

**YOLO COUNTY  
COMMUNITY SERVICES DEPARTMENT**

**INITIAL STUDY / NEGATIVE DECLARATION  
FILE # 2017-0035**

**2017 GENERAL PLAN AND ZONING CODE AMENDMENTS**

**February 2018**

---

## Initial Environmental Study/ Negative Declaration

1. **Project Title:** Zone File No. 2017-0035
2. **Lead Agency Name and Address:**  
Yolo County Community Services Department  
292 West Beamer Street  
Woodland, CA 95695
3. **Contact Person, Phone Number, E-Mail:**  
Eric Parfrey, Principal Planner  
(530) 666-8043 or  
eric.parfrey@yolocounty.org.
4. **Project Location:** Unincorporated Yolo County
5. **Project Sponsor's Name and Address:**  
Yolo County
6. **General Plan Designation(s):** all designations
7. **Zoning:** all zones
8. **Description of the Project:** see "Project Description" below
9. **Surrounding Land Uses and Setting:** all
10. **Other public agencies whose approval is required:** none
11. **Other Project Assumptions:** The Initial Study assumes compliance with all applicable State, Federal, and Local Codes and Regulations including, but not limited to, County of Yolo Improvement Standards, the California Building Code, the State Health and Safety Code, and the State Public Resources Code.

---

## PROJECT DESCRIPTION

The “project” analyzed in this Initial Study/Negative Declaration is adoption of a packet of proposed text and map amendments to the Yolo 2030 Countywide General Plan and to the Yolo County Zoning Ordinance.

The 2017 General Plan and Zoning Code Amendments consist of a package of changes that include:

- three text amendments and three sets of land use map amendments to the 2030 Yolo Countywide General Plan;
- numerous text changes to Title 8 of the County Code (the Zoning Code);
- text amendments to a separate ordinance for Planned Development – 65 (PD-65) zone; and
- the rezoning of approximately 475 individual parcels.

The most significant of the Zoning Code amendments, including the rezoning of 435 parcels, is required to comply with a State law that requires the County to establish minimum parcel sizes and regulations for rural wastewater treatment (septic) systems. These parcels are located in the Hardwood area of Dunnigan; the Willow Oak and Carter Lane areas of Woodland; and the Patwin Road area west of Davis. Ordinance 1447, which establishes the existing Planned Development No. 67 (PD-67) for the Patwin Road area would also be amended.

Staff is also recommending a General Plan map amendment and rezoning of approximately 18 parcels in the "Westucky" area of north Woodland from Local Commercial to Rural Residential and Low Density Residential, to reflect existing uses.

A proposed General Plan text amendment would involve adding policies related to encouraging the expansion of reliable broadband (Internet) service in rural Yolo County.

A separate group of Zoning Code Amendments are necessary to comply with a newly enacted State law that requires local jurisdictions to allow "Accessory Dwelling Units" by right (without a discretionary permit).

Several additional minor changes to the Zoning Ordinance, including amendments to the parking and sign regulations, are proposed along with these main items.

The General Plan and Zoning Code Amendments would apply to all properties within the unincorporated Yolo County area. The complete text of each of the proposed General Plan and Zoning Code text amendments is included in Attachment A to this Initial Study.

Maps of all properties that are proposed for redesignation on the General Plan maps and rezoning are included in Figures 1 through 5, and the individual parcels are listed in Attachment B.

---

The following includes a brief description of each of the components that make up the package of the 2017 General Plan and Zoning Code Amendments.

### General Plan Text and Map Amendments

The amendments to the General Plan include revisions to text related to “Rural Residential” uses, which is required as a part of the Zoning Code Amendments to Comply with Assembly Bill 885 (see below). Another text amendment would add policies related to encouraging the expansion of reliable broadband (Internet) service in rural Yolo County.

Amendment to General Plan land use maps are proposed to redesignate approximately 18 parcels in the "Westucky" area of north Woodland from Local Commercial to Rural Residential and Low Density Residential, to be consistent with existing uses. Four other changes in land use designation (and zoning) are proposed for three properties in Esparto and two properties in the town of Yolo, to better reflect existing and proposed uses (see further discussion below).

### Zoning Code Amendments to Comply with Assembly Bill 885 (2000)

The most significant of the Zoning Code Amendments is necessary to comply with a far-reaching State law that was originally enacted in 2000, but which only recently was implemented fully. The law requires the County to establish minimum parcel sizes and regulations for rural wastewater treatment (septic) systems. In 2010 the Yolo County Environmental Health Division was directed by the Board of Supervisors to prepare updates to the Yolo County Code related to onsite wastewater treatment systems, to comply with new State mandates, to incorporate the pertinent Action Items of the 2030 Countywide General Plan, and incorporate modern industry practices.

The State of California Water Resources Control Board's Onsite Wastewater Treatment System Policy (OWTS Policy, June 2012) was adopted as a result of Assembly Bill 885 (2000). The OWTS Policy establishes a statewide, risk-based, tiered approach for the regulation and management of onsite wastewater treatment systems (OWTS, but commonly called septic systems). The OWTS Policy requires local permitting agencies to consider density, especially as it relates to nitrogen loading of the area water table.

The standards require that Yolo County adopt a two-acre minimum parcel size for average density for a rural lot that relies on septic systems. The Yolo County Board of Supervisors approved a local version of the OWTS Ordinance Policy on June 14, 2016. The Environmental Health Services Division has been enforcing the new two acre minimum parcel size since that date.

Thus, to implement the new OWTS Ordinance, the County's existing Rural Residential - 1 acre minimum lot size (RR-1) must now be amended to create a new RR-2 zone (2 acre minimum lot size). All parcels that are currently zoned RR-1 must be rezoned to RR-2.

---

There are only five locations in the unincorporated area which are zoned RR-1. These parcels are located in the Hardwood area of Dunnigan (approximately 330 lots) (Figure 1); the Willow Oak and Carter Lane areas of Woodland (19 and 52 lots, respectively) (Figure 2); the Patwin Road area of Davis (25 lots) (Figure 3); and in the Clarksburg area (6 lots) (Figure 4). Ordinance 1447, which establishes the existing Planned Development No. 67 (PD-67) for the Patwin Road area must also be amended to change the minimum one-acre lot size to two acres.

The new two-acre minimum lot size in the RR-2 zone only applies to newly created lots, approved through a Tentative Parcel or Subdivision Map. The proposed rezoning should not affect the vast majority of the existing landowners, since all existing one acre lots will be "grandfathered in" and will become legal non-conforming lots. The only landowners that could be directly impacted would be owners of any large parcels that could be subdivided. For example, there is one 10-acre parcel in the Dunnigan Hardwoods which previously could have been subdivided into 10 one-acre lots (assuming all septic and other standards could be met). Now, the 10-acre parcel could be subdivided into no more than five 2-acre lots.

There are only a handful (approximately ten) parcels that would be affected by the new minimum lot sizes in the Hardwoods. There are no remaining large lots in either the Patwin Road or Carter Lane neighborhood that would be affected by the new minimum lot sizes. In the Willow Oak area west of Woodland, there are three large parcels and in Clarksburg there are two parcels that could be affected.

#### Zoning Code Amendments to Comply with AB 2299 and SB 1069

Several Zoning Code Amendments are proposed to comply with two new State laws, which requires local jurisdictions to allow "Accessory Dwelling Units" by right (without a discretionary permit). In an effort to streamline housing production in the face of the state's ongoing housing crisis, in 2016 Governor Brown signed AB 2299 (Bloom) and SB 1069 (Wieckowski) into law, amending Government Code section 65852.2 to make it easier for property owners to create second units (referred to as "accessory dwelling units" or "ADUs") in existing single-family and multi-family homes.

Prior to the new legislation, cities and counties had substantial flexibility in adopting local ordinances to regulate the development of ADUs. By making certain findings, they could also prohibit ADUs entirely. Proponents of the bills asserted that local agencies and special districts often imposed costly restrictions relating to parking, fees for utility hook-ups, and other development standards. The new bills limit public agencies' ability to regulate ADUs, require action on ADU applications within 120 days, and mandate that all local agencies adopt an ADU ordinance consistent with the new provisions by January 1, 2017.

Any existing ordinances or new ordinances are required to include an approval process for ADUs that includes only ministerial review, meaning that no discretionary review is permitted in connection with an ADU application. These changes to the Zoning Code are anticipated to have little if any impact since Yolo County rarely receives any applications to build second or accessory units.

---

### Rezoning of Properties in "Westucky" (North Woodland)

Staff is recommending a General Plan map amendment and rezoning of approximately 18 parcels in the "Westucky" area of north Woodland from Local Commercial to Rural Residential and Low Density Residential, to reflect existing uses (Figure 2). This small neighborhood is located at the northwest corner of Kentucky Avenue and West Street (County Road 99). It is a small unincorporated pocket adjacent to the City of Woodland. The County is in the process of completing a project which would extend public services (sewer and water) from the City to the existing residents.

The 2030 Yolo Countywide General Plan originally designated this neighborhood as Local Commercial, with the assumption that over time the residences would transition to commercial uses. There is an existing used auto sales business at the corner of Kentucky and West. However, with the new program to extend city services to the residents it makes little planning sense to continue with the Local Commercial designation and zoning.

### Rezoning of Properties in Esparto and Yolo

The rezoning (and redesignation) of three properties in Esparto and two properties in Yolo is also proposed, to reflect recent projects and future uses.

Yolo County is constructing the Esparto Park and Aquatic Center (swimming pool and ball fields) on two parcels near the northwest quadrant of the Yolo Avenue/State Route 16 intersection (Figure 5). One of the parcels along Yolo Avenue is currently designated and zoned for commercial use and is proposed to be changed to a Public/Quasi-public designation and zone.

A parcel on the west side of the town on Grafton Street had previously been identified as the location of the Aquatic Center but was not chosen for the facility. The parcel is to be redesignated and rezoned from public back to residential use (Figure 6).

Another 3.2-acre parcel near Capay and Alpha Street had previously been approved for a Tentative Subdivision Map and rezoned to a Planned Development district (PD-62). However, the subdivision approval was withdrawn and the property is to be developed with a residence without the PD zoning, which must be removed.

In the town of Yolo, the County is proposing to replace the existing Yolo Library by expanding from the existing site to an adjacent residential property, which is proposed to be redesignated and rezoned from residential to public use. Another property that is currently occupied by a church is proposed for residential use, so it would be redesignated and rezoned from public to residential use.

### Additional Minor Changes to the Zoning Ordinance

Staff is recommending several additional relatively minor changes to the Zoning Ordinance, including amendments to the parking and sign regulations. The amendments to the parking ordinance would give greater discretion to staff to limit the number of parking spaces required for new development projects, taking into account specific characteristics of the site and area,

---

such as the availability of street parking. The requirement for covered parking for multiple family projects has also been eliminated.

For the sign ordinance, staff is proposing a clean-up for some definitions and clarification of regulations.

In the industrial zone, staff is proposing that outside storage of materials be allowed in the Light Industrial (I-L) zone, with Site Plan Review. Outdoor storage is now prohibited, so any uses that rely on outdoor storage are limited to the Heavy Industrial (I-H) zone, which is deemed to be too restrictive. Any visual or other impacts due to outdoor storage would be identified and avoided by applying standards through the Site Plan Review process.

In Article 2 (Administrative Provisions), there are two minor proposed revisions. The first would clarify that any interested party may appeal an approval by the Planning Commission of either a Tentative Parcel Map or a Tentative Subdivision Map to the Board of Supervisors. The second revision would add the following to the appeal process: "An appeal shall be set for hearing at a subsequent meeting, but in no event later than sixty (60) days after the date of the filing of the notice of appeal with the County Clerk."

Finally, staff is proposing several minor wording changes to the zoning regulations related to special event centers and bed and breakfasts (Sections 8-2.306(k), (l), and Sec. 8-2.307, in response to a recent court decision by the 9th Circuit Court of Appeals (*Epona, LLC v. County of Ventura*, 876 F.3d 1214 (9th Cir. 2017)).

The revisions would remove references to "weddings" and replace the term with "receptions." The changes would also add a cross-reference to two sections to show that approvals of discretionary permits related to special event centers and bed and breakfasts are based on specific findings for Use Permits in the Zoning Code.

### Potential Environmental Impacts

The package of numerous amendments to the General Plan and the Zoning Code are not anticipated to cause any potentially significant environmental impacts. In fact, some of the proposed changes would result in beneficial impacts to the overall environment in unincorporated Yolo County.

The most significant change that is proposed is the rezoning of approximately 435 parcels from the current Rural Residential - 1 acre minimum lot size (RR-1) to a new RR-2 zone (2 acre minimum lot size) in the Hardwood area of Dunnignan; the Willow Oak and Carter Lane areas of Woodland; the Patwin Road area of Davis; and in the Clarksburg area.

As already noted above, this change is required to comply with a State law that requires the County to establish minimum parcel sizes and regulations for rural wastewater treatment (septic) systems. The purpose of the State law and new zoning is to protect groundwater resources by requiring a greater level of review and larger parcels for newly constructed leachfields and other forms of on-site septic systems. The new two-acre minimum lot size in the RR-2 zone would affect newly created lots, would not affect the vast majority of the existing landowners, since all existing one acre lots will be "grandfathered in" and will become legal non-

---

conforming lots. This rezoning and related changes should have a beneficial impact on water resources as a higher level of septic system standards are applied.

The proposed project also includes General Plan map amendments and rezoning of approximately 18 parcels in the "Westucky" area of north Woodland, three properties in Esparto, and two properties in the town of Yolo. These changes would not have any significant growth-related impacts since the amendments would largely reflect existing land uses and recently approved projects.

The proposed General Plan text amendment that would involve adding policies related to encouraging the expansion of reliable broadband (Internet) service in rural Yolo County would likewise have negligible effects on the local and regional environment. The new policies would require more coordination between public and private development projects to ensure Internet and related services are provided to under-served households and businesses in unincorporated areas. Any physical improvements to improve broadband service encouraged by the new policies, such as construction of new communications towers or undergrounding of transmission lines, would be subject to case-by-case environmental review to determine each improvement's individual impacts, and no potentially significant cumulative impacts from the policies would occur.

