for the conversion or change from agricultural use to a predominantly non-agricultural use prior to, or concurrent with, approval of a permit or other land use entitlement or approval, including but not limited to zone change, by the County.
- (2) The Agricultural Conservation Easement Program specifies that development projects that result in the conversion of less than five (5) acres of agricultural land (~~and projects for which a complete application was filed prior to April 1, 2008~~) shall be required to pay an in-lieu fee, based on a per acre calculation of the conversion amount.
- (3) The formula for determining the amount of the per-acre in-lieu fee to be paid shall be as follows, ~~consistent with Table 7 of Attachment C hereto~~, and as updated according to Subsection **(5)**, below:

Table 1
In-Lieu Agricultural Mitigation Fee

Cost Component	Per Acre Fee
Easement Acquisition Cost	\$8,400
Transaction Cost	\$420
Monitoring Endowment	\$880
Administrative Costs	\$280
Contingency	\$115
Total (rounded)	\$10,100

Source: Table 7, Yolo County Agricultural Mitigation Fee Analysis, Economic and Planning Systems, August 7, 2007

- (4) The fees collected pursuant to this ordinance shall be used to pay the costs associated with acquiring and maintaining agricultural conservation easements, including the specific costs identified in Table 1, above.
- (5) The In-Lieu Agricultural Mitigation Fee ~~shall be automatically~~ may be updated quarterly based on two separate indices. The non-acquisition related costs ~~will~~ may be updated based on changes in the Consumer Price Index (CPI), a typical measure of inflation. The acquisition costs ~~will~~ may be updated based on changes in the Office of Federal Housing Enterprise Oversight (OFHEO) housing price index for the Sacramento Metropolitan Statistical Area, which is proxy for land costs. This index is published four times a year, in early December, March, June, and September.

(c) Payment of Fees

For any development project subject to this ordinance, fees levied hereunder shall be paid to the County of Yolo prior to the acceptance of any final subdivision map, issuance of a conditional use permit or approval of a site plan, or issuance of building permit(s), or such other ministerial or discretionary approval that triggers the fee requirement, whichever occurs first. The Planning and Public Works Department shall not accept any final subdivision map, issue any conditional use permit or approve any site plan, or issue any building permit(s) or any other ministerial or discretionary approval to any development subject to this ordinance without first receiving payment of the required fees from the applicant.

(d) Accounting and Register of Payment

- (1) The fees collected pursuant to this ordinance shall be placed by the Planning and Public Works Department in a separate interest bearing account for the In-Lieu Agricultural Fee Program, as further described in **Subsection (f)**, below.
- (2) The Planning and Public Works Department shall maintain a register for each account indicating the date of payment of each fee, the amount paid, Assessor's Parcel Number and the name of the payor.
- (3) Pursuant to Government Code section 66006(b)(1), within 180 days after the last day of each fiscal year, the Planning and Public Works Department shall prepare an accounting of all fees paid into and withdrawn from the account during the prior fiscal year. This accounting shall include all of the information required by subdivision (b)(1) of section 66006, including but not limited to the source and amounts collected, the beginning and ending balance of the account, the interest earned during the prior fiscal year, the amounts expended from the account, and the projects for which such expenditures were made.

(e) Independent Fee Calculations

- (1) Following a request made by an affected party, if in the judgment of the Director of the Planning and Public Works Department ("Director") none of the fee amounts set forth in the schedule in Table 1, above, appears to accurately correspond with the impacts resulting from issuance of the requested building permit (or certificate of occupancy if no building permit is required), the applicant shall provide to the Planning and Public Works Department for its review and evaluation an independent fee calculation, prepared by a consultant approved by the Director. The independent fee calculation shall show the basis upon which it was made and shall include, at a minimum, the costs of recent easement transactions in Yolo County. The Director may require, as a condition of the issuance of the requested permit, payment of an alternative impact fee based on this calculation. With the independent fee calculation, the applicant shall pay to the Planning and Public Works Department an administrative processing fee of seven hundred and sixty eight (\$768) dollars per calculation or such amount that may be set in the County's Master Fee Resolution in effect at the time the project is submitted.
- (2) While there is a presumption that the calculation set forth in the In-Lieu Agricultural Mitigation Fee study (as may be adjusted from time to time in accordance with this ordinance) is correct, the Director shall consider the documentation submitted by the applicant. The Director is not required to accept as true the facts contained in such documentation. If the Director reasonably deems the facts in such documentation to be inaccurate or not reliable, he or she may require the applicant to submit additional or different documentation or, alternatively, refuse to accept any further documentation and apply the formula set forth in **Subsection (b)**, above, to the development at issue. The Director is authorized to adjust the fee on a case-by-case basis based on the independent fee calculations or the specific characteristics of the permit (or certificate of occupancy if no building permit is required), provided the amount of the adjusted fee is consistent with the criteria set forth in Government Code section 66001(a)-(b) and other applicable legal requirements.

(f) Establishment of In-Lieu Fee Account

- (1) An interest-bearing account shall be established for the fees collected pursuant to this ordinance and shall be entitled "In-Lieu Agricultural Mitigation Fee Account". Impact fees shall be earmarked specifically and deposited in this account and shall be prudently invested in a manner consistent with the investment policies of the County. Funds withdrawn from this account shall be used in accordance with the provisions of this ordinance. Interest earned on impact fees shall be retained in the account and expended for the purpose for which the impact fees were collected.
- (2) On an annual basis, the Director shall provide a report to the Board of Supervisors on the account showing the source and amount of all moneys collected, earned, or received, and system improvements that were financed in whole or in part by impact fees. This report may be

identical in format and content with the report or other document prepared pursuant to **Subsection (d)(3), above**, and Government Code section 66006(b)(1).

- (3) In accordance with Government Code section 66001(d), for the fifth fiscal year following the first deposit of fees into the account and every five years thereafter, if some or all of the collected fees have not been expended, the Board of Supervisors shall make the findings set forth in Government Code section 66001(d) or take other measures provided in subdivisions (d) and (e) of section 66001, including a refund of any unexpended moneys pursuant to **Subsection (g)**, below.

(g) Refunds

- (1) Except where the Board of Supervisors has timely made the findings set forth in Government Code section 66001(d), upon application of the property owner made pursuant to Subsections **(3) through (5)** of this Section, the County shall refund that portion of any impact fee which has been on deposit over five years, whether committed or uncommitted. The refund shall be made to the then-current owner or owners of lots or units of the development project or projects, as reflected on the last equalized assessment roll.
- (2) The County may refund by direct payment, by offsetting the refund against other impact fees due for development projects by the owner on the same or other property, or otherwise by agreement with the owner. A person who receives a refund under this provision shall not commence construction of the land development for which the refund was made without repaying the required fees.
- (3) If the County fails to expend the fees within five years of payment, or where appropriate findings have been made, such other time periods pursuant to Section 66000 et seq. of the Government Code, the current owner of the property for which impact fees have been paid may receive a refund of the remaining amount of the fee payment. In determining whether fees have been expended, impact fees shall be considered expended on a first in, first out basis.
- (4) The County shall notify potential claimants by first class mail deposited with the United States Postal Service at the last known address of such claimants.
- (5) Property owners seeking a refund of impact fees must submit a written request for a refund of the fees to the Director of Planning and Public Works within one year of the date that the right to claim the refund arises or the date the notice described in Subsection **(4)** of this Section is given, whichever is later.
- (6) Any impact fees for which no application for a refund has been made within the one year period shall be retained by the County and expended on the appropriate purchases of easements.

