

DEC 18 2014

BY Luiza Ramirez  
DEPUTY CLERK OF THE BOARD

**ORDINANCE NO. 1452**

**AN ORDINANCE OF THE YOLO COUNTY BOARD OF SUPERVISORS  
AMENDING LAND USE POLICY LU-2.2 OF THE 2030 YOLO COUNTYWIDE  
GENERAL PLAN AND AMENDING  
THE CLUSTERED AGRICULTURAL HOUSING,  
THE CLARKSBURG AGRICULTURAL DISTRICT OVERLAY ZONE, AND  
THE SUBDIVISION AND RELATED REGULATIONS  
ORDINANCES OF THE COUNTY CODE**

The Board of Supervisors of the County of Yolo, hereby ordains as follows:

**SECTION 1. PURPOSE AND FINDINGS.**

The purpose of this Ordinance is to amend Land Use Policy LU-2.2 of the 2030 Yolo Countywide General Plan and amend the Clustered Agricultural Housing, the Clarksburg Agricultural District Overlay Zone, and the Subdivision and Related Regulations Ordinances (Sections 8-2.403 and 8-2.401 of Chapter 2, and Section 8-1.606 of Chapter 1, of Title 8 of the Yolo County Code) (Exhibit A to this Ordinance).

The General Plan Amendment to revise Land Use Policy LU 2.2 of the Yolo 2030 Countywide General Plan is required to retain consistency with the intent of the revised ordinances.

The purpose of the Code Amendment to the Clustered Agricultural Housing Ordinance is to significantly revise the original ordinance to concentrate the clustering provisions on antiquated subdivisions and related parcels, instead of addressing all small parcels under 20 acres that are under contiguous ownership with larger parcels.

The purpose of the Code Amendment to the Clarksburg Agricultural District Overlay Zone and the Subdivision and Related Regulations is to conform the regulations to be consistent with the changes to the other ordinance.

The Board finds that the General Plan Amendment and Code Amendments are necessary to achieve the objectives of the Countywide General Plan, and that it otherwise is consistent with and promotes the public health, safety and welfare.

**SECTION 2. AUTHORITY**

The Board of Supervisors has the authority to adopt this Ordinance pursuant to the general police power granted to counties by the California Constitution, as well as the provisions of the California Planning and Zoning Law (Government Code section 65000 *et seq.*).

**SECTION 3. TEXT AMENDMENTS**

The amendment to the Land Use Policy LU-2.2 of the 2030 Yolo Countywide General Plan), and the amendments to the Clustered Agricultural Housing, the Clarksburg Agricultural District Overlay Zone, and the Subdivision and Related Regulations Ordinances (Sections 8-2.403 and 8-2.401 of Chapter 2, and Section 8-1.606 of Chapter 1, of Title 8 of the Yolo County Code) are as reflected on said exhibits identified in this Ordinance.

**SECTION 4. SEVERABILITY**

If any section, sub-section, sentence, clause, or phrase of this ordinance, or Exhibit A, hereto is held by a court of competent jurisdiction to be invalid, such decision shall not affect the remaining portions 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 5. EFFECTIVE DATE**

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 members of the Board of Supervisors voting for and against the same.

I HEREBY CERTIFY that 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 16th day of December, 2014, by the following vote:

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

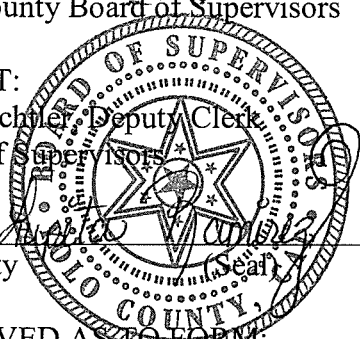
NOES: **None.**

ABSENT: **None.**

ABSTAIN: **None.**

By Don Saylor  
Don Saylor, Chair  
Yolo County Board of Supervisors

ATTEST:  
Julie Dachtler, Deputy Clerk  
Board of Supervisors  
By Julie Dachtler  
Deputy



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

By Philip J. Pogledich  
Philip J. Pogledich, County Counsel

Exhibit A – Amendments to Land Use Policy LU-2.2 of the 2030 Yolo Countywide General Plan and Amendments to the Clustered Agricultural Housing and the Clarksburg Agricultural District Overlay Zone Ordinances

## AMENDMENTS TO THE GENERAL PLAN AND ZONING CODE SECTIONS

1. **General Plan Amendment.** The following policy shall be revised to read as follows:

**Policy LU 2.2:** Manage home site development on smaller agricultural parcels that have been recognized through antiquated subdivisions and/or Certificates of Compliance where appropriate, to create compatibility with surrounding agricultural uses to the greatest extent possible, including: 1) discourage residential development; 2) encourage lot mergers to achieve larger parcel sizes; 3) encourage clustering of units either within parcels or near existing homes on adjoining parcels to preserve farmland and natural resources; 4) encourage transfers of development rights to areas where additional farm dwellings are desired (e.g. organic farms that are labor intensive); 5) encourage deed restrictions, site design and development themes that support the agricultural use of the land; and 6) aggressively limit the impact of residential development where it does occur.

2. **Amendments to the Yolo County Code.** The following provisions of Title 8 of the Yolo County Code shall be revised in the manner described below:

**A.** Section 8-1.606(a)(4), subsections (ii) and (iii), and (8) and (9) shall be revised to read as follows:

(4)

(ii) no conforming lot will be made nonconforming with applicable zoning requirements and the adjustment will not reduce the aggregate area of all affected lots which do not meet applicable zoning requirements; or

(iii) in the case of an antiquated subdivision and/or Certificate of Compliance that recognizes a series of contiguous small legal lots in an agricultural zone, the adjustment is necessary to cluster small home site parcels of 2.5 to 4.0 acres in one area to reduce impacts to agricultural operations, as set forth in Section 8-2.403 of this Chapter;

(8) That the merger or lot line adjustment is consistent with the General Plan;

(9) That the merger or lot line adjustment complies with the zoning regulations and parcel size minimum standards as set forth in Chapter 2 of this title, except as allowed under subsections (4)(ii) and (iii), above;

**B.** Section 8-2.401(f) shall be revised to read as follows:

A Lot Line Adjustment may be approved to create an agricultural home site parcel in the CAD overlay zone on two or more contiguous parcels under common ownership if the Lot Line Adjustment complies with all of the following requirements:

(1) All of the affected parcels shall have an Agriculture (AG) land use designation in the General Plan and the agricultural home site parcel shall be rezoned to