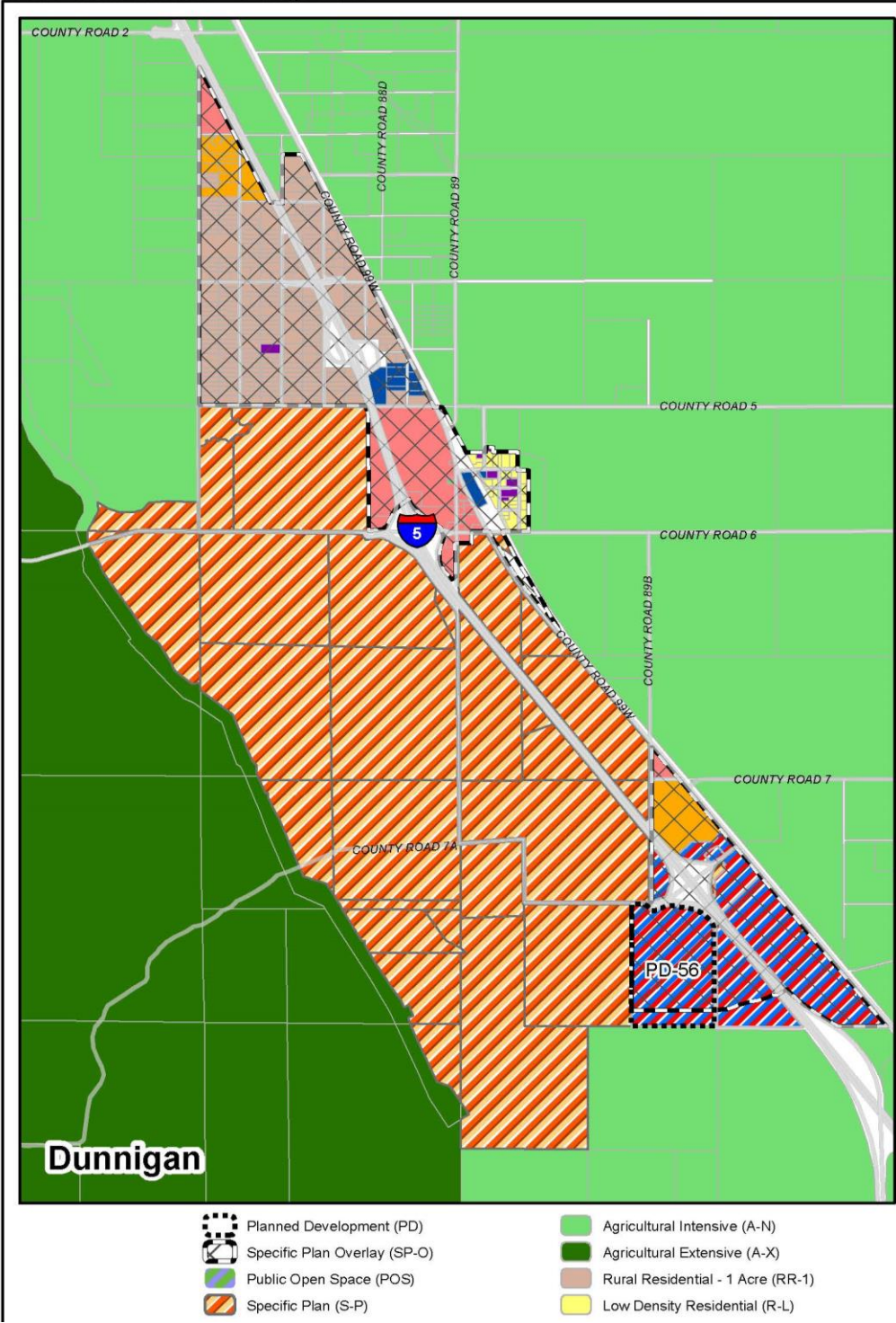
The Zoning Code Amendments proposed to comply with the newly enacted State law that requires local jurisdictions to allow "Accessory Dwelling Units" by right (without a discretionary permit) could result in additional secondary residential units being constructed in some existing neighborhoods such as in Esparto, where public sewer and water service is available. However, over the last decade the County has received only a small amount of interest and permit requests to construct second units in residential areas under existing County regulations (which may or may not require discretionary review depending on whether setback standards are met). Thus, the new regulations to allow Accessory Dwelling Units by right is not expected to result in a significant amount of new growth in existing neighborhoods.

Several additional minor changes to the Zoning Ordinance would also not generate any significant environmental effects. The amendments to the parking and sign regulations are minor in nature and could result fewer parking spaces being created by new development projects.

Finally, the proposed change in the Light Industrial (I-L) zone to allow outside storage of materials could have visual impacts in some areas, if such uses were allowed with no staff review. However, any impacts due to outdoor storage would be identified and avoided by applying standards through the Site Plan Review process.



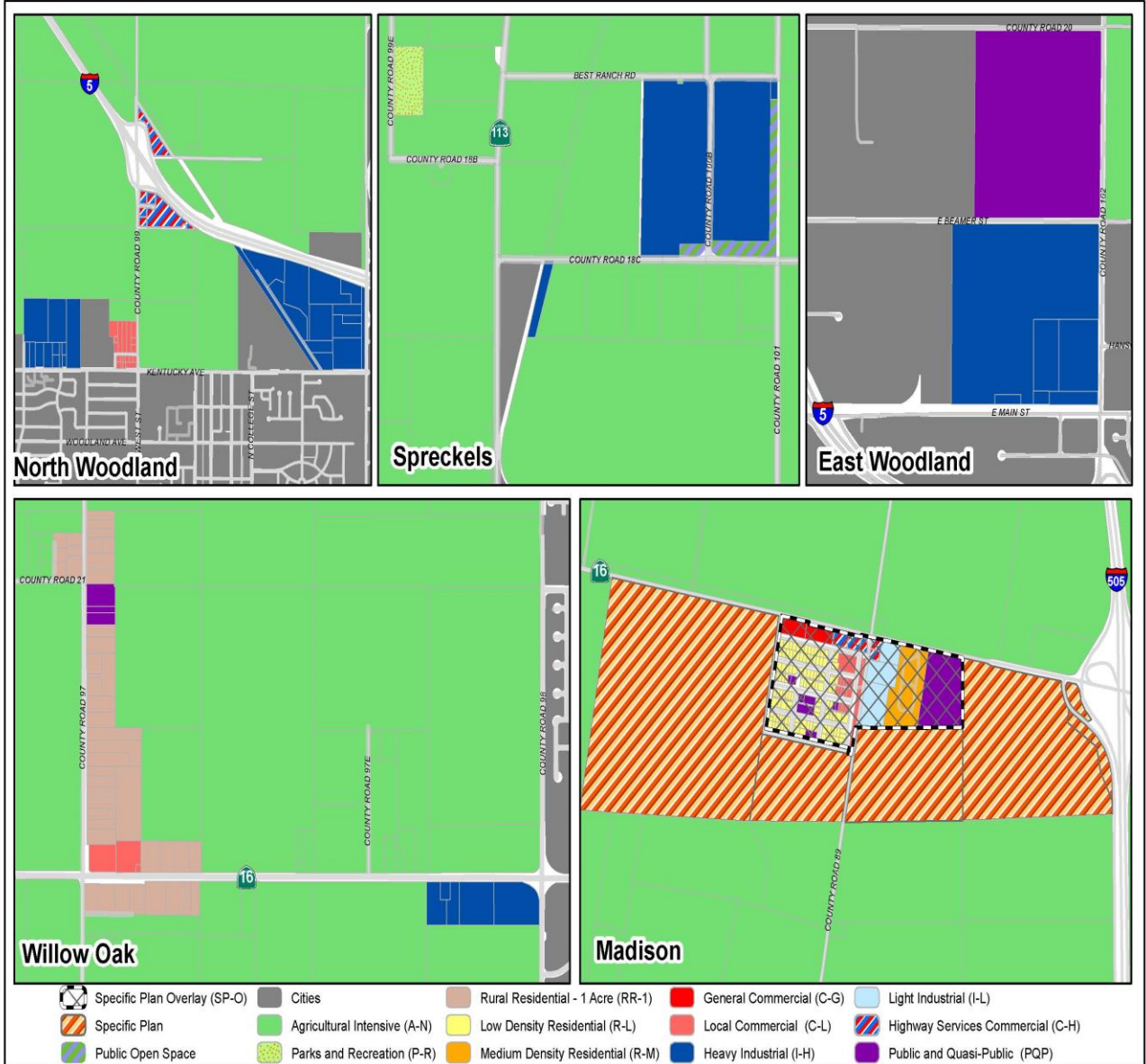
**FIGURE 1  
RURAL RESIDENTIAL AREA  
IN DUNNIGAN**



**FIGURE 2**

**RURAL RESIDENTIAL AREA IN WILLOW OAK  
AND “WESTUCKY” IN NORTH  
WOODLAND**

ADOPTED ZONING - JULY, 2014



Created by Yolo County Department of General Services - Information Technology on behalf of Yolo County Department of Planning and Public Works. July, 2014. Data sources: Yolo County

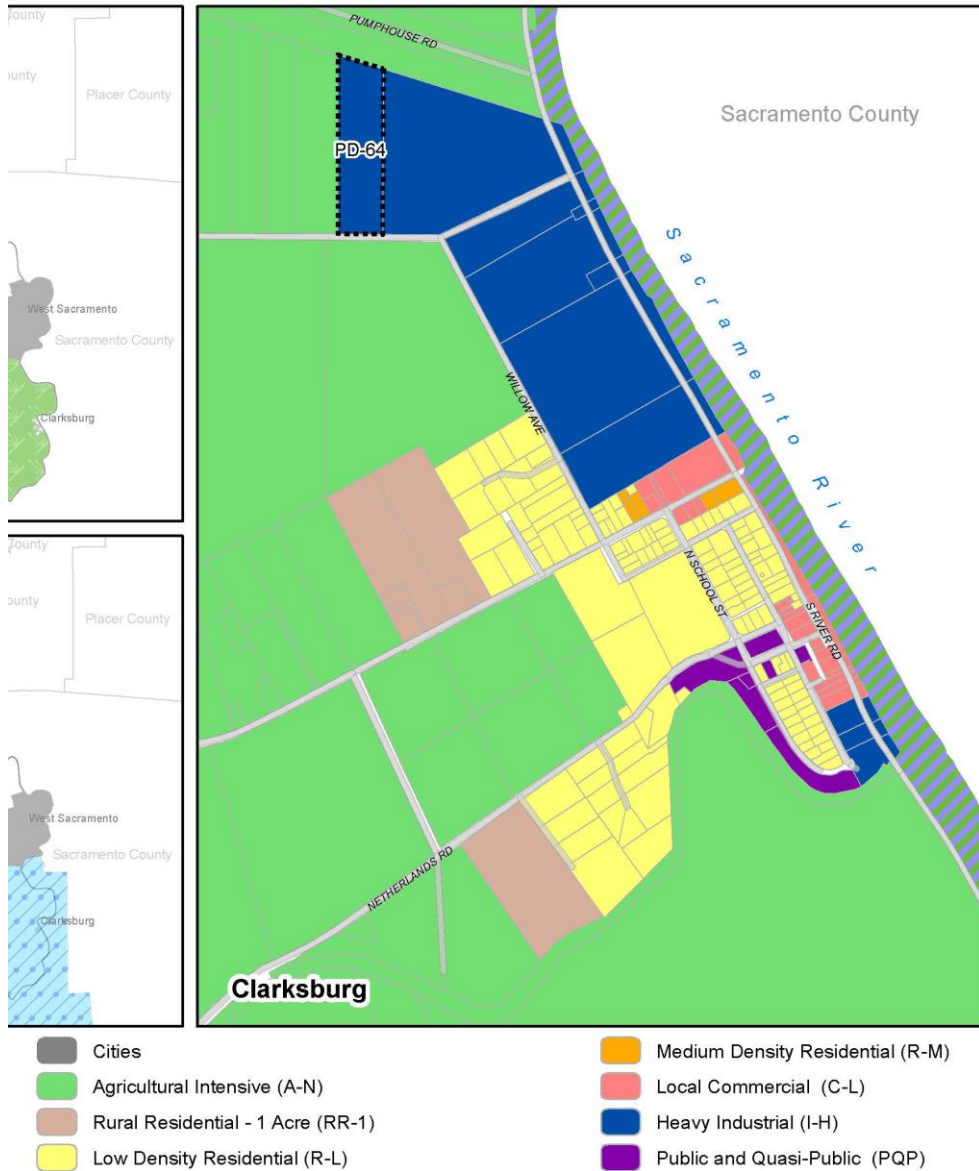
# FIGURE 3

## RURAL RESIDENTIAL AREA IN PATWIN



**FIGURE 4**

**RURAL RESIDENTIAL AREAS IN CLARKSBURG**



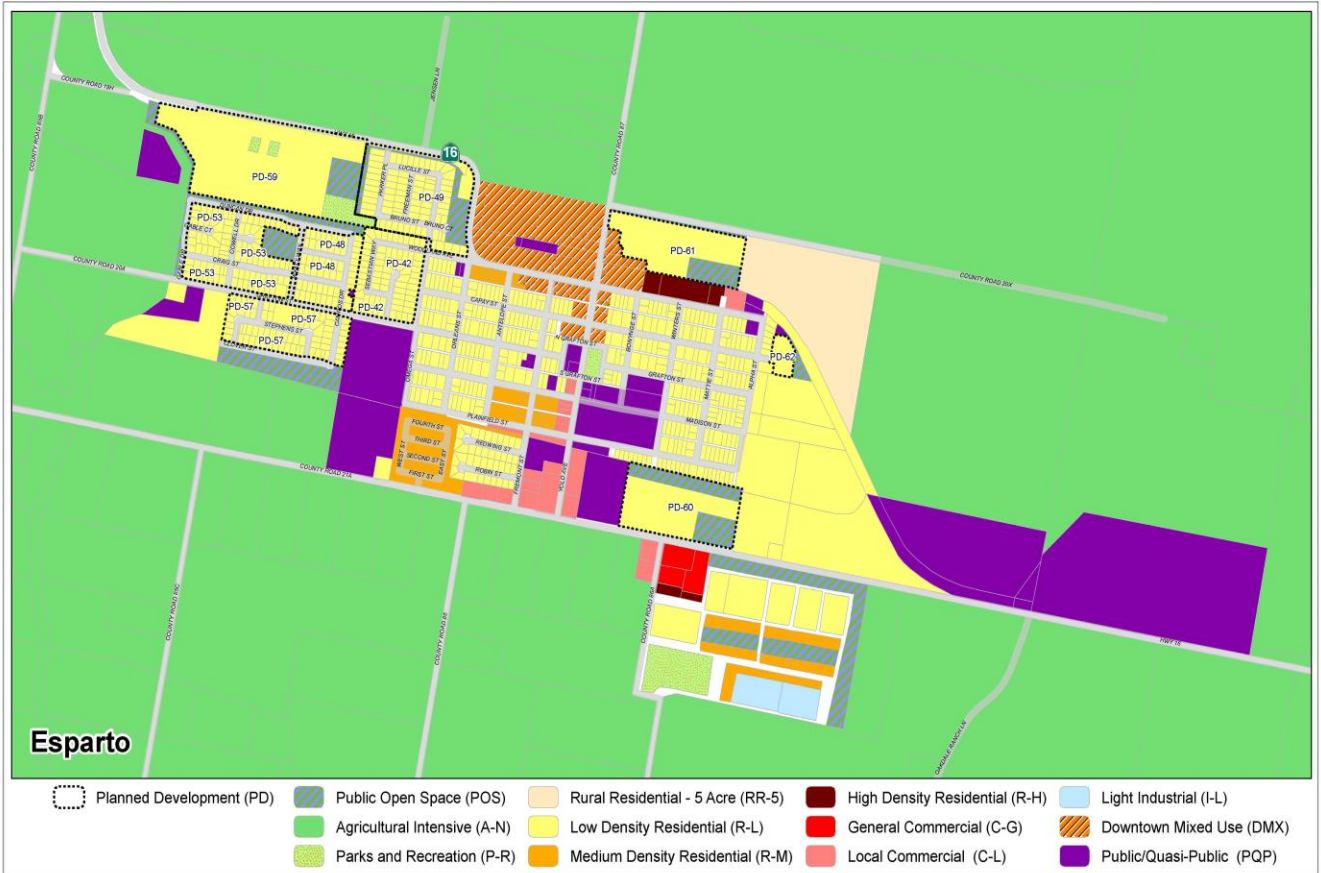
ing and Public Works. July, 2014. Data sources: Yolo County



# FIGURE 5

## ESPARTO AREAS TO BE REZONED

PROPOSED ZONING - June, 2014



Created by Yolo County Department of General Services - Information Technology on behalf of Yolo County Department of Planning and Public Works. May, 2014. Data sources: Yolo County

---

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is “Potentially Significant Impact” (before any proposed mitigation measures have been adopted) as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agricultural and Forest Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources                | <input type="checkbox"/> Geology / Soils                    |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials     | <input type="checkbox"/> Hydrology / Water Quality          |
| <input type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources                 | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population / Housing     | <input type="checkbox"/> Public Services                   | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems       | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
  
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
  
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
  
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
  
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to the earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

---

Planner’s Signature

Date

Planner’s Printed name

County of Yolo  
February 2018

15

Zone File No. 2017-0035  
Initial Study/ Negative Declaration

---

## PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the project as described herein may have a significant effect upon the environment.

## EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVIII, “Earlier Analyses,” may be cross-referenced).
5. A determination that a “Less Than Significant Impact” would occur is appropriate when the project could create some identifiable impact, but the impact would be less than the threshold set by a performance standard or adopted policy. The initial study should describe the impact and state why it is found to be “less than significant.”
6. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration, pursuant to Section 15063 (c)(3)(D) of the California Government Code. Earlier analyses are discussed in Section XVIII at the end of the checklist.
7. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
8. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

## I. AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

a) through d). *No Impact.* As noted in the "Project Description," the proposed changes to the General Plan and the Zoning Code will not result in any impacts to visual resources in Yolo County. Two changes that could affect scenic resources would not have any impacts, as noted below.

Any physical improvements to improve broadband service encouraged by the new General Plan policies, such as construction of new communications towers or undergrounding of transmission lines, would be subject to case-by-case environmental review to determine each improvement's individual impacts, and no potentially significant cumulative visual impacts from the policies would occur. Existing General Plan policies and zoning regulations already require such communications improvements to avoid sensitive resources such as scenic ridgeline, scenic routes, or other prominent features.

The new regulations to allow Accessory Dwelling Units by right is not expected to result in a significant amount of new growth in existing neighborhoods so would not cause impacts to any existing scenic vistas, scenic resources, and would not add substantial light that could affect nighttime views.



## II. AGRICULTURAL AND FOREST RESOURCES:

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Involve other changes in the existing environment which due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to nonforest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

a) through e). *No Impact.* The proposed changes to the General Plan and Zoning Code, including rezoning of properties, would not affect prime or non-prime agricultural lands or lands under a Williamson Act contract. The rezonings would only apply to non-agricultural zones. Likewise, the rezonings would not include any forest resources.

### III. AIR QUALITY:

Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion of Impacts

a) *through e) No Impact.* Development projects are most likely to violate an air quality plan or standard, or contribute substantially to an existing or project air quality violation through generation of vehicle trips. Yolo County is within the Yolo-Solano Air Quality Management District (YSAQMD). The district is currently a non-attainment area for ozone (State and Federal ambient standards) and Particulate Matter (State ambient standards). While air quality plans exist for ozone, none exists (or is currently required) for PM<sub>10</sub>.

As already noted above, the package of proposed General Plan and Zoning Code amendments would not result in any growth and thus would have no impacts on existing air resources. New regulations to allow Accessory Dwelling Units by right is not expected to result in a significant amount of new growth in existing neighborhoods and no other changes would cause construction-related impacts.

#### IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native residents or migratory wildlife corridors or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion of Impacts

(a) through (f) *No Impact*. Discretionary development projects in Yolo County are reviewed for their potential impacts to wildlife habitat, including Swainson’s hawk foraging habitat, wetlands, etc. Applicable mitigation programs would be applied to reduce any potential impacts during the application process and environmental review. Discretionary and non-discretionary projects must also conform to numerous General Plan policies that address the preservation and conservation of biological resources, such as setbacks from any waterways. Any new development would be required to conform to all other existing zoning and building regulations and should not have a substantial adverse effect on biological resources.

None of the proposed General Plan and Zoning Code amendments, including the rezoning of properties, would not result in any new growth beyond growth already allowed under existing plans and polices, and thus would have no impacts on existing biological resources.

**V. CULTURAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

(a) through (f) *No Impact*. As noted above, none of the proposed General Plan and Zoning Code amendments, including the rezoning of properties, would result in any new growth beyond growth already allowed under existing plans and polices, and thus would have no impacts on existing cultural resources.

Standard conditions attached to discretionary non-discretionary project approvals under the new zoning would ensure that any impacts to cultural resources would be avoided.

## VI. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known Fault? Refer to Division of Mines and Geology Special Publication 42.				
ii) Strong seismic ground shaking?				
iii) Seismic-related ground failure, including liquefaction?				
iv) Landslides?				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

*a) through d) No Impact.* None of the proposed General Plan and Zoning Code amendments, including the rezoning of properties, would result in any new growth beyond growth already allowed under existing plans and polices, and thus would have no new impacts on geology and soils. The construction of any new structures uses allowed by the Zoning Code would be required to conform to all other existing zoning and building regulations and would not have a substantial adverse effect related to geology and soils. All new development would be subject to building permit standards, and would be required to receive permits from the Environmental Health Department for adequate on-site wastewater and water systems. The proposed amendments will therefore not have an impact on geology and soils.

*e) Beneficial Impact.* The amendment required to comply with the new State law that requires the County to establish minimum parcel sizes and regulations for rural wastewater treatment (septic) systems would have a beneficial impact on water and soil resources as a higher level of septic system standards are applied. The new two-acre minimum lot size in the RR-2 zone would affect newly created lots and would help ensure that soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

## VII. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be affected by climate change impacts, e.g., sea level rise, increased wildfire dangers, diminishing snow pack and water supplies, etc.?				

a) through c) *No Impact*.

Yolo County has adopted General Plan policies and a Climate Action Plan (CAP). In order to demonstrate project-level compliance with CEQA relevant to GHG emissions and climate change impacts, applications for discretionary projects must demonstrate consistency with the General Plan and CAP. The adopted 2030 Yolo Countywide General Plan contains the following relevant policies and actions:

Action CO-A118: Pursuant to and based on the CAP, the following thresholds shall be used for determining the significance of GHG emissions and climate change impacts associated with future projects:

1) Impacts associated with GHG emissions from projects that are consistent with the General Plan and otherwise exempt from CEQA are determined to be less than significant and further CEQA analysis for this area of impact is not required.

2) Impacts associated with GHG emissions from projects that are consistent with the General Plan, fall within the assumptions of the General Plan EIR, consistent with the CAP, and not exempt from CEQA are determined to be less than significant or mitigated to a less than significant level, and further CEQA analysis for this area of impact is generally not required.

To be determined consistent with the CAP, a project must demonstrate that it is included in the growth projections upon which the CAP modeling is based, and that it incorporates applicable strategies and measures from the CAP as binding and enforceable components of the project.

None of the proposed General Plan and Zoning Code amendments, including the rezoning of properties, would result in any new growth beyond the increment of growth already allowed under existing plans and polices. Adoption of the General Plan and Zoning Code Amendments is consistent with all policies, land use designations, and population projections of the General Plan. The amendments will therefore not increase emissions over the status quo. Thus, the amendments are determined to have no GHG impacts.

## VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working within the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

a) *through d) No Impact.* None of the proposed General Plan and Zoning Code amendments, including the rezoning of properties, would result in any new growth beyond growth already allowed under existing plans and polices, and thus would have no new impacts related to hazardous or hazardous materials. The construction of any new structures uses allowed by the Zoning Code would be required to conform to all other existing zoning and building regulations and would not have a substantial adverse effect related to hazards. Construction of any new development would be subject to Environmental Health and State regulations which, among other requirements, would require Business Plans, etc. No new uses would be at increased risk from wildland fires.

## IX. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Significantly deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

a) through (j) *No Impact*. None of the proposed General Plan and Zoning Code amendments, including the rezoning of properties, would result in any new growth beyond growth already allowed under existing plans and polices, and thus would have no new impacts related to water quality, hydrology and flooding. The construction of new uses allowed under the existing zoning would be subject to building permit standards, which would address any water quality or hydrologic issues that are specific to individual sites. Existing and new environment health standards related percolation tests and design requirements for leachfields would ensure that no impacts to water quality would occur.



## X. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

- a) *No impact.* The project would not divide any established community and, in fact, would re-establish and protect the future of an existing neighborhood. The Westucky area in north Woodland would be redesignated and rezoned from the existing local commercial to residential, rural residential, and agricultural zones. This change would reflect the current residential uses in the small neighborhood.
- b) *No Impact.* Adoption of the General Plan and Zoning Code Amendments is consistent with all policies, land use designations, and population projections of the General Plan.
- c) *No Impact.* The County does not have an adopted HCP or NCCP, although a draft plan is now being completed by the Yolo County Joint Powers Agency. The proposed amendments would not conflict with any of the existing mitigation requirements or policies of the Yolo County Draft HCP.

## XI. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

- a) and b) *No impact.* The General Plan and Zoning Amendments would not affect any known resource areas within the boundaries of the Cache Creek Off-Channel Mining Plan that are subject to existing mining operations.

## XII. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

*(a) through (e) No Impact.* None of the proposed General Plan and Zoning Code amendments, including the rezoning of properties, would result in any new growth beyond growth already allowed under existing plans and polices, and thus would have no new impacts related to noise. The construction of new uses allowed under the existing zoning would be subject to building permit standards and noise standards included in the 2030 Yolo Countywide General Plan.

### XIII. POPULATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion of Impacts

*(a) through (c) No Impact.* None of the proposed General Plan and Zoning Code amendments, including the rezoning of properties, would result in any new growth beyond growth already allowed under existing plans and polices, and thus would not induce substantial population growth in the area, would not displace any existing housing, and would not displace any people.

### XIV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response time or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion of Impacts

*a) through e) No Impact.* Because the General Plan and Zoning Code amendments do not include any new growth, there would be no impacts to fire and police service, or any other public services.

**XV. RECREATION**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have been an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

a), b) *No Impact.* The General Plan and Zoning Code amendments would not affect any recreational facilities. The rezoning of properties in Esparto to a public zone would reflect the new aquatic center that is now under construction.

**XVI. TRANSPORTATION/TRAFFIC**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *No Impact.* None of the proposed General Plan and Zoning Code amendments, including the rezoning of properties, would result in any new growth beyond growth already allowed under existing plans and polices, and thus would have not contribute any new trips to existing roadways and intersections, and would not increase hazards or affect emergency access.
- b) through e) *No Impact.* Adoption of the General Plan and Zoning Code amendments would not conflict with an applicable congestion management program, level of service standard or travel demand measure, or other standards established by the county congestion management agency. Yolo County does not have a congestion management agency or plan. The amendments would also not affect any existing air traffic patterns. Similarly, the amendments would cause no potential impacts related to roadway design and access hazards, to incompatible uses such as farm equipment, or to emergency access.
- f) *No Impact.* Adoption of the General Plan and Zoning Code amendments would not conflict with any adopted policies, plans, or programs supporting alternative transportation systems.

**XVII. UTILITIES AND SERVICE SYSTEMS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

- a) through (j) *No Impact.* The General Plan and Zoning Code amendments would have no impacts related to public utilities and public services, since no new growth beyond the existing plans and policies would be allowed.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probably future projects)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have environment effects which will cause substantial adverse effects on human beings, either directly or indirectly?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion of Impacts**

- a) *No Impact.* Based on the information provided in this Initial Study, the General Plan and Zoning amendments would have no impact on environmental resources. No important examples of major periods of California history or prehistory in California would be affected; and the habitat and/or range of any special status plants, habitat, or plants would not be substantially reduced or eliminated.
- b) *No Impact.* Based on the analysis provided in this Initial Study, the amendments would have no significant cumulative impacts.
- c) *No Impact.* Based on the analysis provided in this Initial Study, no impacts to human beings would result from the proposed zoning and General Plan changes. The changes as proposed would not have substantial adverse effects on human beings, either directly or indirectly.

---

## REFERENCES

Yolo County, 2009. *2030 Yolo Countywide General Plan*, November, as amended.

Yolo County, 2014. *Yolo County Code, Title 8 Land Development*, as amended.

Yolo Solano Air Quality Management District, 2007. *Handbook for Assessing and Mitigating Air Quality Impacts*.

---

**APPENDIX A**

**PROPOSED GENERAL PLAN AND  
ZONING CODE AMENDMENTS**



# 2017 General Plan and Zoning Code Amendments

Note: All proposed text amendments are shown in bold legislative font (underline and ~~strikeout~~).

**GLOBAL:** Change all references in the Zoning Code from “Planning, Public Works and Environmental Services Department” to “Community Services Department.” These changes are listed separately in an attachment.

## **Section A: Text Amendments to the General Plan**

**Change A-1:** Revise Table LU-6 on page LU12 regarding “Rural Residential” zoning symbols in Chapter 3, the Land Use and Community Character Element, as follows:

TABLE LU-6 **Zoning/General Plan Consistency**

General Plan Land Use Designation	General Plan Symbol	Zone Designation	Zone Symbol
<b>Residential Land Use Designations</b>			
Residential Rural	RR	Rural Residential – <del>4</del> <b>2</b> acre minimum Rural Residential – 5 acre minimum	RR- <del>4</del> <b>2</b> RR-5

**Change A-2:** Revise the text regarding “Rural Residential” densities on pages LU-14 - 15 in Chapter 3, the Land Use and Community Character Element, as follows:

**Policy LU-1: Residential Rural (RR)** includes large lot rural homes with primarily detached single-family units, although attached and/or detached second units or duplexes are allowed. Density range: 1 du/5ac to <del>4 **0.5** du/ac.

**Change A-3: Add Broadband Service Policies and Action Items to the Public Facilities and Services Element, as follows:**

**GOAL PF-11 Utilities and Communications.** Support a flexible network of utility services to sustain state-of-the-art community livability and economic growth. Encourage expanded coverage and enhanced quality for communication technology, such as mobile connectivity, high-speed wireless internet access, and emergency communication systems.

### **Policies**

**Policy PF-11.1** Encourage the development of power generating and transmission facilities in appropriate alignments and locations, sufficient to serve existing and planned land uses.

**Policy PF-11.2** ~~Encourage expanded coverage and enhanced quality for communication technology, such as mobile connectivity, high-speed wireless internet access, and emergency communication systems.~~ Support the expansion and delivery of redundant, open broadband

internet service throughout the county, in the rural or remote communities in the county through all appropriate technologies and support the use of public resources to serve community anchors such as court houses, schools, libraries, civic and media access centers, public safety and health care facilities.

**Policy PF-11.3** Require utility lines to follow field edges to minimize impacts on agricultural operations.

**Policy PF-11.4** Pipelines that cross agricultural areas shall be buried at a depth that avoids conflicts with expected agricultural practices.

**Policy PF-11.5** Increase the availability and reliability of power to the rural areas, including underserved communities.

**Policy PF-11.6** Work with local governments, utilities, schools, libraries, medical, communications and other service providers, and neighboring counties, tribes, state and federal entities to unify and coordinate telecommunication infrastructure planning. Evaluate opportunities and establish a plan for future communications infrastructure needs and development opportunities.

**Policy PF-11.7** Consider communications conduit as a standard aspect of a street and shall take advantage of opportunities to install infrastructure when appropriate. New residential and commercial development projects shall include the infrastructure components necessary to support modern communication technologies, such as conduit space within joint utility trenches for future high-speed data equipment, and flexible telephone conduit to allow for easy retrofit for high-speed data systems.