- (7) Refunds of impact fees under this ordinance shall include any interest earned on the impact fees by the County.
- (8) When the County terminates the impact fee program established by this ordinance, all unexpended and unencumbered funds, including interest earned, shall be refunded pursuant to this ordinance. The County shall publish notice of the determination and the availability of refunds in a newspaper of general circulation at least two times and shall notify all potential claimants by first class mail to the last known address of the claimants. All funds available for refund shall be retained for a period of one year after the second publication. At the end of one year, any remaining funds shall be retained by the County, but must be expended for the appropriate public facilities. This notice requirement shall not apply if there are not unexpended or unencumbered balances within the account.
- (9) The County shall also refund the impact fee paid plus interest to the current owner of property for which the impact fee had been paid if the development was never completed or occupied; provided, that if the County expended or encumbered the impact fee in good faith prior to the application for a refund, the Director may decline to provide the refund. If within a period of three years, the same or subsequent owner of the property proceeds with the same or substantially similar development, the owner can petition the Director for an offset against the fees previously paid to, and expended or encumbered by, the County. The petitioner shall provide receipts of impact fees previously paid for a development of the same or substantially similar nature on the same property or some portion thereof.

(h) Use of Funds

- (1) The fees collected pursuant to this ordinance may be spent for the conservation of agricultural lands through purchase of conservation easements, including any related administrative, monitoring, stewardship, and legal costs.
- (2) It is the intent of the County to transfer most, if not all, of the fees that are collected to a qualifying entity, that will purchase and maintain easements.
- (3) In-Lieu fees may be used to recoup costs for conservation easement purchases previously incurred by the County, provided the costs recouped by the County were incurred in connection with the Agricultural Conservation Easement Program.
- (4) In the event that bonds or similar debt instruments are or have been issued for the advanced purchase of conservation easements, In-Lieu fees may be used to pay debt service on such bonds or similar debt instruments to the extent that purchases are consistent with the Agricultural Conservation **and Mitigation** Program and this **Section**.

(i) Protests and Appeals

Protests shall be filed in accordance with Sections 66020 and 66021 of the Government Code. At the time any fees are imposed pursuant to this ordinance, County staff shall provide the project applicant written notice of the imposition of the fees, a statement of the amount of the fees, and notification of the commencement of the ninety (90) day period for filing a protest under Government Code section 66020(d)(1).

Sec. 8-2.407 Transfer of Development Rights Program (reserved)

Sec. 8-2.408 Williamson Act Land Use Contracts

See "Yolo County Williamson Act Program and Guidelines," a separate document which is not a part of the County Code.

2013 UPDATED YOLO COUNTY CODE

Title 8 LAND DEVELOPMENT

CHAPTER 2: ZONING REGULATIONS

Article 8: Public and Open Space Zones

Sec. 8-2.801. Purpose

The purpose of the public and open space zones is to provide for areas that support and enhance a wide range of open space, recreation, and public uses.

Sec. 8-2.802 Public and Open Space Zones

Public and open space areas are separated into three zoning districts, with specific Use Types, minimum lot area, and other requirements, as described below.

(a) Parks and Recreation (P-R) Zone

The purpose of the Parks and Recreation (P-R) zone is to identify lands that are developed as existing County parks and to designate lands for future parks. Permitted uses in the P-R zone include a wide range of active recreational activities, whether located outdoors or within recreational or community buildings. Typical development in the P-R zone includes sports fields, tot lots, and public pools. Some P-R zones serve as agricultural buffer areas. Detention basins are an allowed ancillary use in the P-R zone when designed with recreation or sports features. The only retail and service activities allowed in the P-R zone are those that are operated by park personnel or under a concession arrangement (gift stores, restaurants, guides, etc.)

The P-R zone is not usually applied to undeveloped lands that support only passive recreational activities such as hiking or bicycling. These latter lands are zoned Public Open Space (see below). Note that most park uses would normally be required to locate on lands that have been zoned PQP; however, smaller uses of less than 5,000 square feet of total building space, or one acre in size for a park, may be permitted to locate in other zones, such as commercial and some industrial zones, without a rezoning to PQP. The P-R zone implements the Parks and Recreation (PR) land use designation in the 2030 Countywide General Plan.

(b) Public Open Space (POS) Zone

The purpose of the Public Open Space (POS) zone is recognize major publicly-owned open space lands, major natural water bodies, agricultural buffer areas, and habitat preserves. The POS lands are characterized by passive or low management uses. Detention basins are allowed in the POS zone if they are designed with naturalized features and native landscaping. The POS zone implements the Open Space (OS) land use designation in the 2030 Countywide General Plan.

(c) Public and Quasi-Public (PQP) Zone

The Public and Quasi-Public (PQP) zone is applied to lands that are occupied or used for public and governmental offices, places of worship, schools, libraries, and civic uses. Other typical uses include airports, water and wastewater treatment plants, drainage basins, and sanitary landfills. As with park facilities, smaller public/quasi-public uses involving less than 5,000 square feet of building space may be permitted in commercial and some industrial zones. The PQP zone implements the Public and Quasi-Public (PQ) land use designation in the 2030 Countywide General Plan.

Sec. 8-2.803 Public and Open Space Use Types Defined

As with the other zone districts, a Use Classification System has been employed to identify public and open space Use Types. “Principal” uses are allowed by right. “Accessory” or “ancillary” uses are allowed by right or with the issuance of a Site Plan Review. A smaller number of uses are “conditional” uses permitted through the issuance of a Minor or Major Use Permit.

The Use Types include a wide range of passive and active recreational uses, and public-oriented activities. The descriptions of the Use Types in this chapter contain individual specific uses that are classified within the Use Type. These lists of specific typical uses are examples and are not meant to include all uses that may properly be classified within the Use Type. If a specific use is not included under a Use Type, the Planning Director has the discretion of finding that the specific use is similar or consistent with another listed use, and may be allowed as a principal, accessory, or conditional use or, conversely, may find that the use is not an allowed use within the zone.

(a) Passive Recreation Uses

This Use Type includes low intensity outdoor activities enjoyed by the public such as walking, hiking, bicycling, boating and water sports, picnicking, nature education, and bird watching.

(b) Active Recreation Uses

This Use Type includes all of the typical recreational activities that are offered in a developed County park, from outdoor recreation such as sports fields (baseball, football, soccer), swimming, camping/RV parks, marinas, health resorts and retreat centers to indoor activities in park buildings and community centers.

(c) Public and Civic Uses

The Use Type covers a wide range of uses including governmental offices, libraries, public schools, landfills, the County airport, treatment plants, and other official County or city functions.

(d) Quasi-Public Uses

This Use Type includes activities conducted in privately-owned facilities such as schools, museums, and fraternal organizations, and also private uses that attract large numbers of customers such as theaters and sports event venues.

Sec. 8-2.804. Tables of Public and Open Space Permit Requirements

The following Table 8-2.804 lists the permit requirements for examples of each Use Type in each public or open space zoning district. Examples of Use Types are defined as “principal,” “ancillary,” or “accessory” uses which are allowed “by right” (with issuance of only a building permit after zoning clearance), or are allowed through issuance of a non-discretionary (no public hearing) Site Plan Review. Additional examples of Use Types are defined as “conditional uses” that are permitted through the issuance of a discretionary Minor or Major Use Permit, after a public hearing.

