

MAR 11 2015

BY *Lupita Ramirez*
DEPUTY CLERK OF THE BOARD

ATTACHMENT C

ORDINANCE NO. 1453

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF YOLO ADOPTING GENERAL PLAN AMENDMENT 2015-001 TO AMEND THE LAND USE MAP OF THE 2030 COUNTYWIDE GENERAL PLAN TO REDESIGNATE TWO PROPERTIES, AND ADOPTING A REZONING OF THE TWO PROPERTIES TO MEDIUM DENSITY RESIDENTIAL/PLANNED DEVELOPMENT NO. 68 (R-L/PD-68)

The Board of Supervisors (“Board”) of the County of Yolo, State of California, hereby ordains as follows:

SECTION 1. YOLO COUNTY ZONING ORDINANCE

Chapter 2 of Title 8 of the Yolo County Code shall be known as and is cited herein as the “Yolo County Zoning Ordinance.”

SECTION 2. AMEND THE GENERAL PLAN LAND USE MAP

The real property consisting of a portion of two parcels in the community of El Macero, as illustrated in the maps shown in Attachment A, and described in the legal descriptions as shown in Attachment B and which are incorporated herein by this reference, is hereby redesignated on the land use map of the 2030 Yolo Countywide General Plan from Parks and Recreation (PR) and Residential Low (RL) to Residential Medium (RM).

SECTION 3. AMEND THE ZONE MAP

The real property consisting of a portion of two parcels in the community of El Macero, as illustrated in the maps shown in Attachment A, and described in the legal descriptions as shown in Attachment B and which are incorporated herein by this reference, is hereby rezoned from Parks and Recreation (P-R/PD-66) and Low Density Residential/Planned Development Number 66 (R-L/PD-66) to Medium Density Residential/Planned Development Number 68 (R-M/PD-68).

SECTION 3. PURPOSE AND INTENT OF THE PLANNED DEVELOPMENT NO. 68 ZONE

The PD-68 zone shall consist of the two newly created parcels within the El Macero Villas condominium development project. The purpose of the PD-68 zone shall be to stabilize and protect the residential characteristics of the zone and to promote and encourage a suitable environment for family life.

SECTION 4. PERMITTED USES IN THE RESIDENTIAL PD-68 ZONE

The following principal use shall be permitted in the R-M/PD-68 zone: attached single-family dwellings.

SECTION 4. ACCESSORY USES IN THE RESIDENTIAL PD-68 ZONE

“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, and serving a purpose which does not change the character of the principal use, and which is compatible with the purpose and intent of the zone.

(1) The following accessory uses, if maintained in a manner which does not constitute a nuisance, shall be allowed in the PD-68 zone:

- (a) Garages, private;
- (b) Parking areas, private;
- (c) Pets, household;
- (d) Signs as provided in Article 12 of the Yolo County Zoning Ordinance;
- (e) Home occupations subject to the requirements of Section 8-2.506(e) of the Yolo County Zoning Ordinance

SECTION 5. HEIGHT REGULATIONS IN THE RESIDENTIAL PD-68 ZONE

No building shall exceed 30 feet in the PD-68 zone.

SECTION 7. LOT AND SETBACK REQUIREMENTS IN THE RESIDENTIAL PD-68 ZONE

The following minimum lot and yard requirements shall be observed in the R-L8 zone except where changed for conditional uses:

- (a) Lot area; no subdivision of an existing lot shall create any individual lot that is smaller than one-half (0.5) acre;
- (b) Lot depth and width, no minimum;
- (c) Front yard setback, ten (10) feet;
- (d) Side yards, five (5) feet;
- (e) Rear yard, ten (10) feet

SECTION 8. INCORPORATION OF YOLO COUNTY ZONING ORDINANCE

Unless otherwise modified by this ordinance establishing the PD-68 zone, all provisions of the Yolo County Zoning Ordinance for lands currently designated in the Yolo County General Plan as Residential Medium (RM) and in the proposed Yolo County Zoning Ordinance as Medium Density Residential (R-M), shall apply to all property rezoned hereby.