**Policy PF-11.8** Strongly encourage telecommunications service providers to size underground and overhead facilities to accommodate future expansion, changes in technology, and, where possible, the facilities of other telecommunications providers. Interested parties shall be notified of any opportunity for installing additional conduit or infrastructure in open trenches in County right of way.

**Policy PF-11.9** In negotiating franchise agreements and the use of county right-of-ways, strongly encourage providers to serve underserved communities.

**Policy PF-11.10** Provide sites or space for communication facilities, including cabinet structures, pedestals, antennas, etc. where appropriate and feasible.

**Policy PF-11.11** Follow a “Dig Once” objective for projects conducted on County property, including rights of way.

**Policy PF-11.12** Add communication projects to the county comprehensive capital facilities plan for consideration through the established process for prioritization and funding.

### **Action Items (Implementation)**

**Action PF-A67** Re-evaluate the feasibility of annexing all or a portion of Yolo County into the Sacramento Municipal Utility District. (Implements Policy PF-11.1)

Responsibility: County Administrator’s Office

Timeframe: 2011/2012

**Action PF-A68** Promote, and require where feasible, use of sustainable renewable energy sources to power homes, businesses, agriculture, and infrastructure. (Policy PF-11.1)  
Responsibility: ~~Planning and Public Works~~ Community Services Department  
Timeframe: Ongoing

**Action PF-A69** Require underground utilities in new development within unincorporated communities, where feasible. (Policy PF-11.1)  
Responsibility: ~~Planning and Public Works~~ Community Services Department  
Timeframe: Ongoing

**Action PF-A70** Establish location and design criteria for siting of power plants and transmission facilities. (Policy PF-11.1)  
Responsibility: ~~Planning and Public Works~~ Community Services Department  
Timeframe: 2011/2012 Ongoing

**Action PF-A71** Develop an ordinance to require telecommunications facilities, such as cell phone towers and underground utility trenches, to reserve space and/or provide conduit available for County and emergency communications. (Policy PF-11.2)  
Responsibility: ~~Planning and Public Works~~ Community Services Department, Information Technology Department  
Timeframe: 2011/2012 Ongoing

**Action PF-A72** Streamline building and planning permit requirements to encourage the development of telecommunications systems, particularly in underserved communities. (Implements Policy PF-11.2)  
Responsibility: ~~Planning and Public Works~~ Community Services Department  
Timeframe: 2011/2012 Ongoing

**Action PF-A73** Investigate joint use of utility easements/corridors to connect open space, link trails, supplement wildlife corridors, and link habitat areas. (Policy PF-11.3, Policy PF-11.4)  
Responsibility: Parks and Resources Department  
Timeframe: Ongoing

**Action PF-A74** Enhance virtual county government services to improve accessibility, increase customer convenience, and provide access to populations where English is a second language. (Policy PF-11.2)  
Responsibility: Information Technology Department  
Timeframe: Ongoing

**Action PF-A75** Implement the County Communication Strategic Plan to ensure greater interoperability between various agencies and jurisdictions. (Policy PF-11.2)  
Responsibility: Information Technology Department  
Timeframe: Ongoing

**Action PF-A76** Revise subdivision regulations to require the provision of infrastructure for broadband internet facilities for broadband communications network deployment. If internet infrastructure does not currently exist in the project area, empty conduit may instead be required. (Implements Policy PF-11.2)  
Responsibility: Community Services Department  
Timeframe: Ongoing

**Action PF-A77** Review the standard improvement specifications for public projects and improvements to determine if a location for the placement of conduit for telecommunications use can be designated and to develop safe zones for installing new telecommunications infrastructure. (Implements Policy PF-11.2)

Responsibility: Community Services Department, General Services Department

Timeframe: Ongoing

**Action PF-A78** Advocate for and seek grant funding to deliver improved telecommunications to outlying rural communities and other underserved areas. Provide technical assistance to community service districts, other local government jurisdictions and community based organizations interested in offering broadband telecommunications services for public, education and government purposes. (Implements Policy PF-11.2)

Responsibility: Community Services Department, General Services Department

Timeframe: Ongoing

**Action PF-A79** Develop and maintain an inventory of viable sites, permissible uses, associated costs, power and backhaul access, and other relevant information on County property and rights of way. (Implements Policy PF-11.2)

Responsibility: General Services Department

Timeframe: Ongoing

**Action PF-A80** Consolidate and co-locate facilities on County property or rights-of-way without interfering with County infrastructure, and design new facilities and projects taking into consideration future communication infrastructure. (Implements Policy PF-11.2)

Responsibility: Community Services Department, General Services Department

Timeframe: Ongoing

**Action PF-A81** Install conduit in public streets during construction/re-construction for future communications infrastructure use. (Implements Policy PF-11.2)

Responsibility: Community Services Department, General Services Department

Timeframe: Ongoing

**Action PF-A82** Accommodate construction of conduit laterals leading to private property for potential future use. (Implements Policy PF-11.2)

Responsibility: Community Services Department, General Services Department

Timeframe: Ongoing

**Action PF-A83** Look for opportunities to place new conduit through joint utility trenches. (Implements Policy PF-11.2)

Responsibility: Community Services Department, General Services Department

Timeframe: Ongoing

**Action PF-A84** Conduit shall be incorporated in the design and cost estimate phases of new street, sidewalk, or other related transportation projects. Require installation of secondary or tertiary conduit whenever new conduit is being installed in public rights of way to accommodate future use/growth. (Implements Policy PF-11.2)

Responsibility: Community Services Department, General Services Department

Timeframe: Ongoing

**Action PF-A85** Establish dedicated revenue account(s) to be funded through leases or rents of County property for communications infrastructure, and to be made available for future conduit development and maintenance projects. (Implements Policy PF-11.2)

Responsibility: General Services Department, Financial Services Department  
Timeframe:Ongoing

**Action PF-A86** When funding is not available for conduit, look for alternative sources including grants, special districts, public-private partnerships, private funding, or improvement district(s) in advance of actual construction effort. (Implements Policy PF-11.2)

Responsibility: General Services Department  
Timeframe: Ongoing

**Action PF-A87** Evaluate Capital Improvement Plans for potential integration of broadband/communication projects. (Implements Policy PF-11.2)

Responsibility: Community Services Department, General Services Department  
Timeframe: Ongoing

**Section B: Zoning Amendments Required to Conform to New Environmental Health Regulations (2-acre minimum parcel size)**

**Change B-1:** GLOBAL: Change all references in the Zoning Code from RR-1 to RR-2.

**Change B-2:** Edit Table 8-2.107 in Article 1, Sec. 8-2.107 page 54, as follows:

**Table 8-2.107**

**General Plan and Zoning Consistency**

General Plan Land Use Designation (Symbol)	Zoning Districts (Symbol)
Agriculture (AG)	Agricultural Intensive (A-N) Agricultural Extensive (A-X) Agricultural Commercial (A-C) Agricultural Industrial (A-I) Agricultural Residential (A-R)
Residential Rural (RR)	Residential Rural-5 acre (RR-5) Residential Rural-1 acre (RR-4 <u>2</u> )

**Change B-3:** Edit the text in Sec. 8-2.502 as follows:

**Article 5: Residential Zones**

**Sec. 8-2.502 Residential Zones**

**(b) Rural Residential-4 2 acre minimum parcel size (RR-1) Zone**

The Rural Residential-4 2 (RR-4 2) Zone, like the RR-5 Zone, recognizes existing areas in the County that have been developed with very low density (one to five acre) large lot homes with no public services such as water or sewer. The RR-4 2 Zone allows for a limited variety of agricultural uses, including the keeping of animals, which is regulated based on the size of the parcel. The RR-4 2 Zone is most notably applied to the Hardwoods area of Dunnigan, which does not currently have public services but is expected to be connected to public water and sewer within the 2030 planning period. The RR-4 2 Zone is one of the two zoning districts that is consistent with the Rural Residential (RR) land use designation set by the 2030 Countywide General Plan. As in the case of the RR-5 Zone, General Plan policy strongly discourages areas that are now designated as Agriculture from being redesignated to RR or any other non-Agriculture designation. Thus, it is anticipated that the RR-4 2 zoning will not be extended to any additional areas during the 2030 planning period. The minimum lot size for newly created parcels in the RR-1 Zone is ~~1.0~~ 2.0 acres.

### **(h) Mixed Residential Commercial**

This broad Use Type includes several quasi-commercial activities.... All of these small agri-tourism uses are allowed in the RR-5 zone, and some uses are allowed in the RR-4 2 zone.

This Use Type also includes mixed residential/commercial uses that are not directly related to agri-tourism...

The commercial/residential Use Type includes small grocery and retail stores; ... These limited commercial/residential uses are allowed within all residential zones, except for the RR-5 and RR-4 2 zones, which are connected with public services. The Use Type does not include live-work (other than home occupation), restaurants, bars, and retail stores that are more appropriately located in a commercial or downtown district.

### **(i) Animal Keeping**

This Use Type includes some of the animal keeping activities that are described in Sec. 8-2.303, Article 3 of this Chapter. Keeping of small domestic pets is allowed in all residential zones. Large domestic animals may be kept in the RR-5, RR-4 2, and R-L zones, with their numbers regulated by how much acreage is available. Rooster and other wild animals are allowed only in the RR-5 zone. Domestic fowl may be kept on parcels less than 10,000 square feet in the R-L and R-M Zones with special restrictions.

### **(j) Agricultural Uses**

This Use Type includes many of the agricultural activities that are described in Sec. 8-2.303, Article 3 of this Chapter. A range of agricultural uses is allowed in the RR-5, RR-4 2, and R-L zones. In the Rural Residential zones, residents are allowed to plant and grow crops, pasture animals, and engage in other forms of permanent agriculture, including limited agricultural processing. In the R-L zone, agriculture may be practiced on larger lots that are planned for future residential growth, but may not be developed for some years.

### **Change B-4: Edit Table 8-2.504(a) as follows:**

#### **Table 8-2.504(a) Allowed Land Uses and Permit Requirements for Residential Zones**

Change the column labels in the table from “RR-1” to “RR-2.”

### **Change B-5: Edit Tables 8-2.505, 8-2.605, 8-2.705, and 8-2.805 shown on the following pages, as follows:**

## Sec. 8-2.505 Table of Residential Development Requirements

The following Table 8-2.505 identifies the development requirements, including minimum parcel sizes, building setbacks, and other standards that allowed and permitted uses in the residential zones must meet as a standard or condition of any issued building permit, Site Plan Review, or Use Permit. Setback requirements for accessory structures may be different; see Section 8-2.506(b).

**Table 8-2.505  
Development Requirements in Residential Zones**

R ZONE	Minimum Lot Area (acres/sf) (1)	Front Yard Setback (feet)	Rear Yard Setback (feet)	Side Yard Setback (feet)	Height Limits <sup>(3)</sup> (feet)	Other Building Standards	Density (dwellings per acre)
RR-5	5.0 acres	20 feet from property line, or 50 feet from centerline of roadway, whichever is greater <sup>(2)</sup>	25 feet from property line	20 feet from property line	35 feet for residential uses; no limit for agricultural uses, except for accessory or conditional uses	No limit on primary dwelling; second dwelling no greater than 2,500 square feet	One primary dwelling plus one second dwelling per parcel
RR-1 2	4 2.0 acre						
R-L	3,500 square feet	20 feet from property line or curb strip	25 feet from property line	6 feet from property line/0 to 5 feet with Use Permit	35 feet max./two stories, or 40 feet max./three stories with Use Permit	No size limit; open space of 600 sf per unit; max. impervious lot coverage limit of 35%	1.0 – 9.9 units per net acre
R-M	1,500 square feet	10 feet from property line or curb strip	15 feet from property line	10 feet from property line/0 to 9 feet with Use Permit	40 feet max./three stories, or 50 feet max./four stories, with Use Permit		10.1 – 20.0 units per net acre
R-H	1,500 square feet				50 feet/four stories, or 60 feet/five stories with Use Permit		Open space of 200 sf per unit; max. impervious lot coverage limit of 50%

- Notes:
1. Parcels in rural areas with no access to public water and/or wastewater services are subject to a **2.0 acre** minimum parcel size for new building permits ~~that are established by the Special Building (“B”) overlay zone~~, see Section ~~8-2.906(b)~~ **8-2.1002(a)**.
  2. The yard abutting a County road is considered the front yard. Properties abutting a major arterial require a 30-foot front yard setback, as measured from the edge of road right-of-way.
  3. Structures built in the 100-year flood plain to comply with FEMA and local requirements will be measured from the top of the bottom floor, which may include a basement, crawlspace, or enclosed floor.
  4. New development within the R-L, R-M, and R-H zones is recommended to meet minimum densities; if not, Site Plan Review



## Sec. 8-2.605 Table of Development Requirements

The following Table 8-2.605 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 8-2.605  
Development Requirements in Commercial Zones**

C ZONE	Minimum Lot Area (1)	Front Yard Setback (feet)	Rear Yard Setback (feet)	Side Yard Setback (feet)	Height Limits <sup>(3)</sup> (feet)	Maximum Floor Area Ratio	Maximum Impervious Lot Coverage
C-L	3,500 square feet	None	None, except 15 feet if abutting residential zone		35 feet	0.5 (1.0 for mixed commercial/residential)	85%
C-G	5,000 square feet				Maximum of 50 feet or four stories	90%	
DMX <sup>(2)</sup>	3,500 square feet	Maximum of 10 feet from property line or sidewalk (see Sec.8-2.606(a))	10 feet, except 20 feet if abutting residential	None, except 20 feet if abutting residential	Minimum of 22 feet <sup>(4)</sup> , maximum of 50 feet or four stories	1.0 (2.0 for mixed commercial/residential)	90%
C-H	10,000 square feet	15 feet from property line or curb strip	None, except 20 feet if abutting residential	None, except 15 feet if abutting residential	40 feet	1.0	90%

Notes: 1. Parcels in rural areas with no access to public water and/or wastewater services are subject to **2.0 acre** minimum parcel sizes for new building permits ~~that are established by the Special Building ("B") overlay zone, see Section 8-2.906(b) 8-2.1002(a). Minimum of 1.0 acre if no services.~~

2. In addition to these development requirements in the DMX zone, new uses and construction must meet design and other requirements as specified in Section 8.2-606(a).

3. Appropriate findings for discretionary projects, and ministerial residential projects, located within the floodplain are required, see Section 8-2.306(ae). Structures built in the 100-year flood plain to comply with FEMA and local requirements will be measured from the top of the bottom floor, which may include a basement, crawlspace, or enclosed floor.

4. Minimum height limit along Yolo Avenue and Woodland Avenue only.

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

## Sec. 8-2.705 Table of Development Requirements

The following Table 8-2.705 identifies the development requirements, including minimum parcel sizes, setbacks, and other standards that allowed and permitted uses in the industrial zones must meet as a standard or condition of any issued building permit, Site Plan Review, or Use Permit.