Table 8-2.804

**Allowed Land Uses and Permit Requirements
for Public and Open Space Uses**

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

Passive Recreation				
Walking, hiking, bicycling, kayaking	A	A	A	
Nature center, museum	UP(m)	UP(m)	UP(m)	
Other rural recreation	UP(m)	UP(m)	N	See definition in Sec. 8-2.807 and Sec. 8-2.806(a)
Active Recreation				
Sports fields (baseball, soccer, etc.)	UP(m)	UP(m)	UP(m)	
Swimming pool, aquatic center	UP(m)	UP(m)	UP(m)	
Boating facilities	UP(m)	UP(m)	UP(m)	
Campground or primitive campground	UP(m)	UP(m)	UP(m)	See Sec. 8-2.806(a)
Rural recreation	UP(m)	UP(m)	UP(m)	See definition and Sec. 8-2.806(a)
Public and Civic Uses				
Government, civic building, library	SP	SP	SP	
Public landfill, treatment plant, airport	SP	SP	SP	
School, public	SP	SP	SP	Not subject to County zoning.
Quasi-public Uses				
Fraternal organization, non-profit club	N	N	UP(m)	
Church, religious assembly	N	N	UP(m)	
School, private	N	N	UP(m)	
Utilities and services	N	SP	UP(m)	
Entertainment and spectator sports	N	N	UP(m)	
Private aviation uses in airport	N	N	SP	See Sec. 8-2.806(b)
Other Uses				
Agricultural production, wildlife habitat	A	A	A	
Agricultural processing	SP	SP	N	See definition in Sec. 8-2.307
Retail or service uses	SP	SP	SP	See Sec. 8-2.806(c)
Restaurant, fast food or sit down	SP	SP	SP	
Outdoor eating and drinking	SP	SP	SP	
Professional offices	SP	N	SP	
Residential uses, except caretaker	N	N	N	
Caretaker residence	SP	SP	SP	See Sec. 8-2.806(d)
Industrial and storage uses, except corp	N	N	UP(m)	
Corporation yard	SP	N	SP	
Solar, wind, cell tower facility	--	--	--	See Article 11

* An “allowed use” does not require a zoning or land use permit, but is still subject to permit requirements of other Yolo County divisions such as Building, Environmental Health, and Public Works.

Sec. 8-2.805. Table of Development Requirements

The following Table 8-2.805 identifies the development requirements, including minimum parcel sizes, setbacks, and other standards that allowed and permitted uses in the commercial zones must meet as a standard or condition of any issued building permit, Site Plan Review, or Use Permit.

Table 8-2.805

Development Requirements in Public and Open Space Zones

ZONE	Minimum Lot Area (acres or square ft)	Front Yard Setback (feet)	Rear Yard Setback (feet)	Side Yard Setback (feet)	Height Limits (feet)	Maximum Floor Area Ratio
P-R	None	None	None, except 15 feet if abutting residential zone		35 feet	0.025
POS					35 feet	0.001
PQP⁽¹⁾		5 feet or match the prevailing setback on the adjacent properties	10 feet, except 20 feet if abutting residential	None, except 10 feet if abutting residential	Maximum of 50 feet or four stories ⁽²⁾	0.5

- Notes: (1) Small uses of less than 5,000 square feet of total building space, or one acre in size for a park, may be permitted in other zones, such as commercial and some industrial zones, without a rezoning to PQP.
 (2) In the A-O zone, the height limit is 30 feet. Structures over 30 feet may be allowed with a Use Permit.
 (3) Development near the toe of any levee is restricted, see Section 8-2.306(ac).

Sec. 8-2.806. Specific Use Requirements or Performance Standards

The following specific use requirements may be applicable to some of the specific uses or zones identified in the previous Table 8-2.805, and shall be applied to any issued building permits, Site Plan Review, or Use Permit for uses in the public and open space zones.

(a) Rural recreational facilities

- (1) Activities on land in the P-R and POS zones shall require issuance of a Major Use Permit for any rural recreational uses requiring new construction and/or generating in excess of 100 vehicle trips per use or per day. Such uses shall be found to meet the following standards:
 - i. The use will not substantially modify the land's natural characteristics or change them beyond those modifications already related to current or previous open space or agricultural uses;
 - ii. The use will not be detrimental to surrounding open space and agricultural uses in the area.
- (2) In addition to the above findings, proposed uses such as health resorts, spas, and retreat centers must be found to benefit from locating in a quiet, sparsely-populated, natural environment. In addition, any proposed uses such as health resorts, spas, and retreat centers must operate under a concession arrangement with a public or non-profit organization.

(b) Aviation uses

Aviation uses allowed as principal permitted uses in the A-O zone include accessory structures and facilities including aircraft and aviation accessory sales; aircraft fueling stations; aircraft storage, service, and repair hangars; lighting, radio, and radar facilities; runways, taxiways, landing strips, and aprons, grassed or paved; and terminal facilities for passengers and freight.

(c) Retail, service, or office uses

Any retail, service or office uses (gift stores, restaurants, guide services, horseback riding, etc.) must be operated by park personnel or operate under a concession arrangement with a public or non-profit organization.

(d) Caretaker residence

Regional parks and campgrounds are allowed one caretaker unit. No allowed residential uses for community and neighborhood parks and similar facilities. Public open space is allowed one caretaker unit.

Sec. 8-2.807 Definitions

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.

**2013 UPDATED
YOLO COUNTY CODE**

**Title 8 LAND DEVELOPMENT
CHAPTER 2: ZONING REGULATIONS**

**Article 9: Specific Plan, Planned Development,
and Overlay Zones**

Sec. 8-2.901 Purpose

The purpose of the Specific Plan, ~~Planned Development~~, and the Overlay Zones is to implement the 2030 Yolo Countywide General Plan policies by adopting additional zoning tools that enhance and protect a range of land uses. The overlay zones described in this article establish standards and regulations that apply to specified areas that are in addition to the requirements established by the underlying base zone district. If a requirement of an overlay zone should conflict with the underlying base zone, the overlay zone requirements shall control.

Sec. 8-2.902 Specific Plan and ~~Planned Development~~ Zones

The Specific Plan and ~~Planned Development~~ zones are is not an overlay zone, but is a base zone similar to agricultural, residential, commercial, and industrial base zoning.

(a) Specific Plan (S-P) Zone

The purpose of the Specific Plan (S-P) zone is to identify lands that are planned for future urban growth but which cannot be developed until detailed development standards as outlined in a “specific plan” are adopted. The required contents of a specific plan are defined under State law (Government Code 64540 *et seq*). In addition, the 2030 Yolo Countywide General Plan includes policies that set parameters or requirements for development in each specific plan area, including approximate acres of planned uses and ranges of residential and commercial unit counts. These policies and development parameters are cited in Table 8-2.905.

The areas identified for preparation of specific plans in the 2030 Countywide General Plan include Dunnigan, Knights Landing, Elkhorn, Madison, and Covell/Pole Line Road in north Davis (Table 8-2.902-1).

**Table 8-2.902-1
Specific Plan (S-P) Areas**

Specific Plan Area	Acreage
Dunnigan	2,254
Knights Landing	212
Madison	413
Elkhorn	344
Covell/Pole Line Rd.	384
Total	3,606

Source: 2030 Countywide General Plan, 2009

The Specific Plan (S-P) zoning allows agricultural uses in the zoned area to continue temporarily until such time as a specific plan has been adopted, or until the zoning or land use designation is otherwise amended. Ultimate land uses must be consistent with the adopted Specific Plan. Capital intensive agricultural uses are discouraged in lands that are zoned S-P so as not to preclude later planned urban uses.

The S-P zone implements the Specific Plan (SP) land use designation in the 2030 Yolo Countywide General Plan.