SECTION 9. If any section, sub-section, sentence, clause, or phrase of this ordinance or any exhibit is held by a court of competent jurisdiction to be invalid, such decision shall not affect the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance, and each section, sub-section, sentence, clause, and phrase hereof, irrespective of the fact that one or more sections, sub-sections, sentences, clauses, and phrases be declared invalid.

SECTION 10. This Ordinance shall be introduced by title and number only and the first reading waived, and a noticed public hearing held pursuant to Government Code Section 65856.

SECTION 11. This Ordinance shall take effect and be in force thirty (30) days after its passage, and prior to expiration of fifteen (15) days after its passage thereof, shall be published by title and summary only in the Davis Enterprise together with the names of member of the

Board of Supervisors voting for and against the same.

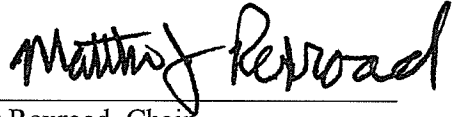
The foregoing Ordinance was introduced before the Board of Supervisors of the County of Yolo and, after a noticed public hearing, said Board adopted this Ordinance on the 10th day of March, 2015, by the following vote:

AYES: **Provenza, Chamberlain, Villegas, Saylor, Rexroad.**

NOES: **None.**

ABSENT: **None.**

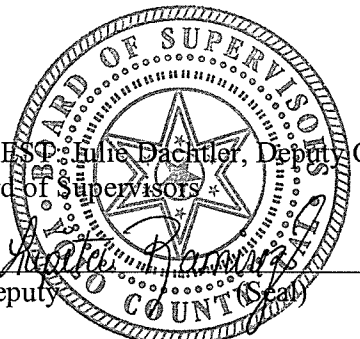
ABSTAIN: **None.**



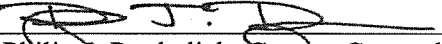
Matt Rexroad, Chair
Yolo County Board of Supervisors