**Table 8-2.705**

### Development Requirements in Industrial Zones

I ZONE	Minimum Lot Area (acres or square ft) (1)	Front Yard Setback (feet)	Rear Yard Setback (feet)	Side Yard Setback (feet)	Height Limits <sup>(2)</sup> (feet)	Maximum Floor Area Ratio <sup>(3)</sup>	Maximum Impervious Lot Coverage
I-L	5,000 square feet	None	None, except 25 feet if abutting residential zone		Maximum of 45 feet or four stories	0.5	90%
I-H	5,000 square feet		None, except 50 feet if abutting residential zone				
OPRD	1.5 acres	10 feet or according to an approved Planned Development Ordinance	10 feet, except 20 feet if abutting residential	None, except 20 feet if abutting residential	Maximum of 65 feet or five stories	1.0	75%

Notes: (1) Parcels in rural areas with no access to public water and/or wastewater services are subject to to **2.0** minimum parcel sizes for new building permits ~~that are established by the Special Building (“B”) overlay zone, see Section 8-2.906(b) 8-2.1002(a).~~ **Minimum of 1.0 acre if no services.**

(2) Appropriate findings for discretionary projects, and ministerial residential projects, located within the floodplain are required, see Section 8-2.306(ae). Structures built in the 100-year flood plain to comply with FEMA and local requirements will be measured from the top of the bottom floor, which may include a basement, crawlspace, or enclosed floor.

(3) See definition in Sec. 8-2.607.

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

## 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 <sup>(4)</sup> (feet)	Maximum Floor Area Ratio
P-R	None <sup>(1)</sup>	None	None, except 15 feet if abutting residential zone		35 feet	0.025
POS					35 feet	0.001
PQP <sup>(2)</sup>		5 feet or match the prevailing setback on the adjacent properties <sup>(3)</sup>	10 feet, except 20 feet if abutting residential <sup>(3)</sup>	None, except 10 feet if abutting residential <sup>(3)</sup>	Maximum of 50 feet or four stories	0.5

- Notes: (1) Parcels in rural areas with no access to public water and/or wastewater services are subject to **2.0** minimum parcel sizes for new building permits ~~that are established by the Special Building (“B”) overlay zone~~, see Section ~~8-2.906(b)~~ **8-2.1002(a)**.
- (2) 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.
- (3) Setbacks for hangers and other structures within the County Airport property, not along a County Road (where standard setbacks within the PQP zones apply), may be reduced to 0 feet by the Building Official.
- (4) Appropriate findings for discretionary projects, and ministerial residential projects, located within the floodplain are required, see Section 8-2.306(ae). Structures built in the 100-year flood plain to comply with FEMA and local requirements will be measured from the top of the bottom floor, which may include a basement, crawlspace, or enclosed floor.
- (5) Development near the toe of any levee is restricted, see Section 8-2.306(ad)

Change B-6: Delete Sec. 8-2.903(i), as follows:

## Article 9: Specific Plan and Overlay Zones

### Sec. 8-2.903 Overlay Zones

#### (i) ~~Special Building Overlay (B) Zone~~

~~The "B" overlay is a Special Building overlay zone that is applied to areas zoned for development where the lack of public facilities and utilities indicates a need for new building sites of larger acreage than otherwise permitted in the zone. The County Environmental Health Division is responsible for setting these minimum parcel size restrictions in compliance with State laws that set standards for on-site sewage disposal and private water wells. The B overlay zone sets a minimum parcel size of two acres for newly created parcels zoned for development that do not have access to public water and public wastewater treatment services. The two-acre minimum parcel size to build a house does not apply to existing lots, only newly created lots. There are numerous areas within the unincorporated area where homes and businesses must rely on private wells and private septic/leachfield systems. In these areas, such as Capay Valley, the Hardwoods in Dunnigan, and Patwin Road in Davis, the Rural Residential (RR-1) or Residential Low Density (R-L) zoning regulations include a B overlay zone that sets a minimum parcel size of two acres for purposes of creating new lots and issuing building permits for homes.~~

Change B-7: Edit Sec. 8-2.1002(a), as follows:

## Article 10: General and Special Development Standards

### Sec. 8-2.1002 Area of lots

The minimum lot size and building site size regulations set forth in this Chapter for each particular zone shall be modified as follows:

- (a) Where a public water supply and/or public sanitary sewer is not accessible, the Environmental Health Services Division may establish minimum lot size or lot area requirements for home site or new development in excess of, **or less restrictive,** those otherwise set forth in this Chapter, which requirements shall be based upon the area the Division determines to be necessary for the adequate provision of water and sewerage in the location and for the use requested. **Under the provisions of Section 19 (Onsite Wastewater Treatment Systems) of Title 6 (Sanitation and Health) of the County Code, the Division has set a minimum parcel size of two acres for land use projects located on lands that rely upon an onsite wastewater treatment system. The Director of Environmental Health has the authority to issue variances to provisions set forth in the ordinance.**

**Section C: Zoning Amendments Required to Comply with State Law Regarding Accessory Dwelling Units**

**Article 5: Residential Zones**

**Change C-1:** Edit Table 8-2.504(a), as follows:

**Table 8-2.504(a)**

**Allowed Land Uses and Permit Requirements for Residential 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
	RR-5	RR-4 <u>2</u>	R-L	R-M	R-H	
<b>Residential Uses</b>						
Single family detached home including duplex	A	A	A	A	N	See Table 8-2.505 and Sec. 8-2.506(a), (m), and (n)
Second, <del>or</del> "granny," or "accessory dwelling unit"	See Table 8-2.504(b) and Secs. 8-2.506(b), (l), (m)					
Triplex, four-plex	N	N	SP/UP(m)	SP/UP(m)	SP/UP(m)	See Table 8-2.505 and Sec. 8-2.506(c), (l), and (m)
Multi-family (condominiums, townhouses, apartments)	N	N	SP/UP(m)	SP/UP(m)	SP/UP(m)	
Group or co-housing	SP	SP	SP/UP(m)	SP/UP(m)	SP/UP(m)	
Farm worker housing	A/SP	A/SP	A/SP	SP/UP(m)	SP/UP(m)	See Sec. 8-2.506(d)
Emergency shelters	N	N	N	N	N	See Sec.8-2.606(m)
Mobile home parks	N	N	UP(M)	UP(M)	UP(M)	See Sec. 8-2.1014
<b>Home Occupation/Care</b>						
Home occupation	A	A	A	A	A	See Sec. 8-2.506(e)
Group/home care (6 or less beds)	A	A	A	A	A	See Sec. 8-2.506 (f)
Group/home care (7 or more beds)	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(g)
Child care (9 to 14 children)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	
Child care centers (>14 children)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	See Sec. 8-2.506(h)
<b>Mixed Residential/Commercial/Public and Quasi-Public Uses</b>						
Boutique winery/olive mill	SP/UP(m)	N	N	N	N	See Sec. 8-2.306(j)
Small special events facility	SP/UP(m)	SP/UP(m)	SP/UP(m)	N	N	See Sec. 8-2.306(k)
Bed and breakfast	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	See Sec. 8-2.306(l)
Farm stay	SP/UP(m)	N	N	N	N	See Sec. 8-2.306(m)
Other agri-tourism uses	SP/UP(m)	N	N	N	N	See Sec. 8-2.306(n)
Rural recreation	N	N	N	N	N	
Small ancillary commercial uses	N	N	SP	SP	SP	See Sec. 8-2.506(i)
Cottage food operation	A	A	A	A	A	See Sec. 8-2.506(k)
Churches, religious assembly	UP(M)	UP(M)	UP(M)	UP(M)	N	

**Change C-2: Edit Sec. 8-2.506(b), as follows:**

**Sec. 8-2.506 Specific Use Requirements or Performance Standards**

The following specific use requirements or performance standards may be applicable to some of the specific uses identified in the previous Tables 8-2.504(a) and (b), and shall be applied to any issued building permits, Site Plan Reviews, or Use Permits for uses in the residential zones.

**(a) Manufactured homes**

Manufactured homes may be located in the RR-5, RR-~~42~~, and RL zones and shall comply with the standards outlined in Section 8-2.1013(c).

**(b) Accessory structures and uses**

- (1) Non-dwelling and miscellaneous accessory structures require issuance of a Building Permit if over 120 square feet in size. All habitable accessory structures require issuance of a Building Permit.
- (2) Accessory housing structures, and accessory structure conversions to an accessory housing structure, in residential zones are a permitted use through the issuance of a non-discretionary Site Plan Review if the following standards are met: yard setbacks as set forth in subsection (5)(ii), below; parking standards; and Environmental Health standards regarding water and septic systems. If the structure or required parking does not meet any development standard, a Minor Use Permit is required. **Provided, however, that an accessory housing structure that qualifies as an “accessory dwelling unit” (ADU) shall only be subject to the requirements set forth separately below and in no case shall an ADU that meets the minimum requirements be subject to discretionary review. A ministerial permit for an ADU may be disapproved only if the Planning Director finds that the ADU would be detrimental to the public health and safety or would introduce unreasonable privacy impacts to the immediate neighbors. A building permit application for an ADU shall be approved or disapproved within 120 days of receipt.**
- (3) Except in the Agricultural (A) Zones, accessory structures subject to a Building Permit shall not be erected on a lot until construction of the principal structure has started, and an accessory structure shall not be used unless the principal structure has received a certificate of occupancy.
- (4) The maximum height of an accessory structure shall be fifteen (15) feet, unless a different height limit is specified in Table 8.2-506.
- (5) The following yard setback standards shall be required of all accessory structures **except as noted for an ADU located within an existing structure:**
  - (i) *Building separation.* Detached accessory structures subject to a Building Permit shall be separated from principal structures by a minimum of ten (10) feet and from other detached accessory structures subject to a Building Permit by a minimum distance specified by applicable building or fire codes.
  - (ii) ***Front Rear and side yard:*** Accessory housing structures shall be located in the rear one half of a parcel in the residential zone. An accessory housing structure is an allowed use, subject to issuance of a Site Plan Review and Building Permit, if the structure complies with the height limit of 15 feet and with the following side

and rear yard setbacks: 10 feet for rear yard and 5 feet for side yard. A one-story accessory housing structure may intrude into the required zone setback for rear and side yards provided it is at least five (5) feet from the side and/or rear property lines, upon issuance of a Minor Use Permit. A two-story accessory housing structure may be approved upon issuance of a Minor Use Permit provided it meets minimum setback standards of at least ten (10) feet from both the side and rear property lines. **An ADU located within an existing structure in an RR-2, RR-5, or R-L zone shall be ministerially approved provided that the ADU has independent exterior access and the side and rear yard setbacks are sufficient for fire safety. The ADU shall not be required to provide fire sprinklers if they are also not required for the primary residence, and shall not be required to install new or separate utility connections.**

- (iii) Accessory non-housing structures subject to a Building Permit shall comply with the front yard and side yard setback regulations for principal uses as set forth in the applicable regulations for each zone district. Provided, however, that the Planning Director may approve the location of any standard accessory structure, other than an accessory housing structure, within the required side yard but at least five (3) feet from the side property lines if a standard structure cannot be located within standard setbacks and Building Code standards (such as use of improved fire retardant materials) are met. Those accessory structures not requiring a Building Permit, such as a storage shed of less than 120 square feet, may be allowed to locate in the side yard setback area.
  - (iv) *Rear yard:* Except as provided in Table 8-2.506, an accessory structure subject to a Building Permit, other than an accessory housing structure, may be located in the rear setback area provided that it meets the minimum building separation standards listed above, would be a minimum of five (5) feet from the rear property boundary, and its construction would not result in coverage of more than 40 percent of the required rear yard area. Provided, however, that the Planning Director may approve the location of any standard accessory structure, other than an accessory housing structure, within the required rear yard but at least three (3) feet from the rear property lines if a standard structure cannot be located within standard setbacks and Building Code standards (such as use of improved fire retardant materials) are met. Those accessory structures not requiring a Building Permit, such as a storage shed of less than 120 square feet, may be allowed to locate in the rear yard setback area.
  - (v) *Corner lot setbacks:* Accessory structures on a corner lot shall be located no closer to the street right-of-way than the principal structure on the lot. Where a corner lot backs onto the side yard of an adjoining lot, the minimum rear yard setback for accessory structures shall be equivalent to the side yard setback of the adjoining lot.
- (6) The following parking standards shall be required of all accessory housing structures, **except as noted for an ADU:**
- (i) Off-street parking shall be provided for an accessory housing structure in addition to that required for the principal dwelling. One space shall be provided for units with up to two bedrooms and two spaces shall be provided for units with three or more bedrooms. **Parking for an accessory housing structure or an ADU may be provided as tandem parking on an existing driveway. Additional parking for an ADU may not be required if the ADU is located:**
    - 1. **within one-half mile of public transit, including transit stations and bus stations;**

2. within an architecturally and historically significant historic district;
  3. within an existing primary residence or an existing accessory structure; when on-street parking permits are required but not offered to the occupant of the accessory dwelling unit; or
  4. when there is a car share vehicle located within one block of the accessory dwelling unit.
- (ii) On-site parking may be included within the required rear or side yard areas, upon issuance of a Minor Use Permit, provided that the parking is set back at least five feet from the property line and appropriate fencing or landscaping is provided to buffer any adjacent residences. **Parking for an ADU may be located in setback areas without a Use Permit.**
- (iii) On-site parking may be reduced or modified in accordance with Article 13 of Title 8 of this Code, upon issuance of a Minor Use Permit, **with the exception of an ADU which does not require a Use Permit.**
- (iv) Parking spaces shall be otherwise consistent with the design standards provided in Article 13.

**Change C-3:** Edit Table 8-2.506, as follows:

**Table 8-2.506**

**Specific Requirements and  
Performance Standards for Accessory Structures**

Type of Structure	Specific Requirements or Performance Standards
<b>Accessory housing structures</b>	
Farm worker housing	Allowed by Minor Use Permit in RR-5 zone. Must meet development standards in Sec. 8-2.506(d). Full bathing, shower, kitchen facilities allowed. Must meet parking requirements, see Sec. 8-2.506(b)(6).
Second Unit, detached	Minimum net lot area of 5,000 square feet (sf). One second unit per parcel. No second unit in addition to guest house. Size limits: 2,500 sf (without garage) in RR-5 and RR-1 zones; no size limit in all other R zones. Maximum height as set by zone. Must meet Environmental Health (well, septic), design, setback, and parking standards, see Sec 8-2.506(b).
Second Unit, attached	Same as for detached, except attached unit in R zones is limited in size to 30% of living area of principal dwelling or 1,500 sf, excluding garage. Conversion of floor area in existing dwelling to attached unit subject to same limitations. Any portion of space in second unit readily convertible to living space is counted as living area.
<b><u>Accessory dwelling unit (ADU)</u></b>	<b><u>Attached to an existing dwelling shall not exceed 50 percent of the existing living area, with a maximum increase in floor area of 1,200 square feet. ADU's in detached buildings shall not exceed 1,200 square feet in floor area. See definition in Sec. 8-2.507 and additional requirements in Sec. 8-2.506(b).</u></b>



**Change C-4:** Add and edit definitions in Sec. 8-2.507, as follows:

## **Sec. 8-2.507 Definitions**

### **Accessory dwelling unit (ADU)**

**“Accessory dwelling unit” (ADU) means an attached or a detached residential dwelling unit, located in a residential zone on a parcel with an existing primary residence, which provides complete independent living facilities for one or more persons. An ADU shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. An ADU also includes the following: (a) An efficiency unit, as defined in Section 17958.1 of Health and Safety Code; and (b) a manufactured home, as defined in Section 18007 of the Health and Safety Code. An ADU attached to an existing dwelling shall not exceed 50 percent of the existing living area, with a maximum increase in floor area of 1,200 square feet. An detached ADU shall not exceed 1,200 square feet in floor area.**

### **Accessory housing structure**

“Accessory housing structure” shall mean a residential building that is in addition to the primary residential dwelling on a parcel. Such structures include, but are not limited to, the following: residential second units, guest houses, ancillary dwellings, **accessory dwelling units**, and farm labor camps.