(b) ~~Planned Development (PD) Zone~~

~~The purpose of the Planned Development (PD) overlay zone is to encourage a more flexible and efficient use of land for larger urban development projects that include an excellence in site design greater than that which could be achieved through the application of established zoning standards. Use of a PD zone process requires the rezoning of a parcel or parcels from the existing base zone to a uniquely defined PD zone with its own number identification (such as PD-45). A PD zone must be generally consistent with its associated base, e.g., residential or commercial. PD zoning is not intended for agricultural zones or uses.~~

~~Many of the Planned Development projects in Yolo County were approved decades ago and have since been developed. These completed projects have been rezoned to their appropriate base zones, based on developed densities and uses, and the PD regulations have been rescinded, unless they are still relevant. The relevant PD zones that have been retained in their individual PD zoning, including recently approved subdivisions in Esparto that have not yet been constructed, are identified in Table 8-2.902-2, below.~~

**Table 8-2.902-2
Planned Development Zone Areas**

Planned Development No. /Name	Associated Zone	Location
PD-9 Hilltop Estates	A-N	Monument Hills
PD-25 Binning Farms	R-L	North Davis
PD-42 Country West I	R-L	Esparto
PD-45 Wild Wings	R-L	Wild Wings
PD-47 North Davis Meadows II	R-L	North Davis
PD-48 Country West II	R-L	Esparto
PD-49 Snow Subdivision	R-L	Knights Landing
PD-53 Esperanza Estates	R-L	Esparto
PD-56 Dunnigan Truck and Travel Center	L-I	Dunnigan
PD-57 Lopez Subdivision/Ryland	R-L	Esparto
PD-58 White/Castle Subdivision	R-L	Knights Landing
PD-59 Orciuoli/Castle Subdivision	R-L	Esparto
PD-60 E. Parker Subdivision/Emerald	R-L	Esparto
PD-61 Story Subdivision/Emerald	R-L	Esparto
PD-62 Capay Cottages Subdivision	R-L	Esparto
PD-64 Jensen Parcel Map	L-I	Clarksburg

1. Includes relevant PD zones adopted through 2012. Excludes historic PD zones that have been fully developed and that have been rezoned to appropriate current underlying zone districts based on developed densities and uses.

Sec. 8-2.903 Overlay Zones

Policy LU-1.1 and Table LU-4 in the 2030 Yolo Countywide General Plan establish and define six overlay land use designations, which correspond to five new overlay zoning districts listed below. The Mineral Resource Overlay defined in the General Plan is implemented by the existing Sand and Gravel, and Sand and Gravel Reserve, zones. A seventh overlay, the Airport Overlay (A-O), is not identified in the General Plan, but has been added to protect properties around the County Airport. **An eighth overlay zone incorporates some of the existing Planned Development (PD) zones approved by the County which have been retained for certain development projects.**

Overlay zones are added to, or on top of, a base zone, augmenting the base zone regulations with additional regulations related to the unique location or character of the parcels that are subject to the overlay zoning. If there are any inconsistencies between the overlay and the base zoning regulations, the overlay regulations prevail. When referring to an overlay zone, the overlay name is added to the base zoning, following it separated by a slash marking (“/”), e.g., A-N/A-O **(except for the Planned Development overlay zones, which are designated with the number of the original approved zone, e.g., PD-45).**

The overlay zones, **excluding the PD zones,** with their corresponding acreage sizes are identified in Table 8-2.903-1, below.

**Table 8-2.903-1
Overlay Zone Areas**

Overlay Zone	Acreage
Specific Plan Overlays:	
Dunnigan	927
Knights Landing	224
Madison	100
Elkhorn	5
Covell/Pole Line Road property	0
Natural Heritage	n/a
Agricultural District (Clarksburg)	35,171
Delta Protection	73,053
Sand and Gravel (Mineral Resource)	18,452
Tribal Trust	483
Airport	n/a

Source: 2030 Countywide General Plan, 2009

(a) Specific Plan Overlay

The Specific Plan Overlay (SP-O) zone, as distinguished from the S-P base zone, applies to existing and planned growth areas subject to a future specific plan, but which retain the underlying base zone until a specific plan is adopted. The SP-O overlay is applied to development areas that are adjacent to identified Specific Plan (S-P) zoned lands. For example, the town of Dunnigan includes approximately 2,254 acres of largely vacant agricultural land that is zoned S-P (with no underlying base zoning). Another 927 acres of adjacent developed land (not zoned S-P, but zoned SP-O) includes the existing rural homes in the Hardwoods subdivision and in the “Old Town” area, which retain their residential base zone (RR-1 and R-L) and are zoned with the SP-O overlay. In the SP-O

overlay, land uses consistent with the existing base zoning are allowed until a specific plan has been adopted, at which point the specific plan takes precedence.

(b) Natural Heritage Overlay

The Natural Heritage Overlay (NH-O) applies to focused conservation areas identified in the Yolo Natural Heritage Program (the Yolo County Habitat Conservation/Natural Communities Conservation Plan). Allowed land uses are limited to those consistent with the adopted Yolo Natural Heritage Program and HCP/NCCP.

(c) Agricultural District Overlay

The Agricultural District Overlay (AD-O) applies to designated agricultural districts. Land uses consistent with the base designation and the district specifications are allowed. At the current time only one agricultural district has been adopted in the Clarksburg area. The zoning regulations for the Clarksburg Agricultural District are included in Section 8-2.401 in Article 4 of this chapter.

(d) Delta Protection Overlay

The Delta Protection Overlay (DP-O) applies to the State designated “primary zone” of the Sacramento-San Joaquin Delta, as defined in the Delta Protection Act. Land uses consistent with the base designation and the Delta Protection Commission’s Land Use and Resource Management Plan are allowed.

(e) Sand and Gravel and Sand and Gravel Reserve Overlays

The Sand and Gravel and Sand and Gravel Reserve Overlays (SG-O and SGR-O) apply to State designated mineral resource zones (MRZ-2) containing critical geological deposits needed for economic use in the future, as well as applying to existing mining operations.

(f) Tribal Trust Overlay

The Tribal Trust Overlay (TT-O) applies to tribal trust lands held by the federal government for recognized tribal governments.

(g) Airport Overlay

The Airport Overlay (A-O) zone is applied to the airport and properties within a 10,000 foot radius around the Yolo County Airport and included within the identified “safety zones” of the airport. The purpose of the overlay zone is to regulate uses and structural heights to ensure aviation safety as required by the Comprehensive Land Use Plan (CLUP) for the County Airport. The regulations specifically advise private property owners of the restrictions related to vegetation and height of structures.

(h) Planned Development (PD) Zone

The purpose of the Planned Development (PD) overlay zone is to encourage a more flexible and efficient use of land for larger urban development projects that include an excellence in site design greater than that which could be achieved through the application of established zoning standards. Use of a PD zone process requires the

rezoning of a parcel or parcels from the existing base zone to **the base zone overlain with a** uniquely defined PD zone with its own number identification (such as PD-45). A PD zone must be generally consistent with its associated base, e.g., residential or commercial. PD zoning is not intended for agricultural zones or uses.

Many of the Planned Development projects in Yolo County were approved decades ago and have since been developed. These completed projects have been rezoned to their appropriate base zones, based on developed densities and uses, and the PD regulations have been rescinded, unless they are still relevant. The relevant PD zones that have been retained in their individual PD zoning, including recently approved subdivisions in Esparto that have not yet been constructed, are identified in Table 8-2.903-2, below.