ATTEST Julie Dachtler, Deputy Clerk
Board of Supervisors

By  _____
Deputy

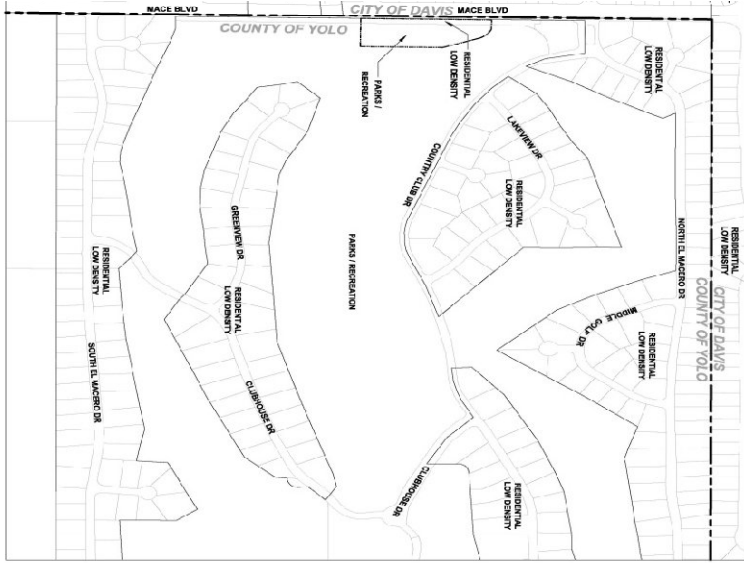


APPROVED AS TO FORM:
Philip J. Pogledich, County Counsel

By  _____
Philip J. Pogledich, County Counsel

ATTACHMENT A

EXISTING LAND USE DISTRICTS

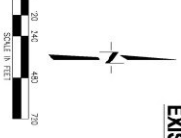


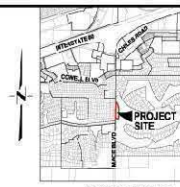
PROPOSED LAND USE DISTRICTS



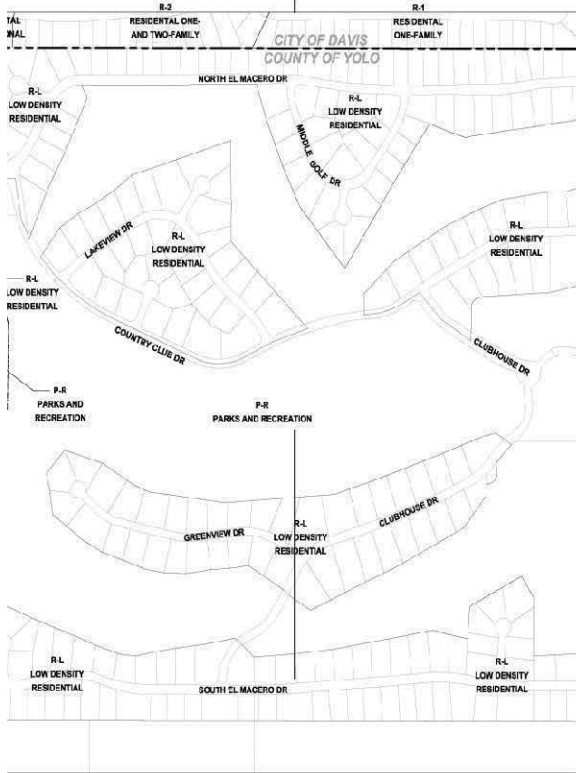
SUMMARY TABLE

LAND USE	EXISTING	PROPOSED	DIFFERENCE
PARKS / RECREATION	171 AC ±	700 AC ±	-17 AC ±
RESIDENTIAL MEDIUM DENSITY	0 AC ±	28 AC ±	28 AC ±
RESIDENTIAL LOW DENSITY	23 AC ±	272 AC ±	-086 AC ±
TOTAL AC ±	194 AC ±	700 AC ±	

