

## **Attachment E**

### **ORDINANCE NO. \_\_\_\_\_ ORDINANCE OF THE YOLO COUNTY BOARD OF SUPERVISORS CHANGING THE ZONING OF CERTAIN REAL PROPERTIES IN ACCORDANCE WITH THE 2024 DUNNIGAN COMMUNITY PLAN**

The Yolo County Board of Supervisors, State of California, hereby ORDAINS AS FOLLOWS:

#### **Section 1. PURPOSE**

The 2024 Dunnigan Community Plan furthers the goals and policies of the Yolo County General Plan by providing guidance specific to the town of Dunnigan. The guiding vision for this community is to enhance the quality of life and maintain the "small town" ambiance, community character, design, and scale of Dunnigan for present and future generations of residents while fostering economic viability. To achieve this vision, the 2024 Dunnigan Community Plan includes land use policies, goals, and programs to change the land use designations within the community to protect property and resources, provide land for industrial use and employment, facilitate commercial development, and increase residential density in the town center. The zoning changes that are the subject of this Ordinance are necessary toward addressing these commitments and implementing the revised land use designations of the 2024 Dunnigan Community Plan.

#### **Section 2. FINDINGS**

The Board of Supervisors finds as follows:

- (a) Yolo County has previously adopted the Yolo County General Plan and the Yolo County Zoning Code that implements the Yolo County General Plan; and
- (b) Government Code Sections 65850 – 65863 provide for amendment of a zoning code and corresponding zoning map from time to time; and
- (c) Following a duly noticed public hearing, the Yolo County Planning Commission recommended adoption of the 2024 Dunnigan Community Plan that included land use changes identified in the plan, and, in doing so, recommended zoning changes that are the subject of this Ordinance; and
- (d) After receiving and considering the recommendation of the Planning Commission regarding the 2024 Dunnigan Community Plan and zoning changes that are the subject of this Ordinance, following a duly noticed public hearing, this Board desires to change the zoning of certain real properties that follows; and
- (e) In connection with the adoption of this Ordinance, the Board further finds that the rezoning is consistent with the land use designation for the noted parcels, as prescribed in the 2024 Dunnigan Community Plan (Exhibit A).

#### **Section 3.**

In accordance with the 2024 Dunnigan Community Plan, 59 parcels, as shown in Exhibit B and incorporated herein by this reference, are hereby rezoned in accordance with the land use goals policies. As a result of the adoption of the 2024 Dunnigan Community Plan, the land use designation of 51 parcels will be changed and the rezoning of 59 parcels will occur as follows:

Twenty-four parcels from Agricultural Intensive (A-N) to Rural Residential (RR-5) to recognize the existing small parcel, residential development of an eastern section of the Hardwood subdivision.

Six parcels from Agricultural Intensive (A-N), Highway-serving Commercial (C-H), and Local Commercial (C-L) to Specific Plan (S-P) to provide broader opportunity for a mix of uses at the community center.

Four parcels from Agricultural Intensive (A-N) to Public/Quasi-public (PQP), Local Commercial (C-L), General Commercial (C-G), Light Industry (I-L), and Low Density Residential (R-L) to allow a variety of land uses connecting the community nodes at County Road 6 and County Road 8.

Four parcels from Agricultural Intensive (A-N), one parcel from Highway Services Commercial (C-H), and one parcel from Medium Density Residential (R-M) to Public/Quasi-public (PQP) to recognize existing wastewater settling ponds.

Six parcels from Highway Services Commercial (C-H) to General Commercial (C-G) to provide broader opportunities for development and employment in the town center without the truck traffic related with highway services.

Two parcels from Agricultural Intensive (A-N) to Light Industrial (I-L) to support existing or proposed uses adjacent to the community.

Two parcels from Medium Density Residential (R-M) to Rural Residential (RR-2) due to lack of available infrastructure.

Four parcels from Public/Quasi-public (PQP) to Parks and Recreation (P-R) to meet community needs for parks.

One parcel from Local Commercial (C-L) to Public/Quasi-public (PQP) to facilitate operation of an existing telecommunications facility.

One parcel from Highway Services Commercial (C-H) with Planned Development Overlay 56 (C-H/PD-56) to Highway Services Commercial (C-H) to remove the overlay limitations.

One parcel from Agricultural Intensive (A-N) to Agricultural Industry (A-I) to facilitate expansion of the existing processing plant.

One parcel from Highway Services Commercial (C-H) to Heavy Industry (I-H) to better align with existing uses.

One parcel from Heavy Industry (I-H) to Rural Residential (RR-5) to better align with existing uses.

These land use changes and corresponding rezoning are supported by numerous goals and policies of both the 2030 Countywide General Plan and proposed 2024 Dunnigan Community Plan that support quality of life and more opportunities for economic development.

#### **Section 4.**

The Zoning Map of the County of Yolo, which is incorporated by reference in Section 8-2.108 of the Yolo County Zoning Code, and incorporated herein by this reference, is amended by the redesignation of certain lands as is reflected Exhibit B.

**Section 5.**

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

**Section 6.**

This Ordinance shall be introduced by title and number only with full reading waived.