**Table 8-2.903-2
Planned Development Zone Areas**

Planned Development No. /Name	Associated Zone	Location
PD-9 Hilltop Estates	A-N	Monument Hills
PD-25 Binning Farms	R-L	North Davis
PD-42 Country West I	R-L	Esparto
PD-45 Wild Wings	R-L	Wild Wings
PD-47 North Davis Meadows II	R-L	North Davis
PD-48 Country West II	R-L	Esparto
PD-49 Snow Subdivision	R-L	Knights Landing
PD-53 Esperanza Estates	R-L	Esparto
PD-56 Dunnigan Truck and Travel Center	L-I	Dunnigan
PD-57 Lopez Subdivision/Ryland	R-L	Esparto
PD-58 White/Castle Subdivision	R-L	Knights Landing
PD-59 Orciuoli/Castle Subdivision	R-L	Esparto
PD-60 E. Parker Subdivision/Emerald	R-L	Esparto
PD-61 Story Subdivision/Emerald	R-L	Esparto
PD-62 Capay Cottages Subdivision	R-L	Esparto
PD-64 Jensen Parcel Map	L-I	Clarksburg

1. Includes relevant PD zones adopted through 2012. Excludes historic PD zones that have been fully developed and that have been rezoned to appropriate current underlying zone districts based on developed densities and uses.

Sec. 8-2.904 Use Types Defined

In contrast to the other zone districts, a detailed Use Classification System has not been employed to identify uses allowed in the S-P, PD, and the seven overlay zones. Instead, allowed and permitted uses are defined based on the Use Types that have already been established for base zones in the previous articles of this chapter.

Rather than repeat the individual examples of specific uses that are classified within the various Use Types for agricultural, residential, commercial, industrial, and open space uses, the following tables simply refer back to the broad Use Type categories and applicable development standards identified in the previous articles of the zoning ordinance.

Sec. 8-2.905 Table of Permit Requirements

The following Tables 8-2.905-1 and 8-2.905-2 lists the permit requirements for examples of each Use Type in each zoning district. Examples of Use Types are defined as “principal,” “ancillary,” or “accessory” uses which are allowed “by right” (with issuance of only a building permit after zoning clearance), or are allowed through issuance of a non-discretionary (no public hearing) Site Plan Review. Additional examples of Use Types are defined as “conditional uses” that are permitted through the issuance of a discretionary Minor or Major Use Permit, after a public hearing.

Note that the tables do not include permit requirements for the Tribal Trust Overlay (TT-O) zone, since these lands are not subject to the zoning jurisdiction of Yolo County. Additionally, as already noted above, the tables do not include the Agricultural District Overlay (AD-O) zone, since the regulations for the one AD-O zone that has been adopted for the Clarksburg area, are included in Section 8-2.401 in Article 4 of this chapter.

Table 8-2.905-1

**Allowed Land Uses and Permit Requirements
for S-P, PD, SP-O, and NH-O Zones**

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP (m) = Minor Use Permit UP (M) = Major Use Permit N = Use Not Allowed	Land Use Permit Required by Zone				Specific Use Requirements or Performance Standards
	S-P ⁽¹⁾	PD ⁽²⁾	SP-O ⁽¹⁾	NH-O	

USE TYPES

Agricultural Production					
Agricultural production	A	A	A	A	See Sec. 8-2.906(b).
Wildlife habitat, wetlands	N	N	N	A	See Sec. 8-2.306(a).
Agricultural Processing					
Agricultural processing	UP(m)	N	UP(m)	UP(m)	See Sec. 8-2.906(b).
Animal Facilities Uses					
Feedlots, dairies, etc.	N	N	N	UP(M)	See Sec. 8-2.306(c).
Kennels, stables, etc.	N	N	N	UP(m)	See Secs. 8-2.306(d) thru (i).
Agricultural Accessory Structures/Uses					
Barns, storage sheds	A	A	A	A	Interim uses allowed.
Coolers, dehydrators, silos	UP(m)	N	UP(m)	UP(m)	See Sec. 8-2.906(b).
Greenhouses, commercial	UP(m)	N	UP(m)	UP(m)	
Reservoirs, ponds	UP(m)	N	UP(m)	UP(m)	
Agricultural Commercial and Rural Recreation					
Large wineries, olive oil, stables, special events, B&Bs	N	N	N	UP(m)	See Sec. 8-2.906(b).and Secs. 8-2.306(i) thru (m).
All other ag commercial uses	UP(m)	N	UP(m)	UP(m)	
Game preserves and hunt clubs, over 50 persons/day	UP(M)	N	UP(M)	UP(M)	See Sec. 8-2.906(b).and Sec. 8-2.306(o).
All other rural recreation	N	N	N	UP(M)	
Agricultural Industrial, Resource Extraction, and Utilities Uses					
Solar, wind energy system	--	--	--	--	See Sec. 8-2.906(b) and Article 11 for permit requirements and standards.
Wireless communications	UP(M)	UP(M)	UP(M)	UP(M)	
All other ag industrial, resource, utilities uses	N	N	N	UP(m)	See Sec. 8-2.906(b).
Residential Uses					
Residential uses	--	--	--	--	See Sec. 8-2.906(c).
Home and Child Care Uses					
Group/home care <6 beds and child care <9 children	A	A	A	A	See Sec. 8-2.506(e) and (f).
All other related care uses	UP(m)	UP(m)	UP(m)	UP(m)	See Sec. 8-2.906(c).

Table 8-2.905-1 (con.)

**Allowed Land Uses and Permit Requirements
for S-P, PD, SP-O, and NH-O Zones**

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP (m) = Minor Use Permit UP (M) = Major Use Permit N = Use Not Allowed	Land Use Permit Required by Zone				Specific Use Requirements or Performance Standards
	S-P	PD	SP-O	NH-O	

USE TYPES

Commercial Uses					
All commercial uses	--	--	--	--	See Sec. 8-2.906(d).
Industrial Uses					
All industrial uses	--	--	--	--	See Sec. 8-2.906(d).
Public and Open Space Uses					
Public and open space uses	--	--	--	--	See Sec. 8-2.906(d).

*** An “allowed use” does not require a zoning or land use permit, but is still subject to permit requirements of other Yolo County divisions such as Building, Environmental Health, and Public Works.**

Notes:

- (1) In the S-P and SP-O zones, permit requirements in this table are for interim uses allowed prior to adoption of a Specific Plan, after which all proposed uses and permit requirements must be consistent with the adopted plan. See Sec. 8-2.906(b).
- (2) Additional requirements for a rezoning to a PD zone are included in Sec. 8-2.906(a). For PD zones, permit requirements in this table are for interim agricultural uses allowed prior to urban development or completion of urban development. All proposed non-agricultural uses and permit requirements must be consistent with the individual adopted PD regulations. See Sec. 8-2.906(b).
- (3) In the NH-O zones, prior to adoption of a Natural Heritage Plan, agricultural uses are allowed according to the underlying base zone. After adoption of a Natural Heritage Plan, all proposed uses and permit requirements must be consistent with the adopted plan.