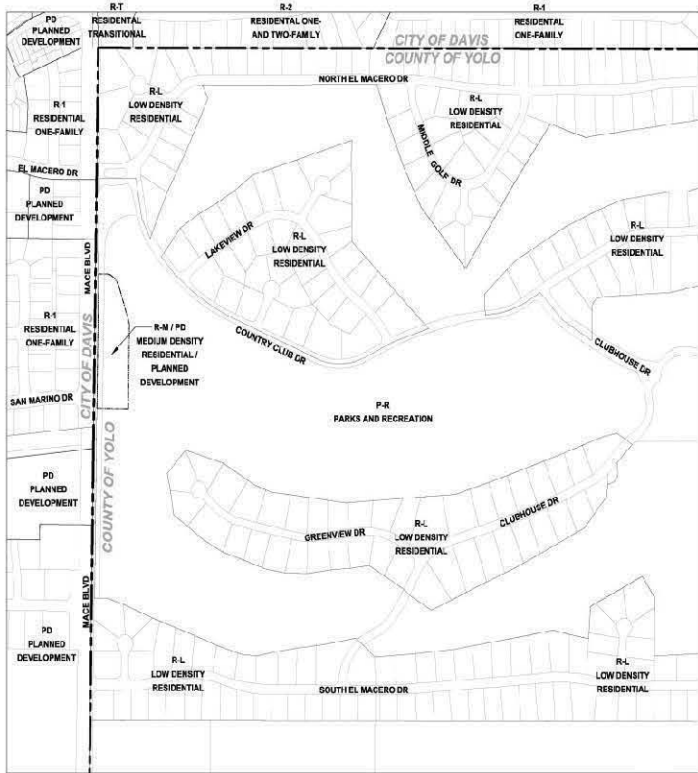




VICINITY MAP
NTS



EXISTING ZONING DISTRICTS



PROPOSED ZONING DISTRICTS

SUMMARY TABLE				
DISTRICT	ZONING	EXISTING	PROPOSED	DIFFERENCE
P-R	PARKS AND RECREATION	171.7 AC ±	170.0 AC ±	-1.7 AC ±
R-M / PD	MEDIUM DENSITY RESIDENTIAL / PLANNED DEVELOPMENT	0.0 AC ±	2.38 AC ±	2.38 AC ±
R-L	LOW DENSITY RESIDENTIAL	2.8 AC ±	2.12 AC ±	-0.68 AC ±
		174.5 AC ±	174.5 AC ±	



ATTACHMENT B

DESCRIPTIONS OF REDESIGNATED AND REZONED PROPERTIES

EXHIBIT "B"

Parcel 1:

A portion of Parcel B as shown on the Record of Survey filed in Book 8 of Maps and Surveys at Page 59, Yolo County Records, lying within Section 18, Township 8 North, Range 3 East, M. D. M., described as follows:

Commencing at the northwest corner of Section 18, marked by a capped iron pipe in a standard monument case, from which point a similar monument marking the intersection of the west line of said section with the centerline of South El Macero Drive bears S 00°49'44" W 2037.95';
thence along the west line of said section S 00°49'44" W 159.51' to the True Point of Beginning;
thence S 89°10'16" E 73.69';
thence along a non-tangent curve to the right with a radius of 100.00', an initial radial bearing of S 23°53'04" W, a central angle of 48°22'00", and an arc length of 84.42';
thence S 17°10'16" E 175.69';
thence S 00°49'44" W 387.20';
thence N 89°10'16" W 183.00' to a point on the west line of Section 18;
thence N 00°49'44" E 615.00' to the Point of Beginning,
having an area of 2.38 Acres, more or less.



Parcel 2:

Parcel B as shown on the Record of Survey filed in Book 8 of Maps and Surveys at Page 59, Yolo County Records, lying within Sections 7 and 18, Township 8 North, Range 3 East, M. D. M.

Excepting Therefrom the following described parcel:

Commencing at the northwest corner of Section 18, marked by a capped iron pipe in a standard monument case, from which point a similar monument marking the intersection of the west line of said section with the centerline of South El Macero Drive bears S 00°49'44" W 2037.95'; thence along the west line of said section S 00°49'44" W 159.51' to the True Point of Beginning; thence S 89°10'16" E 73.69'; thence along a non-tangent curve to the right with a radius of 100.00', an initial radial bearing of S 23°53'04" W, a central angle of 48°22'00", and an arc length of 84.42'; thence S 17°10'16" E 175.69'; thence S 00°49'44" W 387.20'; thence N 89°10'16" W 183.00' to a point on the west line of Section 18; thence N 00°49'44" E 615.00' to the Point of Beginning, having an area of 2.38 acres, more or less.

Also Excepting From Said Parcel B all portions thereof lying within the respective boundaries of the following filed maps:

1. El Macero Unit 1, Map Book 5, Page 89, Yolo County Records,
2. El Macero Unit 2, Subdivision No. 1086, Map Book 7, Page 27, Yolo County Records,
3. El Macero Unit 3, Subdivision No. 2133, Map Book 8, Page 38, Yolo County Records,
4. El Macero Unit 4, Subdivision No. 2388, Map Book 9, Page 36, Yolo County Records,
5. El Macero Unit 5, Subdivision No. 2749, Map Book 11, Page 10, Yolo County Records,
6. The Oaks at El Macero, Subdivision No. 2016, Map Book 7, Page 45, Yolo County Records,
7. Parcel Map No. 2750, Parcel Map Book 4, Page 21, Yolo County Records,
8. Parcel Map No. 4535, Map Book 2002, Page 106, Yolo County Records.

Containing 168 acres, more or less.