



County of Yolo

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NOTICE OF AVAILABILITY AND NOTICE OF PUBLIC HEARING FOR THE 2016 ZONING CODE AMENDMENTS (ZF# 2016-0005)

DATE: March 1, 2016
TO: Interested Agencies and Individuals
FROM: Yolo County Planning, Public Works, and Environmental Services Department

Yolo County has initiated the public review of the 2016 Zoning Code Amendments (note that these are different from the 2015 Zoning Code Amendments, which are pending before the Board of Supervisors).

The Yolo County Planning Commission is scheduled to hold a second public hearing on the proposed 2016 Zoning Code Amendments on **March 10, 2016** to hear public comments, discuss the amendments, and consider a recommendation to the Board of Supervisors on the proposal. A hearing before the Board of Supervisors is tentatively scheduled for **March 22, 2016**.

The proposed 2016 Zoning Code Amendments are either attached or can be reviewed on the County website at <http://www.yolocounty.org/community-services/planning-public-works/planning-division/current-projects> and at the public counter of the County Planning Division at 292 West Beamer Street, Woodland, CA 95696.

Information about the proposed amendments is provided below.

The 2016 Zoning Code Amendments include three changes to Title 8 of the County Code (the Zoning Code).

Amendments to Chapter 1: Subdivision and Related Regulations. The first text amendment would add text to Chapter 1 (Subdivision and related Regulations) from the State Subdivision Map Act and regulations to allow the waiver of final subdivision and parcel maps in certain specified circumstances. This addition is required by State law. Outdated text that would allow

waivers of certain land division plats was included in the County's original subdivision ordinance but was inadvertently not updated and included in the 2014 Zoning Code Update.

Amendment to Chapter 2, Article 3: Agricultural Zones. The second amendment is a minor edit to the agricultural zoning regulations (Chapter 2, Article 3) for special event facilities, clarifying that a special event facility on a lot greater than 40 acres which holds no more than one event per month, not to exceed eight events per year, is allowed by right. The wording change clarifies the existing sentence.

Amendments to Chapter 2, Article 4: Special Agricultural Regulations. The third amendment involves changes to the Agricultural Conservation and Mitigation Program and the related In-Lieu Agricultural Mitigation Fee ordinances (Chapter 2, Article 4). The change to the Mitigation ordinance would exempt certain solar facilities that offset agricultural equipment demands (e.g., irrigation pumps) from the requirement to mitigate for the loss of agricultural land. This amendment would provide relief to those agricultural operators who wish to install medium-sized solar facilities such as solar panels to provide electricity solely for on-site agricultural uses such as irrigation pumps. Many farmers are switching to solar because a previous energy program (the PG&E AG-ICE program) has been terminated. The change to the In-Lieu Fee ordinance would update the requirement that projects of less than 20 acres (not five acres) may pay (but are not required to pay) an in-lieu fee. If these small projects wish to instead purchase and donate a conservation easement, instead of paying the in-lieu fee, they may do so.

Comments and questions regarding the proposed 2015 Zoning Code Amendments may be directed to the project planner at:

Eric Parfrey, Principal Planner
Yolo County Planning and Public Works Department
292 W. Beamer Street
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A second public hearing at the Yolo County Planning Commission will be held on March 10, 2016 at 8:30 a.m. in the Board of Supervisors Chambers (Room 206) at 625 Court Street, Woodland, to consider a recommendation to the Board of Supervisor on the project.

All interested parties are invited to attend the public hearing(s) or send written communications to the Yolo County Planning and Public Works Department no later than the relevant hearing date.

Pursuant to California Government Code Section 65009(b)(2) and other provisions of law, any lawsuit challenging the approval of a project described in this notice shall be limited to only those issues raised at the public hearings before the Planning Commission and Board of Supervisors or described in written correspondence delivered for consideration before the hearings are closed.