Table 8-2.905-2

**Allowed Land Uses and Permit Requirements
for DP-O, MR-O, and A-O Overlay Zones**

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP (m) = Minor Use Permit UP (M) = Major Use Permit N = Use Not Allowed	Land Use Permit Required by Zone			Specific Use Requirements or Performance Standards
	DP-O ⁽¹⁾	SG-O and SGR-O⁽²⁾	A-O ⁽³⁾	

USE TYPES

Agricultural Production				
Agricultural production	A	A	A	
Wildlife habitat, wetlands	A	A	A	See Sec. 8-2.306(a).
Agricultural Processing				
Agricultural processing	A	A	A	See Table 8-2.304(a). Large, regional-serving operations may require a Site Plan or Use Permit.
Animal Facilities Uses				
Animal facilities uses	--	--	--	See Table 8-2.304(b).
Agricultural Accessory Structures/Uses				
Accessory structures	--	--	--	See Table 8-2.304(a).
Agricultural Commercial and Rural Recreation				
Agricultural commercial uses	--	--	--	See Table 8-2.304(c).
Rural recreation	--	--	--	See Table 8-2.304(c).
Agricultural Industrial, Resource Extraction, and Utilities Uses				
Solar, wind energy system	--	--	--	See Sec. 8-2.906(b) and Article 11 for requirements and standards.
Wireless communications	UP(M)	UP(M)	UP(M)	
Surface mining	UP(M)	UP(M)	UP(M)	See Sec 8-2.906(f), 306(q), and Title 10.
All other ag industrial, resource, utilities uses	--	--	--	See Table 8-2.304(d).
Residential Uses				
Residential uses	--	--	--	See Sec. 8-2.906(e).
Home and Child Care Uses				
Group/home care <6 beds and child care <9 children	A	A	A	See Sec. 8-2.506(e) and (f).
All other related home uses	--	--	--	See Sec. 8-2.906(e).

Table 8-2.905-2 (con.)

**Allowed Land Uses and Permit Requirements
for DP-O, MR-O, and A-O Overlay Zones**

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP (m) = Minor Use Permit UP (M) = Major Use Permit N = Use Not Allowed	Land Use Permit Required by Zone			Specific Use Requirements or Performance Standards
	DP-O ⁽¹⁾	SG-O and SGR -O ⁽²⁾	A-O ⁽³⁾	

USE TYPES

Commercial Uses				
All commercial uses	--	--	--	See Sec. 8-2.906(e).
Industrial Uses				
All industrial uses	--	--	--	See Sec. 8-2.906(e).
Public and Open Space Uses				
Public and open space uses	--	--	--	See Sec. 8-2.906(e).

*** An “allowed use” does not require a zoning or land use permit, but is still subject to permit requirements of other Yolo County divisions such as Building, Environmental Health, and Public Works.**

Notes:

(1) See Sec. 8-2.906(e). All uses must be consistent with the Land Use and Resource Management Plan adopted by the Delta Protection Commission.

(2) See Sec. 8-2.906(f). All uses must be consistent with the Cache Creek Specific Plan and associated policies and regulations. Also see Sec. 8-2.906(f) and Title 10.

(3) See Sec. 8-2.906(g). All uses must be consistent with the Comprehensive Land Use Plan (CLUP) for the County Airport. Federal Aviation Administration height regulations apply in the A-O zone.

Sec. 8-2.906 Specific Use Requirements or Performance Standards

The following specific use requirements may be applicable to some of the specific uses or zones identified in the previous Tables 8-2.905-1 and 905-2, and shall be applied to any issued building permits, Site Plan Review, or Use Permit for uses in the public and open space zones.

(a) Planned Development overlay zone requirements

- (1) The Planned Development overlay zone is to be applied to parcels for which detailed written development plans have been submitted and are approved concurrent with the rezoning to a specific PD. The minimum size for a proposed PD zone shall be three (3) acres.
- (2) Principal uses permitted in a PD overlay zone shall be any uses or combination of uses which are so arranged and/or designed as to result in an overall development which is found to be in general conformity with the standards, regulations, intent, and purposes of the General Plan and the associated zoning district, e.g., R-L or C-G.
- (3) All uses in an approved PD overlay zone shall conform to the height, lot, yard, and area regulations normally required for such uses in the associated base zone district, except where the total development will be improved by a deviation from such regulations. In any event, each subsequent structure approved shall conform to the precise development plan which is a part of the approved PD rezoning and associated regulations.
- (4) In addition to the general application requirements identified in Sec. 8-2.209 of this chapter, the following materials shall be submitted when making an application for a Planned Development overlay rezoning:
 - (i) An ordinance that includes a detailed set of development standards which govern development within the zone, including the requirement of the approval of detailed Site Plans or Use Permits by the Director, the Zoning Administrator, or the Planning Commission prior to the commencement of construction. Such standards may regulate the density, placement, setbacks, height, advertising signs, parking, and similar aspects of development within the zone. Such ordinance may be submitted by the applicant or by the Director. All development in the overlay zone shall be consistent with, and governed by, such standards, once approved.
 - (ii) The proposed access, traffic and pedestrian ways, easements, and lot design;
 - (iii) The areas proposed to be dedicated or reserved for parks, parkways, playgrounds, school sites, public or quasi-public buildings, and other such uses;
 - (iv) The areas proposed for commercial uses, off-street parking, multiple-family and single family dwellings, and all other uses proposed to be established within the zone;
 - (v) The proposed locations of buildings on the land, including all dimensions necessary to indicate the size of structures, setbacks, and yard areas;
 - (vi) The proposed landscaping, fencing, and screening; and
 - (vii) Detailed elevation drawings; construction, improvement, utility, and drainage plans; and any other information the Director deems necessary to adequately consider the proposed development.
- (5) When land has been rezoned to a PD overlay, it shall be designated on the official zoning maps by an identifying serial number following the symbol "PD-." Such identifying serial numbers shall refer to the precise plans and detailed written development standards or regulations which apply to the numbered Planned Development zone.

(b) Interim agricultural uses in the S-P, PD, SP-O, and NH-O zones

- (1) In the S-P, PD, SP-O, and NH-O zones a range of agricultural uses is allowed as interim uses until a Specific Plan or Natural Heritage Plan is adopted, or until an existing PD zone is developed with urban uses, provided that the interim agricultural use is consistent with any underlying base zone. In the interim, capital intensive agricultural uses such as processing facilities, animal facilities uses, large accessory structures, and agricultural commercial, rural recreation, and agricultural industrial uses are discouraged in the S-P and SP-O zones, and are prohibited in the PD zones.
- (2) Capital intensive agricultural uses such as processing facilities, animal facilities uses, large accessory structures, and agricultural commercial, rural recreation, and agricultural industrial uses may be permitted in the S-P, SP-O, and NH-O zones, prior to adoption of a Specific Plan or Natural Heritage Plan, through the issuance of a Minor Use Permit, provided that the interim agricultural use is consistent with any underlying base zone and provided the Zoning Administrator can make the following findings based on evidence in the record:
 - (i) Approval of the project will not significantly hinder the adoption of a future Specific Plan or create an insurmountable obstacle to urban development of the future planned land uses on the parcel or parcels; or
 - (ii) Approval of the project is consistent with the goals and policies of an adopted or pending Natural Heritage Plan.

(c) Residential, group/home and child care uses in the PD and SP-O zones

- (1) In existing but not fully developed PD zones one rural residence is allowed per undeveloped rural parcel as an interim use only, excluding undeveloped lots in an approved but incomplete subdivision. All other proposed residential uses in a PD zone must be consistent with the permit requirements, densities, and other applicable development standards of the specific adopted PD ordinance for the project.
- (2) In vacant or underdeveloped SP-O zones one rural residence is allowed per undeveloped rural parcel as an interim use only. Accessory structures and all other proposed residential uses in a SP-O zone, including group/home or child care uses must be consistent with the permit requirements, densities, and other applicable development standards of the underlying base zone.