**Section D: Amendments to the Parking Ordinance**

**Article 13: Off-street Parking and Loading**

**Change D-1:** Edit Sec. 8-2.1301, as follows:

**Sec. 8-2.1301 Purpose**

The purpose of this article shall be to provide safe and convenient vehicular access to all land uses, to minimize traffic congestion and hazards to motorists and pedestrians, and to provide accessible, attractive, secure, and well-maintained off-street parking and loading facilities without precluding the feasible redevelopment and adaptive reuse of existing structures and blocks, when any main building or structure is erected, enlarged, or increased in capacity. **An added purpose of this article is to provide discretion to the Planning Director, Zoning Administrator, and Planning Commission to reduce standard parking requirements whenever possible so as to reduce demand for parking, the use of single occupant vehicles, and environmental effects, and meet climate change goals.**

**Change D-2:** Edit Sec. 8-2.1304, as follows:

**Sec. 8-2.1304 General parking provisions**

- (a) **Location of parking - nonresidential use.** Required parking spaces shall be located on the same parcel with the primary use or structure, or on an immediately adjacent and contiguous parcel. If it is not feasible to provide the required amount of parking on the same or adjacent parcel, as determined by the Planning Director, parking spaces located within 250 feet of the premises to which the parking requirements pertain, may be leased or purchased. An agreement providing for the shared use of private parking indicating the hours of the expected use by type of activity, executed by the parties involved, shall be filed with the Planning Director. Property within the existing or anticipated future right-of-way of a street or highway shall not be used to provide required parking or loading facilities, unless allowed through the issuance of a Use Permit.
- (b) **Location of parking - residential use.** Required parking shall not be located in any required front or side yard, except as otherwise permitted for accessory second units in residential (R) zones according to Article 5, Section 8-2.506(b).
- (c) **Change in nonresidential use.** When the occupancy or use of a property, except for property within the Downtown Mixed Use (DMX) zone, is changed to a different use, or the lessee, tenant, or owner of a specific use occupying more than 500 square feet of leasable commercial floor area, or 1,000 square feet of leasable industrial floor area is changed, **through issuance of a discretionary or non-discretionary permit**, parking to meet the requirements of this Section shall be provided for the new use or occupancy, **to the extent feasible**.
- (d) **Increase in nonresidential use.** When an existing occupancy or use of more than 500 square feet of leasable commercial floor area, or 1,000 square feet of leasable industrial floor area is altered, enlarged, expanded, or intensified, except for property within the Downtown Mixed Use (DMX) zone, **through issuance of a discretionary or non-**

**discretionary permit**, additional parking to meet the requirements of this Section shall be provided for the altered, enlarged, expanded, or intensified portion only, **to the extent feasible**.

**Change D-3:** Edit Sec. 8-2.1306, as follows:

### **Sec. 8-2.1306 Number of parking spaces required**

- (a) **Number of parking spaces required.** Each **new or modified** land use shall provide **the a parking plan using the standard** number of off-street parking spaces, as listed in Table 8-2.1306, **as a guide, but modified, if feasible, to reduce the total amount of on-site parking. The parking plan for larger uses should include employee ride-sharing, car-pooling, and transit pass programs, as well proposals for improved bicycle and pedestrian access. The parking plan shall take into account** ~~except where any~~ parking reduction or modification that **is proposed and** has been granted in compliance with Section 8-2.1310. **A minimum number of a** Accessible **and bicycle** parking spaces shall be required in the total count of required spaces as listed in Section 8-2.1307(a) **and (b)**. The parking space requirements by land use, specified in Table 8-2.1306, shall be considered the maximum number of spaces that are to be provided for each use, unless a greater amount of parking for a specific use is required by the Planning Director.
- (b) **Land uses not identified.** The required number of parking spaces for a land use not identified in Table 8-2.1306 shall be determined by the Planning Director. The Director may require the preparation of a parking demand study to determine the parking requirement for unlisted uses.

**Change D-4:** Edit Table 8-2.1306 under “Residential Uses,” on the following page, as follows:

**Table 8-2.1306**

**Recommended Parking Requirements by Land Use<sup>1</sup>**

Land Use	Number of Parking Spaces Required
<b>Residential Uses</b>	
One-family and two-family dwellings, ancillary dwelling units, second dwelling units, <b><u>Accessory Dwelling Units</u></b>	<ul style="list-style-type: none"> <li>▪ 1 for each dwelling unit containing not more than 2 bedrooms, and 2 parking spaces for each dwelling unit containing 3 or more bedrooms</li> <li>▪ <b><u>See Sec. 8-2.506(b)(6) for Accessory Dwelling Units</u></b></li> </ul>
Farm labor housing	<ul style="list-style-type: none"> <li>▪ Group quarters: 1 per 4 beds</li> <li>▪ Dwelling units: 2 per dwelling</li> </ul>
Guest house, accessory structure conversion to habitable accessory housing structure	<ul style="list-style-type: none"> <li>▪ 1 space</li> </ul>
Multi-family dwelling	<ul style="list-style-type: none"> <li>▪ 1 for each dwelling unit containing not more than 1 bedroom or one and one-half (1 ½) for each dwelling unit containing 2 or more bedrooms, <del>one shall be covered per dwelling unit</del></li> </ul>

**Notes:**

- (1) **The parking ratios in this table are recommended for use by applicants in developing a parking plan for their projects (see Sec. 8-1306(a)).**
- (2) **Twenty-four linear inches (24") of bench or pew shall be considered a fixed seat.**

GFA = Gross floor area  
 SF = Square feet of floor area

**Section E: Amendments to Other Sections of the Zoning Code**

**Change E-1:** Edit Sec. 8-2.506(b), as follows:

**CHAPTER 1: SUBDIVISION AND RELATED REGULATIONS**

**Article 3: Subdivision Map Requirements**

**Sec. 8-1.313 Expiration and extension**

- (d) Upon filing of a timely application for an extension of time, the map shall automatically be extended for sixty (60) days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first. An extension of time may not be granted for more than a total of five years, but may be granted for a lesser time at the sole discretion of the final hearing body. These extensions are exclusive of those tentative maps approvals that are, or will be, automatically extended by the provisions of the Subdivision Map Act (Government Code Section 66452.21, 66452.22, ~~and~~ 66452.23, **66452.24, 66452.25, or any subsequent similar legislation**), or by the provisions of any other similar section that may from time to time be added to the Act.

**Change E-2:** Edit Sections 8-2.219(c) and (e), and Sec. 8-2.225 as follows:

**Article 2: Administrative Provisions**

**Sec. 8-2.219 Parcel and subdivision maps**

- (c) Any interested party may appeal a final decision of the Planning Commission regarding any Tentative Parcel Map **or Tentative Subdivision Map** to the Board of Supervisors, in the manner provided in Section 8-2.225. An appellant shall be entitled to the same notice and rights regarding testimony as are accorded a subdivider under Section 66452.5 of the State Subdivision Map Act.
- (e) The Planning Commission shall consider extensions of time for Tentative Maps, consistent with Sections 66452.6 and 66463.5 of the State Subdivision Map Act. The Planning Commission is authorized by this section to approve or conditionally approve the extension of a Tentative Map only if findings are adopted that circumstances under which the Tentative Map was approved have not changed. Any such decision to approve, conditionally approve, or deny an extension of time may be appealed as set forth in subsection ~~†~~ **(c)**, above.

**Sec. 8-2.225. Appeals**

- (e) **An appeal shall be set for hearing at a subsequent meeting, but in no event later than sixty (60) days after the date of the filing of the notice of appeal with the County Clerk.** In the event the ~~Board of Supervisors~~ **body deciding the appeal** fails to take

action on or continue to a later time a matter appealed ~~to the Board~~ under this title, the failure to take action shall be considered a denial without prejudice of ~~the permit or action, which is the subject of~~ the appeal. The matter may be reconsidered upon the giving of proper notice of a new hearing.

**Change E-3: Edit Sections 8-2.305(k) and (l), as follows:**

**Sec. 8-2.305 Specific Use Requirements or Performance Standards**

**(k) Special event facilities**

- (1) Special event facilities include farm and residential land and structures that are used for special events such as **weddings** receptions, tastings, special or seasonal celebrations, rodeos, and other gatherings, and may include tasting rooms.
- (6) Parking for special events, **weddings** receptions, marketing promotional events, and similar functions may utilize temporary, overflow parking areas.
- (7) Review of a special event facility subject to discretionary approval shall consider vehicular access as it relates to traffic, public safety, potential conflicts with farming equipment, and points of access to public roads. Vehicular access shall be subject to the review and approval of the Director, and all jurisdictional authorities including the local Fire District and CalFire. The adequacy of vehicular access shall also be reviewed for comment by the County Sheriff's Office and the Highway Patrol, as appropriate. **In determining whether to issue a Use Permit, the decision-making authority shall consider the relevant factors and considerations identified in section 8-2.217(e).**

**(l) Bed and breakfast/lodging**

- (5) Small and large bed and breakfasts/lodging subject to discretionary approval shall include an agricultural spraying buffer or setback from any nearby established and active orchard or farm field that employs spraying, measured from the outdoor areas where participants may congregate, based on existing nearby agricultural operations. A buffer or setback may be reduced or eliminated, either permanently or for a fixed number of years, with the approval of all owners of neighboring properties affected by the buffer. Such approval must be in writing, binding on all successors in interest, filed with the Department of Community Services and Agricultural Commissioner, and recorded with the County Recorder. **In determining whether to issue a Use Permit, the decision-making authority shall consider the relevant factors and considerations identified in section 8-2.217(e).**

**Change E-3: Edit definitions of "Agri-tourism" and "Special Event" in Section 8-2.307, as follows:**

**Agri-tourism**

Agri-tourism uses include, but are not limited to, wine, beer, and olive oil tasting, sale of local agricultural products, seasonal and permanent farm stands, "Yolo Stores," farm tours, lodging (including bed and breakfasts and farm stays), and event centers that accommodate **weddings receptions**, music, and limited dining including farm dinners."

### **Special Event**

A "special event" or "event" is a community or private gathering such as a harvest festival, **wedding reception**, farm dinner, corporate retreat, party, seasonal tasting, or rodeo, that is held at a special event facility/tasting room.

**Change E-5: Edit Section 8-2.401 (c)(1)(ii) and edit and reformat Sec. 8-2.402(d), as follows:**

## **Article 4: Special Agricultural Regulations**

### **Sec. 8-2.401 Clarksburg Agricultural District Overlay Zone**

#### **(c) Specific Use Requirements or Performance Standards**

- (1) Parking
  - (ii) Parking for special events, **weddings** receptions, marketing promotional events, and similar functions may utilize temporary, overflow parking areas.

### **Sec. 8-2.402 Siting Development Standards for New Homes in Agricultural Zones**

#### **(d) Development standards**

- (3) Siting of primary residences

~~The following development standards shall apply to new primary homes on parcels of 80 acres or less 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(d)(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) There is no maximum front yard setback for a new home on properties fronting along a County road.
- (iii) The minimum front yard setback from the front lot line (County right-of-way) shall be 20 feet or 50 feet from the centerline of a roadway, whichever is greater. Properties abutting an arterial, or major or minor two-lane County road, require a 30-foot front yard setback, as measured from the edge of right-of-way. 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)~~**(4)** 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:

- ~~A.~~**(i)** Permanent unlined excavations shall be prohibited;
- ~~B.~~**(ii)** Large underground spaces (such as basements, cellars, swimming pools, etc) must be engineered to withstand the uplift forces of shallow groundwater;
- ~~C.~~**(iii)** Below-grade septic leach systems shall be prohibited;
- ~~D.~~**(iv)** Engineered specifications for buried utility conduits and wiring shall be required;
- ~~E.~~**(v)** New water wells shall be prohibited;
- ~~F.~~**(vi)** New gas or oil wells shall be prohibited;
- ~~G.~~**(vii)** Engineered specifications for levee penetrations shall be required; and
- ~~H.~~**(viii)** Landscape root barriers within 50 feet of the toe shall be required.

~~(4)~~**(5)** 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 following development standards shall apply to new primary homes on parcels of 80 acres or less that are zoned A-N or A-X.** 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 subsection (3), 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.

~~(4)~~(5) Exceptions [re-number following subsections]

**Change E-4: Edit Sec. 8-2.703(a), as follows:**

## **Article 7: Industrial Zones**

### **Sec. 8-2.703 Industrial Use Types Defined**

#### **(a) Light Manufacturing or Processing**

This Use Type includes manufacturing and processing of materials and related activities that do not generally result in noise, odor, vibrations, or similar impacts to adjacent neighbors. All activities are conducted within enclosed structures, **unless there is additional staff review.** Typical uses include light manufacturing and processing involving non-toxic materials such as electrical equipment, instruments, furniture and other household goods, clothing, glass products from previously manufactured glass, and numerous other consumer and technical products.

**Change E-5: Edit Table 8-2.304(c) on the following page, as follows:**

**Table 8-2.704**

**Allowed Land Uses and Permit Requirements  
for Industrial Uses**

<b>A = Allowed use, subject to zoning clearance*</b> <b>SP = Site Plan Review</b> <b>UP (m) = Minor Use Permit</b> <b>UP (M) = Major Use Permit</b> <b>N = Use Not Allowed</b>	<b>Land Use Permit Required by Zone</b>			<b>Specific Use Requirements or Performance Standards</b>
	I-L	I-H	OPRD <sup>(1)</sup>	
<b>Light Manufacturing and Processing</b>				
Light manufacturing of household and other finished goods	SP	A	UP(m)	See definition in Sec. 8-2.707
Repair and sales of household products	SP	A	SP	
Outdoor storage of light materials	SP	A	SP	
<b>General Manufacturing and Processing</b>				
General manufacturing of goods	SP	A	N	See definition in Sec. 8-2.707
Wine, beer, spirits, and olive processing, storage, and distribution	A/SP	A/SP	A/SP	See Sec. 8-2.306(j)
Agricultural processing	SP	SP	N	SP if over 50,000 square feet and/or hazardous materials
Repair and sales of products	SP	A	N	
Outdoor storage of general materials	<del>N</del> SP	A	N	
<b>Heavy Manufacturing and Processing</b>				
Processing/storage of hazardous materials	N	SP/UP(m)	N	See Sec. 8-2.706(a)
Heavy manufacturing of equipment and other large goods	N	A/SP	N	See definition in Sec. 8-2.707
Repair and sales of heavy equipment	UP(m)	A	N	
Outdoor storage of heavy materials	<del>N</del> SP	A	N	
<b>Warehousing, Wholesaling, Distribution</b>				
Trucking companies, distribution	SP	A	UP(m)	
Indoor storage of materials	A/SP	A/SP	A/SP	
Outdoor storage of materials	<del>N</del> SP	SP	N	
<b>Research and Development, and Office Uses</b>				
Research and development park uses	SP	SP	SP	See definition in Sec. 8-2.707 and 8-2.606(g)
Laboratories	SP	SP	SP	
Biotechnology	SP	SP	SP	
Data storage and computer operations	SP	N	SP	
Professional offices ancillary to processing	SP	N	SP	
Financial or professional offices, not ancillary to processing	N	N	SP	See Sec. 8-2.706(b)
<b>Energy and Telecommunications</b>				
Small and medium solar and small wind	See Article 11, Sec. 8-2.1102 (cell tower), 8-2.1103 (wind), and 8-2.1104 (solar)			
Cell tower				
Co-generation facility	UP(M)	UP(M)	N	See Sec. 8-2.1101
Vehicle charging station	SP	SP	SP	

## Article 12: Sign Standards

**Change E-6:** Edit a definition in Sec. 8-2.1202, as follows:

### Sec. 8-2.1202 Definitions

**General business sign**

An on-premise sign, other than a monument, wall, or pole sign, which identifies a business or which advertises or promotes a commodity or service offered on the premises where such sign is located.

### Sec. 8-2.1207 General standards for signs

**Change E-7:** Edit Table 8-2.1207 as follows:

**Table 8-2.1207**

**Sign Standards in Each Zoning District<sup>(1) (2)</sup>**

Zoning Districts	Maximum Size of Ag or General Signs Allowed	Maximum Size and Height of Monument Signs Allowed <sup>(3)</sup>	Maximum Size of Wall Signs Allowed	Maximum Size of Pole Sign Allowed
A-N, A-X	32 sf in size 10 feet in height	n/a	16 sf in overall size	n/a
A-R, RR, R-L <sup>(4)</sup>	24 sf in size 8 feet in height	n/a	n/a	n/a
R-M, R-H <sup>(4)</sup>	24 sf in size 8 feet in height	24 sf in size 8 feet in height	1 sf size per 2 feet of building frontage	n/a
A-C, C-L, C-G, DMX <sup>(5) (6)</sup>	<b>n/a</b> <b>12 sf in size</b> <b>4 feet in height</b>	48 sf in size 15 feet in height	1 sf size per 1 foot of building frontage	n/a
C-H <sup>(5)</sup>	<b>n/a</b> <b>12 sf in size</b> <b>4 feet in height</b>	75 sf in size 15 feet in height	1 sf size per 1 foot of building frontage	200 sf in size 60 feet in height (75 feet with UP)
A-I, I-L, I-H, OPRD <sup>(5)(7)</sup>	n/a	48 sf in size 15 feet in height	1 sf size per 2 feet of building frontage	n/a

- Notes: 1. For all other zone districts not listed here (PR, OS, overlay zones), see Section 8-2.1207(k).  
 2. All signs must be appurtenant to the use allowed in the zone district.  
 3. The Zoning Administrator may approve an increase in the size and height for monument signs, see Sec 8-2.1207(j).  
 4. For signs in residential zones, see Sec. 8-2.1207(h).

5. For signs in commercial and industrial zones, see Sec. 8-2-1207(i).
6. For signs in the DMX zone, see Sec. 8-2.1208(f).
7. The regulation of signs in the Office Park/Research and Development (OPRD) zone district may be defined in an overlaying Planned Development zoning district that is unique to the project.  
sf = square feet of area  
n/a = not allowed in zone district

**Change E-8: Edit Sec. 8-2.1207(i), as follows:**

- (i) Signs allowed in the commercial and industrial zones are limited to the following:
  - (1) One monument sign on the road frontage(s) of each parcel.
  - (2) One wall **or one general** sign **(not both)** for each business or tenant on each frontage or building face having a public entrance.
  - (3) In the C-H zone only, one pole sign on the road frontage(s) of each parcel.

## **Section F: Amendment to Other Planning Ordinances**

**Change F-1:** Amend Section 8 (Lot and Setback Requirements) of Ordinance 1447, which establishes the Planned Development No. 67 (PD-67) zoning regulations for the Patwin Road neighborhood, as follows:

The following minimum lot and yard requirements shall be observed 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 in the PD-65 and PD-66 zones, and ~~one~~ **two** ~~acres~~ in the PD-67 zone;...

---

**APPENDIX B**

**LISTS OF PROPOSED GENERAL PLAN REDESIGNATIONS  
AND REZONINGS**

**2017 General Plan and Rezoning Map Amendments  
(excluding Dunnigan)**

<u>Area/Parcel/Location/Owner</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>	<u>Current General Plan</u>	<u>Proposed General Plan</u>
<b><u>Westucky (Woodland):</u></b>				
027-081-005, -015 (Bunfill, Eaton)	C-L	A-N	CL	AG
027-081-016 (Westucky Water Assoc.)	C-L	PQP	CL	PQ
027-081-002, -003, -004, -007, -006, -012, -013	C-L	RR-2	CL	RR
027-082-002, -012, -014, -015, -016, -017, -018, -019	C-L	R-L	CL	RL
<b><u>Carter Lane (Woodland)</u></b>				
027-060-003, -027, -029, -031, -038, -039, -042, -043, -44, -045, -046, -050, -051, -056, -065, -066 027-160-027	RR-1	RR-2	RR	RR*
<b><u>Willow Oak (Woodland)</u></b>				
025-160-016 thru -019, 022, -025, -026, -044, -045, -047 025-380-015, -020, -021, -023, -026 thru -031, -043, 053, -054, -057 thru -060 025-420-003 thru -011 025-470-006, -029 thru -031, -040 thru -043	RR-1	RR-2	RR	RR*
<b><u>Patwin Road (Davis)</u></b>				
036-160- all except -008, -035 and -038	RR-1/PD67	RR-2/PD67	RR	RR*
<b><u>Clarksburg</u></b>				
043-230-041, -042, -050, -054 043-250-009	RR-1	RR-2	RR	RR*

## 2017 General Plan and Rezoning Map Amendments (excluding Dunnigan)

<u>Area/Parcel/Location/Owner</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>	<u>Current General Plan</u>	<u>Proposed General Plan</u>
<b><u>Esparto</u></b>				
049-160-017 (Park and Aquatic Center)	C-L	PQP	CL	PQ
049-160-014 (Park and Aquatic Center)	PQP	PQP*	PQ	PQ
049-150-008 (10 acres)	PQP	R-L	PQ	RL*
049-130-042 (3.1 acres)	R-L/PD-62	R-L	RL	RL*
<b><u>Yolo</u></b>				
025-401-012 (Yolo Library)	R-L	PQP	RL	PQ
025-401-013 (Yolo Library)	PQP	PQP*	PQ	PQ*
025-401-017 (church)	PQP	R-L	PQ	RL
<b><u>Dunnigan</u></b>				
051-172-015 (former church)	PQP	RR-2	PQ	RL

Notes:

\* (no change)

Zoning district abbreviations:

A-N     Agricultural Intensive  
R-L:     Low Density Residential  
C-L:     Local Commercial  
PQP:     Public and Quasi-Public

General Plan Designation Abbreviations:

AG     Agriculture  
RL:     Residential Low  
CL:     Local Commercial  
PQ:     Public and Quasi-Public



**EXISTING RR-1 AND PROPOSED RR-2 ZONING**

Note: \* Ownership information in Dunnigan is dated (2012)

ASSESSOR'S PARCEL No.	OWNER*	A.P.N. AREA (Ac.)	EXISTING ZONING	PROPOSED ZONING
051-090-003	JOAN LIEB	1.00	RR-1	RR-2
051-090-004	JERRY & TRACY HERNANDEZ	1.00	RR-1	RR-2
051-090-006	LEO & MILDRED LATHUM	1.00	RR-1	RR-2
051-090-007	LEO LATHUM	1.00	RR-1	RR-2
051-090-008	BERNARD BEHEREGARAY	1.83	RR-1	RR-2
051-090-009	JOYCE MITCHELL	2.93	RR-1	RR-2
051-090-018	LEONEL & ANA URRUTIA	1.86	RR-1	RR-2
051-090-019	LEONEL & ANA URRUTIA	1.59	RR-1	RR-2
051-090-022	G RODRIGUEZ & S OCHOA	2.45	RR-1	RR-2
051-090-023	MARICELA ROBLES	1.35	RR-1	RR-2
051-090-024	DENNIS & WANDA LATHUM	1.04	RR-1	RR-2
051-090-025	DENNIS & WANDA LATHUM	1.40	RR-1	RR-2
051-090-026	DENNIS & WANDA LATHUM	1.37	RR-1	RR-2
051-101-003	CHENG REV TRUST ETAL	10.00	RR-1	RR-2
051-101-009	LUCINDA MONTGOMERY	1.00	RR-1	RR-2
051-101-010	CORSI FAMILY TRUST	1.00	RR-1	RR-2
051-101-013	ABEL GUZMAN	1.00	RR-1	RR-2
051-101-014	BRETTA ANN KENDALL	1.00	RR-1	RR-2
051-101-019	JEFFREY & JOYCE NOWLIN	1.00	RR-1	RR-2
051-101-020	DOUG TAUZER	1.00	RR-1	RR-2
051-101-021	ROBERT POLK & ALICE GOMEZ	1.00	RR-1	RR-2
051-101-022	JEFFREY & LORI BRAGG	1.00	RR-1	RR-2
051-101-023	DAVID LAWRENCE IDE	1.00	RR-1	RR-2
051-101-024	JOSE & SARA MARTINEZ	1.00	RR-1	RR-2
051-101-025	CHARLES & ROSE YELTON	1.00	RR-1	RR-2
051-101-026	RAMON & ANGELINA VASQUEZ	1.00	RR-1	RR-2
051-101-027	FRANCISCO & MARAIA PEREZ	1.00	RR-1	RR-2
051-101-028	SANTIAGO MORENO	1.00	RR-1	RR-2
051-101-029	SANTIAGO MORENO	1.07	RR-1	RR-2
051-101-030	GUILLERMO ROMERO	1.00	RR-1	RR-2
051-101-031	ROGELIO GONZALEZ	1.00	RR-1	RR-2
051-101-032	KIM TRUEBLOOD	1.00	RR-1	RR-2
051-101-033	RAY & ADELE HANAMAN	1.00	RR-1	RR-2
051-101-034	NAOMI CHADOR	1.00	RR-1	RR-2
051-101-036	JESUS MENDOZA	1.00	RR-1	RR-2
051-101-037	RICHARD VERMILION	1.00	RR-1	RR-2
051-101-038	SANTIAGO MORENO	1.00	RR-1	RR-2
051-101-039	PECTON JONES	1.00	RR-1	RR-2
051-102-001	WILLIE THOMPSON	5.00	RR-1	RR-2
051-102-002	CLIFFORD BULLOCK, JR	1.00	RR-1	RR-2
051-102-003	GERALDINE JOHNSON	1.00	RR-1	RR-2
051-102-004	ALESIA MCDUFFIE	1.00	RR-1	RR-2
051-102-007	SUELLEN COAST	1.00	RR-1	RR-2

**EXISTING RR-1 AND PROPOSED RR-2 ZONING**

Note: \* Ownership information in Dunnigan is dated (2012)

ASSESSOR'S PARCEL No.	OWNER*	A.P.N. AREA (Ac.)	EXISTING ZONING	PROPOSED ZONING
051-102-008	EDWARD & EVELYN DIMARCO	1.00	RR-1	RR-2
051-102-009	M HORNBUCKLE T BURNHAM	1.50	RR-1	RR-2
051-102-010	SAMMIE IRVIN & RITA BIRD	1.50	RR-1	RR-2
051-102-011	CARLOS MEDINA	1.00	RR-1	RR-2
051-102-012	JARED & ERIN WILLIAMS	1.00	RR-1	RR-2
051-102-013	MIGUEL MEDINA	2.00	RR-1	RR-2
051-102-016	KATHERINE OWENS	1.00	RR-1	RR-2
051-102-017	KATHERINE OWENS	3.47	RR-1	RR-2
051-102-019	IZELL & MARY FAIRLEY	1.00	RR-1	RR-2
051-102-020	IZELL & MARY FAIRLEY	1.31	RR-1	RR-2
051-102-022	STILL FAMILY TRUST	1.00	RR-1	RR-2
051-102-023	EDWARD & AURORA VIDALES	1.95	RR-1	RR-2
051-102-024	EDWARD VIDALES, JR	1.00	RR-1	RR-2
051-102-025	EDWARD VIDALES, JR	0.98	RR-1	RR-2
051-102-026	EDWARD VIDALES, JR	0.89	RR-1	RR-2
051-102-027	EDWARD VIDALES, JR	0.75	RR-1	RR-2
051-102-029	PHILIP & NANCY WOLTMON	1.00	RR-1	RR-2
051-102-030	HUGO & ORMIDES HERNANDEZ	1.00	RR-1	RR-2
051-102-031	JAVIER HERNANDEZ	1.00	RR-1	RR-2
051-102-033	CODY GRIMES	1.00	RR-1	RR-2
051-102-034	G & B MONDRAGON	1.00	RR-1	RR-2
051-102-035	V & E HERNANDEZ	1.00	RR-1	RR-2
051-102-036	JUAN & LETICIA HERRERA	1.00	RR-1	RR-2
051-102-037	DAVID & TINA BENNETT	1.00	RR-1	RR-2
051-102-038	NATHANIEL TYLER	1.00	RR-1	RR-2
051-102-039	JUELEAH EXPOSE-SPENCER	1.00	RR-1	RR-2
051-103-001	ROBERT & SABRA CARTER	1.45	RR-1	RR-2
051-103-007	JESSICA RICE	0.60	RR-1	RR-2
051-103-008	FRANCISCO SOLORZANO	0.90	RR-1	RR-2
051-103-016	W RODDY & C LITRAL	1.58	RR-1	RR-2
051-103-018	BANK OF NEW YORK	1.91	RR-1	RR-2
051-103-019	JESUS & ERIKA PAIZ	1.00	RR-1	RR-2
051-103-020	EDWARD VASSAR	1.00	RR-1	RR-2
051-103-021	ROBERTO & MICAELA HUERTA	0.94	RR-1	RR-2
051-103-022	MITCHELL & LELAYNE TORRES	0.82	RR-1	RR-2
051-103-023	JAVIER QUIROZ	0.74	RR-1	RR-2
051-103-024	JUAN JOSE MAYA	0.93	RR-1	RR-2
051-103-027	AUDELIO & ELIA SOLORIO	1.00	RR-1	RR-2
051-103-028	RAY RICHARDSON	1.47	RR-1	RR-2
051-103-029	SIMS FAMILY REV TRUST	0.84	RR-1	RR-2
051-103-030	RONALD FIELDS	1.30	RR-1	RR-2
051-103-031	SIMS FAMILY REV TRUST	0.93	RR-1	RR-2

**EXISTING RR-1 AND PROPOSED RR-2 ZONING****Note: \* Ownership information in Dunnigan is dated (2012)**

<b>ASSESSOR'S PARCEL No.</b>	<b>OWNER*</b>	<b>A.P.N. AREA (Ac.)</b>	<b>EXISTING ZONING</b>	<b>PROPOSED ZONING</b>
051-110-015	WALTER & LINDA BARKER	0.56	RR-1	RR-2
051-110-016	ALVARO TAPIA	2.00	RR-1	RR-2
051-110-018	MANUEL & VIOLET MENENDEZ	2.00	RR-1	RR-2
051-110-019	MARIA VALENZUELA	1.00	RR-1	RR-2
051-110-020	PABLO & ISABEL JAUREGUI	6.92	RR-1	RR-2
051-110-021	ANTHONY VELASQUEZ	3.70	RR-1	RR-2

**EXISTING RR-1 AND PROPOSED RR-2 ZONING**

Note: \* Ownership information in Dunnigan is dated (2012)