(d) Commercial, industrial, and public and open space uses in the S-P, PD, SP-O, and NH-O zones

- (1) In the S-P and PD zones commercial, industrial, and public and open space uses are prohibited as interim uses prior to the adoption of a Specific Plan or completion of a PD project. All proposed commercial, industrial, and public and open space uses shall be consistent with the adopted Specific Plan and/or PD zoning.
- (2) In the SP-O zones commercial, industrial, and public and open space uses are permitted as interim uses provided that the interim use is consistent with any underlying base zone, and provided that the use is conditioned to be required to connect with, and financially contribute to, planned public infrastructure improvements following adoption and implementation of the Specific Plan.
- (3) In the NH-O zones commercial, industrial, and public and open space uses are permitted provided that the use is consistent with the underlying base zone, and provided that the

project is consistent with the goals and policies of an adopted or pending Natural Heritage Plan.

(e) Commercial, industrial, and public and open space uses in the DP-O, SG-O/SGR-O, and A-O zones

- (1) In the DP-O zone, which is the State-designated “primary zone” of the Sacramento-San Joaquin Delta, all proposed uses and permit requirements must be consistent with the regulations for the underlying base zone district and with the policies of the Land Use and Resource Management Plan adopted by the Delta Protection Commission.
- (2) In the SG-O and the SGR-O zones, which are the State-designated “mineral resource area” (MRZ-2) along Cache Creek, all proposed uses and permit requirements must be consistent with the regulations for the underlying base zone district and with Section 8-2.906(f), below.
- (3) In the A-O zone, which is the designated “airport safety zone” around the County Airport, all proposed uses and permit requirements must be consistent with the regulations for the underlying base zone district and with the Comprehensive Land Use Plan (CLUP) for the County Airport. Height regulations from the CLUP and the Federal Aviation Administration (including FAR Part 77) apply in the A-O zone. Construction of structures with heights greater than 30 feet may be permitted through the issuance of a Use Permit. Because aviation and related activities at the County Airport have long existed and may increase over time, the A-O zone is a designated area in which aircraft noise, odors and other inconveniences are normal occurrences.

(f) All uses in the SG and SGR-O zones

- (1) The Sand and Gravel Overlay zone (SG-O) is intended to be combined with the A-N and A-X zones within the boundaries of the Cache Creek Off-Channel Mining Plan, as defined by Chapter 4 of Title 10 of this Code, so as to indicate land areas in which surface mining operations may be conducted.
- (2) The Sand and Gravel Reserve Overlay zone (SGR-O) is intended to be combined with the A-N and A-X Zones located within the boundaries of the Off-Channel Mining Plan as defined by Chapter 4 of Title 10 of this Code, so as to indicate land areas in which future surface mining operations shall be considered after 2026. The SGR Overlay is an indication to surrounding property owners and lead agencies of areas that are targeted by the County for future extraction after 2026. No commercial surface mining operations shall be conducted on lands classified with the SGR Zone. Commercial surface mining operations shall only be permitted in accordance with the requirements of Chapter 4 of Title 10 of this Code.
- (3) No use permit for commercial surface mining operations shall be issued for any land which is not zoned A-N/SG-O or A-X/SG-O pursuant to this section. All mining permits for lands zoned SG-O shall be issued in accordance with the requirements of Chapters 4 and 5 of Title 10 of this Code.
- (4) Land uses incompatible with commercial surface mining operations shall be discouraged on properties adjoining land within the SGR-O zone. Potentially incompatible land uses include high-density residential development, low-density residential development with high unit value, public facilities, and intensive industrial and commercial uses. Future plans and permit approvals for properties adjoining land within the SGR-O zone shall assess the compatibility of the proposed use with surface mining operations and provide mitigation to reduce potential areas of conflict, if appropriate.

(g) Development near the toe of any levee

Development near the toe of any levee is restricted, see Section 8-2.306(ac).

Sec. 8-2.907 Definitions

See definitions of Use Types and specific examples of uses in Articles 3, 5, 6, 7, and 8.



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

John Bencomo
DIRECTOR

292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775 FAX (530) 666-8156
www.yolocounty.org

ATTENTION: REVIEWING AGENCIES & INTERESTED PARTIES

The proposal listed below has been filed with the Planning and Public Works Department. Your agency is invited to comment because the proposal or project impacts may affect your property or services/district or jurisdiction. Please comment in the space below. You may attach additional pages as necessary.

This department must receive your comments no later than **May 3, 2013**, to be sure that they are included in the final project action. However, comments will be taken up to the time of the project decision. Please refer to this project by the Applicant's name, File Number and the Assessor Parcel Number indicated below. If you have no comment, a reply is not necessary.

The following proposal is for a Use Permit:

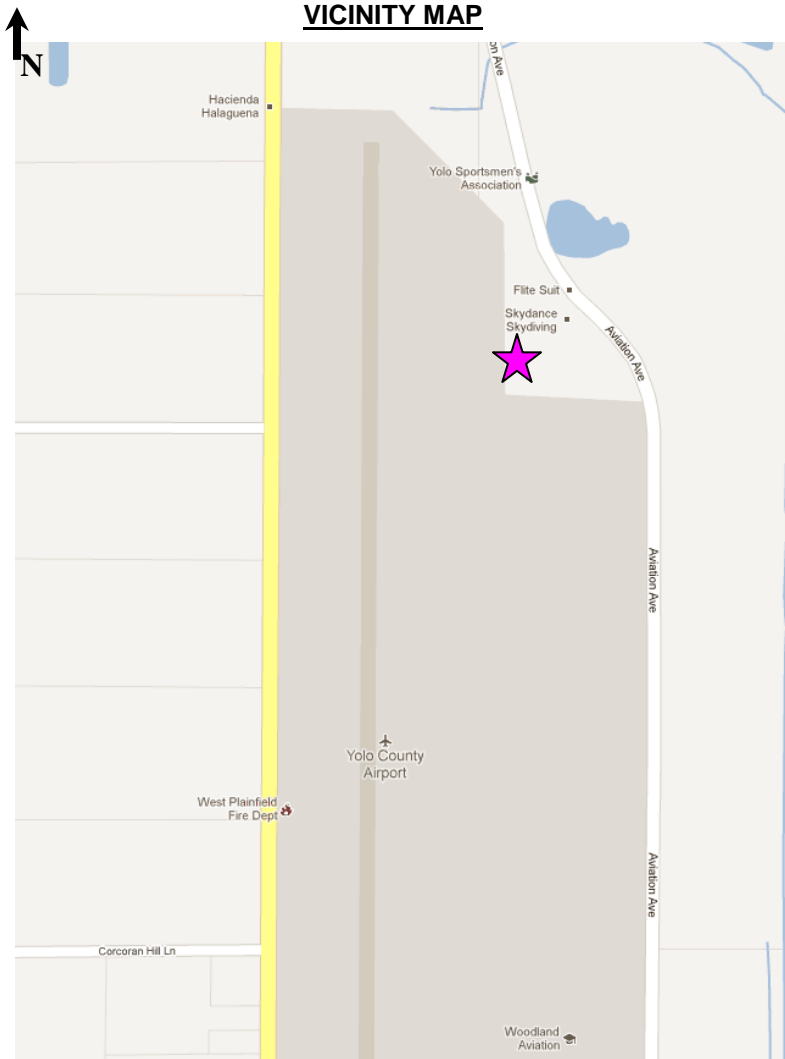
ASSESSOR PARCEL APN: 040-190-006
 NUMBERS: 61013
 TAX RATE AREA:
 FILE NUMBER: ZF #2013-0018

APPLICANT/OWNER PreStark Inc. (Ray Ferrell)/Yolo County

ZONING: AV (Airport Zone)
 FLOOD ZONE: AE, X
 FIRE SEVERITY: None

IN (or Near) THE Yolo County Airport
 COMMUNITY OF: Leasehold located at 24390 Aviation Ave.