ASSESSOR'S PARCEL No.	OWNER*	A.P.N. AREA (Ac.)	EXISTING ZONING	PROPOSED ZONING
051-110-068	JOHN HARDEN III	1.00	RR-1/SP-O	RR-1
051-110-069	JEFFREY & MARY MILLER	1.00	RR-1	RR-2
051-110-070	MELINDA IBARRA	1.00	RR-1	RR-2
051-110-071	JAMES & FAYE SMITH	1.00	RR-1	RR-2
051-110-072	STANLEY RAY SMITH	1.00	RR-1	RR-2
051-110-074	MARK & ANITA TOMBLESON	1.08	RR-1	RR-2
051-110-075	L VIVEROS & A GODINEZ	1.57	RR-1	RR-2
051-110-076	ADRIAN & ROSA VIDALES	1.52	RR-1	RR-2
051-171-001	CHARLES CONNESS	1.00	RR-1	RR-2
051-171-002	CHARLES CONNESS	1.00	RR-1	RR-2
051-171-003	HROMADA FAMILY TRUST	2.50	RR-1	RR-2
051-171-006	ALEX & ANNA MARIE FLOWERS	1.00	RR-1	RR-2
051-171-007	ELISEO & MARIA HEREDIA	1.00	RR-1	RR-2
051-171-008	JESUS HERRERA	1.00	RR-1	RR-2
051-171-009	ROBERTO AYALA	1.00	RR-1	RR-2
051-171-011	BARRY MILLER	1.70	RR-1	RR-2
051-171-013	HUGO GUTIERREZ	1.00	RR-1	RR-2
051-171-015	FLORINDA SIGUR	1.00	RR-1	RR-2
051-171-016	ELVIN & FRANCINE MOORE	1.00	RR-1	RR-2
051-171-017	D CARRILLO & G SALAZAR	1.00	RR-1	RR-2
051-171-018	ALFRED & SYLVIA TOFOYA	1.00	RR-1	RR-2
051-171-019	JOSE CHAVEZ & T SERRANO	1.00	RR-1	RR-2
051-171-020	LUIS & MARIA LEYVA	1.00	RR-1	RR-2
051-171-022	PHILIP & WENDY STITES	1.16	RR-1	RR-2
051-171-023	OTTIE & EDITH HARRIS	1.00	RR-1	RR-2
051-171-024	SOCORRO BUITRON	1.50	RR-1	RR-2
051-171-025	JAVIER PADILLA	1.00	RR-1	RR-2
051-171-026	FLORINDA SIGUR	1.00	RR-1	RR-2
051-171-027	VERONICA JAIMES	1.00	RR-1	RR-2
051-171-028	C HAGGARD & F DANVELO	1.00	RR-1	RR-2
051-171-029	C HAGGARD & F DANVELO	1.00	RR-1	RR-2
051-172-002	ROSITA VIDALES	1.00	RR-1	RR-2
051-172-004	RENEE CHRISTINE TOWON	1.00	RR-1	RR-2
051-172-011	THOMAS & CONNIE WATSON	1.00	RR-1	RR-2
051-172-012	JOEL & MARIA GARCIA	1.00	RR-1	RR-2
051-172-013	JOSE GARCIA	1.00	RR-1	RR-2
051-172-014	JOSE GARCIA	1.00	RR-1	RR-2
051-172-015	DUNNIGANS BODY JESUS CHRIS	2.00	PQP	RR-2

**EXISTING RR-1 AND PROPOSED RR-2 ZONING**

Note: \* Ownership information in Dunnigan is dated (2012)

ASSESSOR'S PARCEL No.	OWNER*	A.P.N. AREA (Ac.)	EXISTING ZONING	PROPOSED ZONING
051-172-016	RAUDEL & VERONICA TRUJILLO	1.00	RR-1	RR-2
051-172-017	RASHED MOHAMMED	1.00	RR-1	RR-2
051-172-018	RICKY & ANITA TATUM	1.00	RR-1	RR-2
051-172-019	ROBERT & AMIEE TIBBS	2.00	RR-1	RR-2
051-172-021	JOSE LUIS GARCIA	1.00	RR-1	RR-2
051-172-022	RODOLFO & ROSARIO SANCHEZ	1.10	RR-1	RR-2
051-172-023	COULTER REV LIVING TRUST	0.90	RR-1	RR-2
051-172-024	G & V RODRIGUEZ	1.00	RR-1	RR-2
051-172-025	CHARLES & TERESA KEASLER	1.00	RR-1	RR-2
051-172-026	ROBERT & YOLANDA GRUWELL	1.00	RR-1	RR-2
051-172-027	WILLARD & JUANITA INGRAHAM	1.00	RR-1	RR-2
051-172-028	B & C MONDRAGON	1.10	RR-1	RR-2
051-172-029	ANTONIO MONDRAGON	0.82	RR-1	RR-2
051-172-030	WILLARD & JUANITA INGRAHAM	1.00	RR-1	RR-2
051-172-031	WILLARD & JUANITA INGRAHAM	1.00	RR-1	RR-2
051-172-032	KITCHEN FACE-LIFTERS INC	1.00	RR-1	RR-2
051-172-033	MARAGARET ELAINE STURM	1.00	RR-1	RR-2
051-172-034	WANDA SMITH	1.00	RR-1	RR-2
051-173-001	HERSHELL STANDFILL	2.00	RR-1	RR-2
051-173-002	JOSEPH ALEXANDER	2.00	RR-1	RR-2
051-173-003	ROBERT & JULIE LANGFIELD	1.00	RR-1	RR-2
051-173-004	SHIRLEY MAY OWENS TRUST	1.00	RR-1	RR-2
051-173-005	NEVIS REV TRUST	1.00	RR-1	RR-2
051-173-006	ALEXANDRO & ELVIRA GARCIA	1.00	RR-1	RR-2
051-173-007	ALMA STRIVERS	1.00	RR-1	RR-2
051-173-009	JESSY & PAULA GONZALEZ	0.38	RR-1	RR-2
051-173-010	BARBEE TRUST	0.58	RR-1	RR-2
051-173-011	BIRTHA WILDER FAM TRUST	1.00	RR-1	RR-2
051-173-012	SONJA HAY	1.00	RR-1	RR-2
051-173-013	MONICA LYNN UHLAND	1.00	RR-1	RR-2
051-173-014	VICTOR & MARIA GUTIERREZ	1.00	RR-1	RR-2
051-173-015	STANLEY HICKS	1.00	RR-1	RR-2
051-173-016	JEFFREY & DESIREE HICKS	1.00	RR-1	RR-2
051-173-017	J LOWE & CHERYLE CROCKETT	1.00	RR-1	RR-2
051-173-018	BEVERLY COUTEE	1.00	RR-1	RR-2
051-173-019	G GARCIA & S GARCIA-COUTEE	1.37	RR-1	RR-2
051-173-021	GUILLERMO GARCIA	0.63	RR-1	RR-2
051-173-023	GUSTAVO&ANGELICA MAGALLON	1.00	RR-1	RR-2
051-173-024	ADELL JOHNSON	1.50	RR-1	RR-2
051-173-025	ROBERT & LANA JOHNSON	1.00	RR-1	RR-2
051-173-026	REFUGIO & HILDA CASTENEDA	1.00	RR-1	RR-2

**EXISTING RR-1 AND PROPOSED RR-2 ZONING**

Note: \* Ownership information in Dunnigan is dated (2012)

ASSESSOR'S PARCEL No.	OWNER*	A.P.N. AREA (Ac.)	EXISTING ZONING	PROPOSED ZONING
051-173-028	MARY STADELMAN	1.10	RR-1	RR-2
051-173-029	COULTER REV LIVING TRUST	1.12	RR-1	RR-2
051-181-001	S & J HICKS	2.30	RR-1	RR-2
051-181-002	JEANETTE RHODES	2.00	RR-1	RR-2
051-181-003	VICTOR & HORTENCIA GRAJEDA	1.00	RR-1	RR-2
051-181-004	JACOB & STACEY FLOWERS	1.00	RR-1	RR-2
051-181-005	ERNEST & LENA MAYHAND	1.00	RR-1	RR-2
051-181-007	ROBERT & BERTHA FARR	1.00	RR-1	RR-2
051-181-009	JACK SPICER	1.00	RR-1	RR-2
051-181-010	LOUIS SPICER, JR	1.00	RR-1	RR-2
051-181-011	LUE JEAN BRUMFIELD	1.00	RR-1	RR-2
051-181-012	JACK SPICER	1.00	RR-1	RR-2
051-181-013	DELLA SABALA	1.00	RR-1	RR-2
051-181-016	SAUL & SANDRA PAIZ	1.00	RR-1	RR-2
051-181-017	ROBERT NELSON	1.00	RR-1	RR-2
051-181-018	KAREN DAVIS	1.00	RR-1	RR-2
051-181-019	S & C FERNANDEZ	1.00	RR-1	RR-2
051-181-020	ROBERT & VONDIA WALTON	1.30	RR-1	RR-2
051-181-021	STEVEN & PATRICIA JOHNSON	1.00	RR-1	RR-2
051-181-022	RAFAEL CHAVEZ	1.00	RR-1	RR-2
051-181-023	A & R CHAVARRIA	1.00	RR-1	RR-2
051-181-024	ROSA CHAVARRIA	1.00	RR-1	RR-2
051-181-025	AURORA VASQUEZ	1.00	RR-1	RR-2
051-181-026	AURORA VASQUEZ	1.00	RR-1	RR-2
051-181-027	ASHLEY MORELAND	1.00	RR-1	RR-2
051-181-028	ASHLEY MORELAND	1.00	RR-1	RR-2
051-182-001	RAYMON MADDERRA	2.30	RR-1	RR-2
051-182-002	WILLIAM & JULIA MANGINO	1.00	RR-1	RR-2
051-182-004	R & A ROBINSON & R WILLIAMS	1.00	RR-1	RR-2
051-182-005	RUSLEY & ANNIE ROBINSON	1.00	RR-1	RR-2
051-182-006	ETTA LEE LOWE	1.00	RR-1	RR-2
051-182-007	WILLIAM & LEANA POE	1.00	RR-1	RR-2
051-182-008	ALEJANDRO DEL RIO	1.00	RR-1	RR-2
051-182-011	GARY LEACH	1.00	RR-1	RR-2
051-182-013	EUGENE & ALTA MAE BROWN	2.00	RR-1	RR-2
051-182-014	P SPEARS & BERNICE SHABAZZ	1.00	RR-1	RR-2
051-182-015	P SPEARS & BERNICE SHABAZZ	1.00	RR-1	RR-2
051-182-016	MICHAEL & VERONICA FREGOSO	1.00	RR-1	RR-2
051-182-020	THOMAS & ROSEMARIE YODICE	0.85	RR-1	RR-2
051-182-021	VERONICA FREGOSO	1.19	RR-1	RR-2
051-182-023	E & A BARRIGA	1.00	RR-1	RR-2
051-182-024	DANNY RAMOS	1.00	RR-1	RR-2
051-182-026	R & S ZIMMERMAN	1.00	RR-1	RR-2

**EXISTING RR-1 AND PROPOSED RR-2 ZONING**

Note: \* Ownership information in Dunnigan is dated (2012)

ASSESSOR'S PARCEL No.	OWNER*	A.P.N. AREA (Ac.)	EXISTING ZONING	PROPOSED ZONING
051-182-028	FLORINDA SIGUR	1.00	RR-1	RR-2
051-182-029	FLORINDA SIGUR	1.00	RR-1	RR-2
051-182-030	F & M ARELLANO	1.00	RR-1	RR-2
051-182-031	WILLIAM & CATHRENE MEYER	1.00	RR-1	RR-2
051-182-032	CHRIS & JOANNA LIVADAS	1.00	RR-1	RR-2
051-182-033	FRANCISCO MELENDREZ	1.00	RR-1	RR-2
051-183-001	HERSHELL STANDFILL	3.00	RR-1	RR-2
051-183-002	BILL DAILEY	4.00	RR-1	RR-2
051-183-003	ETTA LEE LOWE	1.00	RR-1	RR-2
051-183-004	RONALD & ELLEN HARRIS	1.00	RR-1	RR-2
051-183-006	ELON & JUDITH PETERSON	1.14	RR-1	RR-2
051-183-007	VERNON LAUDERDALE	1.23	RR-1	RR-2
051-183-009	MILDRED MOONEY	0.90	RR-1	RR-2
051-183-010	JEANETTA SANDERS	1.00	RR-1	RR-2
051-183-011	FILIMON & RAQUEL QUIRARTE	1.00	RR-1	RR-2
051-183-012	J & RUTHIE JOHNSON	1.00	RR-1	RR-2
051-183-013	JOSE & CECILIA VERA	1.00	RR-1	RR-2
051-183-014	PAUL & MICHELLE HATHAWAY	1.00	RR-1	RR-2
051-183-015	RAMON MARTINEZ	1.00	RR-1	RR-2
051-183-016	CASTULO SANTILLAN	0.50	RR-1	RR-2
051-183-017	ELON & JUDITH PETERSON	1.00	RR-1	RR-2
051-183-018	RAYMUNDO DURAN	1.00	RR-1	RR-2
051-183-019	BERNICE SHABAZZ	0.68	RR-1	RR-2
051-183-020	RUBEN RAMIREZ	0.77	RR-1	RR-2
051-190-001	G & S GARCIA	3.97	RR-1	RR-2
051-190-002	J & M BENNETT	1.12	RR-1	RR-2
051-190-003	G & S GARCIA	1.00	RR-1	RR-2
051-190-004	WINONA LARA	1.00	RR-1	RR-2
051-190-005	WINONA LARA	1.00	RR-1	RR-2
051-190-007	HALL LIVING TRUCT	1.98	RR-1	RR-2
051-190-008	E & S HASTINGS TRUST	0.90	RR-1	RR-2
051-190-009	E & S HASTINGS TRUST	1.42	RR-1	RR-2
051-190-010	J & R DAWSON	0.64	RR-1	RR-2
051-190-011	G & P MARTEN	1.69	RR-1	RR-2
051-190-012	CURTIS REV. TRUST	1.13	RR-1	RR-2
051-190-013	E & S HASTINGS TRUST	1.65	RR-1	RR-2
051-190-014	E & S HASTINGS TRUST	1.53	RR-1	RR-2
051-190-015	CHENG REV. TRUST	3.50	RR-1	RR-2
051-190-016	T & K RIVAS	1.06	RR-1	RR-2
051-190-017	JIMMY BRAY	1.76	RR-1	RR-2
051-190-018	W & C TOUSSAINT	2.23	RR-1	RR-2
051-201-002	JOSE ALCARAZ	1.00	RR-1	RR-2
051-201-003	CHAND FAMILY	1.00	RR-1	RR-2
051-201-004	RODRIGUEZ & GALICIA-MEZA	1.55	RR-1	RR-2

**EXISTING RR-1 AND PROPOSED RR-2 ZONING****Note: \* Ownership information in Dunnigan is dated (2012)**

051-201-006	EMMA FRANCIS	1.00	RR-1	RR-2
051-201-007	K & C EDWARDS TRUST	3.25	RR-1	RR-2
051-201-008	GENEVA MCLEMORE	2.09	RR-1	RR-2
051-201-009	C & M CHAPPELL	0.80	RR-1	RR-2
051-201-010	EMMA FRANCIS	0.71	RR-1	RR-2
051-201-014	CHAND FAMILY	0.77	RR-1	RR-2
051-201-015	KELLY ROBERTS	1.64	RR-1	RR-2
051-202-015	EDWARD SCHOFIELD	2.24	RR-1	RR-2
051-202-017	P & R PRODUN	1.15	RR-1	RR-2
051-202-018	MONTGOMERY 2007 REV. TRUST	1.00	RR-1	RR-2
051-202-021	SINGH FAMILY	1.00	RR-1	RR-2
051-202-022	JESSE GONZALES	2.28	RR-1	RR-2