CONTACT PERSON: Stephanie Cormier, Senior Planner
 530.666.8850
 stephanie.cormier@yolocounty.org





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Project Site





County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

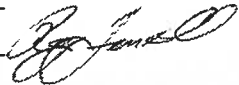
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APPLICATION

Applicant Information				
Applicant PreStar, Inc (Ray Ferrell, President)		Company (if applicable) DBA: SkyDance SkyDiving		
Street Address 24390 Aviation Ave.				
City Davis	State CA	Zip 95616	Daytime Phone 530-753-2650	
Property Owner Yolo County Airport (PreStar, Inc is lease holder)				
Street Address 24390 Aviation Ave				
City Davis	State CA	Zip 95616	Daytime Phone 530-753-2651	

Project Information	
Assessor's Parcel No. 40-190-06	Parcel size 104,544 sq.ft.
Property Address/Location Yolo County Airport, parcel # 6 & 7	
Existing use of property Aviation, Parachute & Skydiving company	
Tax Rate Area(s) (taken from property tax bill):	
Request: This business has existed in its current location since 1987 and has always included customer	
Camping on its facilities. Owner request that Camping be added to the lease as an ongoing part of its business.	

Required Signatures	
<p>I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action.</p> <p>I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item.</p> <p>I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. If more than one, please attach a consent letter for each property owner. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation. I understand that verification of property ownership or interests in the property or application may be required.</p>	
Applicant's/Owner's Signature 	Date 02/25/2013

For Office Use Only		
Received by:	Gen Plan:	Fee Received:
Date Received:	Gen Plan Designation:	Receipt #
Assigned Planner:	Zoning:	File # ZF

ENVIRONMENTAL / PROJECT SITE QUESTIONNAIRE

A. PROPOSED PROJECT SITE

- 1. Assessor Parcel Number(s): 40-190-06, Yolo County Airport, Parcels 6 & 7
- 2. Location (nearest public road, cross street, community, etc): Yolo County Airport
- 3. Size of Assessor Parcel Areas(s): 104,544 sq. ft./acres. _____
- 4. Existing Land Use(s): Aviation, Skdiving & Parachute company
- 5. Existing Building(s) and Structure(s): Yes. 2 Hangers, 2 Modular Buildings, Bath/Shower building
- 6. Distinctive Physical Features (i.e. landslides, streams, faults): none
- 7. Existing Vegetation: tenant planted trees, grass
- 8. Existing Access Routes (if any): Aviation Ave.
- 9. Existing Drainage Facilities/Direction: Yes, Yolo County Airport drainage
- 10. Existing Water Supply (if any): Yes, Airport water supply
- 11. Existing Sanitation Facilities (if any): Yes, bath/shower building & bathrooms in 2 buildings
- 12. List and Describe all Existing Easements: None
- 13. Owner(s) of Mineral Rights: Yolo County
- 14. Existing Land Conservation Contract and/or other deed restrictions (if any):
None

B. SURROUNDING PROPERTIES AND LAND USES

- 1. Land Uses (including type of crops if agricultural).
 North: Airport property South: Airport property
 East: Airport Parachute LZ West: Airport Taxi way & runway

2. Buildings and Structures (indicate distance from project site).

North: None South: Aircraft hangers ~ 275'

East: Aviation Ave, borders West: Airport Taxi way, ~ 450'

3. Distinctive Physical Features and Vegetation.

North: Dirt / grass lease property South: Open airport property

East: Aviation Ave. Parachute LZ West: Airport property

4. Noise characteristics of the surrounding area (include significant noise sources: Gun Club, NE, East side of Aviation Ave)

C. PROJECT DESCRIPTION

1. Proposed use(s) in detail (please attach additional sheets if necessary):

Camping, Text & RV (no hookups) on existing lease hold property.

2. Describe in detail the type of materials used, stored, sold and/or processed, and the processes to be involved the proposed operation (attach sheets if necessary):

Nothing new. Existing Bath & Shower building

3. Identify any potentially dangerous, explosive, flammable or hazardous chemical and/or processes to be used or any hazardous wastes to be generated (attach sheets if necessary). Contact the Environmental Health Division for assistance.

None

4. Describe any potential noise or vibration sources associated with the project (i.e. compressor, machine noise, heavy equipment). State the amount of noise to be generated dB(A). Also describe what methods would be used to reduce the noise or vibration (attach additional sheets if necessary):

None

5. Describe any uses or operations producing significant light, glare or heat. Describe what methods would be used to shield, enclose, or otherwise control light, glare or heat (attach sheets in necessary):

None

6. Describe source, type and amount of air pollutant emissions (smoke, odors, steam, gases, water vapor, dust, chemicals) from project. Describe what methods would be used to reduce emissions (attach additional sheets if necessary):

None

7. Total number of employees: ~ 12

8. Hours of operation: Daylight hours, over night camping

9. Estimated number of truck deliveries/loadings per day: N/A

10. Estimated hours of truck deliveries/loadings per day: N/A

11. How will security be provided? Lease holder (applicant) provided

12. Grading/Area to be graded/Total volume to be moved:

None

Slope ratio of steepest finished slope (horizontal feet/each vertical foot):

N/A

Height of highest finished slope: N/A

Disposition of excavated material:

N/A

How will dust be controlled?

N/A

Number and size of trees to be removed (by species): None

D. PROPOSED SERVICES

1. Drainage

Describe how increased runoff will be handled (onsite and offsite):

N/A

Will the project require the installation or replacement of storm drains or channels:
NO

If yes, indicate length, size and capacity:

2. Water Supply

Estimate existing and proposed yearly water supply needs in acre feet or gallons:
N/A

Water Wells or Water Purveyor: Yolo County Airport - County well

If wells, attach a copy of a well water quantity and quality report from a testing lab. If water purveyor, attach a copy of a water availability letter from a purveyor.

Will the project require the installation or replacement of new water service mains? If yes, indicate length, size and capacity:

NO

3. Sanitation

Sanitation will be provided by private onsite septic system or public sewers:
Existing onsite septic system

If private system, attach a copy of a soils report and percolation test data (when required), and describe the proposed system (leech-field or seepage pit):
N/A, Existing system

If public sewers, attach copy of a sewer availability letter from sanitary district. Will the project utilize existing sewer mains? If not, indicate length, size, and capacity:

Describe toxic and chemical wastes to be discharged and amount:
None

4. Electricity

What is the projected amount of electrical usage (peak Kw/hrs/day):
No change

Do existing lines require an increase in number or size: NO

Do any overhead electrical facilities require relocation? If so, describe:

NO
Indicate length of new offsite electrical transmission and distribution facilities required to serve project (if applicable):

None

5.

Indicate expected amount of gas usage: None
Do existing gas lines have to be increased in size? If yes, please describe:

N/A

Do existing gas lines require relocation? If yes, describe:

NO

Indicate length and size of new offsite gas mains (if applicable):
N/A

6. **Fire Protection**

Indicate number and size of existing and/or proposed fire hydrants and distance from proposed buildings:

No new buildings. There are existing fire Hydrants and water sources

Indicate number and capacity of existing and/or proposed water storage facilities and distance from proposed buildings: N/A

PreStar, Inc dba: SkyDance SkyDiving
24390 Aviation Ave.
Davis, CA 95616
Parcel # 40-190-06, Yolo County Airport Parcel # 7
Contact: Ray Ferrell, Managing Director
ray@actionair.com (530) 753-2650

Use: Tent & RV Camping on existing facility, No service

SCALE: 1/32 apx.