**Section 7.**

This Ordinance shall take effect and be in force thirty (30) days after its passage, and prior to expiration of fifteen (15) days after its passage thereof, shall be published by title and summary only in the Davis Enterprise together with the names of members of the Board of Supervisors voting for and against the same.

I HEREBY CERTIFY that the foregoing Ordinance was introduced before the Board of Supervisors of the County of Yolo, at the meeting of the Board of Supervisors of said County, and after a noticed public hearing, said Board adopted this Ordinance on the \_\_\_ day of \_\_\_, 2024, by the following vote:

- AYES:**
- NOES:**
- ABSENT:**
- ABSTAIN:**


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Lucas Frerichs, Chair  
 Yolo County Board of Supervisors

ATTEST:  
 Julie Dachtler, Deputy Clerk  
 Board of Supervisors

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

By \_\_\_\_\_  
 Deputy (Seal)

By   
 Eric May, Senior Deputy

**EXHIBIT A. GENERAL PLAN LAND USE DESIGNATIONS AND ZONING CONSISTENCY**

General Plan Land Use Designation	General Description	Consistent Zoning Districts
Residential Rural (RR)	Single-family dwellings on estate size lots. (2- and 5-acre minimum)	RR-2, RR-5
Residential Low (RL)	Single family dwellings on urban size lots. (4 to 10 dwelling units per net acre)	R-L
Residential Medium (RM)	Single and multi-family dwellings on urban size lots and mobile home parks. (11 to 19 dwelling units per net acre)	R-M
Residential High (RH)	Multi-family dwellings on urban size lots. (20 or more dwelling units per net acre)	R-H
Commercial General (CG)	Larger retail and other businesses that serve the everyday needs of the region, including grocery, restaurants, offices, and like uses.	C-G
Commercial General (CG) or Local (CL)	Maintain "main street" character of downtown; protect historical buildings. Allows a wide range of uses, including visitor serving shops, restaurants and specialty retail	DMX
Commercial Local (CL)	Small local retail, service, and office uses that serve the everyday needs of nearby residents.	C-L
Industrial (IN)	Light industrial and service commercial businesses including those that serve the needs of agriculture.	I-H, I-L
Public/Quasi-Public (PQ)	Public services and facilities, including government offices, schools, libraries, and community infrastructure.	PQP
Parks and Recreation (PR)	Developed park facilities, play grounds, sports fields, and public pools.	P-R
Open Space (OS)	Public open space, water bodies, agricultural buffer areas, and habitat.	POS

## **EXHIBIT B. ZONING CHANGES**

APN	Acreage	Current Zoning	Proposed Zoning
<b>Residential east of 99W (24 zone changes)</b>			
051090010	2.39	A-N	RR-5
051090011	6.42	A-N	RR-5
051090027	3.06	A-N	RR-5
051090028	2.22	A-N	RR-5
051090029	2.22	A-N	RR-5
051090030	2.31	A-N	RR-5
051190019	5.37	A-N	RR-5
051190020	3.73	A-N	RR-5
051190021	2.07	A-N	RR-5
051190022	5.66	A-N	RR-5
051190024	4.73	A-N	RR-5
051190025	4.68	A-N	RR-5
051190029	0.97	A-N	RR-5
051190030	0.97	A-N	RR-5
051190031	0.97	A-N	RR-5
051190032	0.98	A-N	RR-5
051190033	0.98	A-N	RR-5
051190034	0.98	A-N	RR-5
051190035	0.95	A-N	RR-5
051190036	0.95	A-N	RR-5
051190037	0.95	A-N	RR-5
051190038	0.95	A-N	RR-5
051190039	0.95	A-N	RR-5
051190040	0.95	A-N	RR-5
<b>Specific Plan areas (7 zone changes)</b>			
051160007	0.25	C-L	S-P
051160008	0.21	C-H	S-P
051160013	53.55	C-H, C-L	S-P
051160020	167.1	A-N	S-P
051160023	13.63	A-N	S-P
051160024	30.81	A-N	S-P
051160098	0.24	C-L	PQP
<b>CR 6 to CR 7 (4 zone changes)</b>			
052030004	17.73	A-N	C-G
052030007	76.41	A-N	I-L
052030022	42.22	A-N	C-G, R-L, C-L
052130001	8.2	A-N	PQP
<b>Hardwood Grove (4 zone changes)</b>			
051110007	2.0	R-M	RR-2
051110008	5.0	R-M	RR-2

051110011	6.0	R-M	PQP
051202002	6.04	I-H	RR-2
Central Dunnigan (13 zone changes)			
051160004	2.4	C-H	C-G
051160005	16.08	C-H	C-G
051160010	0.55	C-H	C-G
051221001	0.36	PQP	P-R
051224001	0.29	PQP	P-R
051231001	0.55	I-H	PQP
051242001	1.36	PQP	P-R
051242002	0.33	PQP	P-R
051244004	3.15	I-L	C-L
052020003	5.07	C-H	C-G
052020004	1.0	C-H	C-G
052030020	2.12	A-N	I-L
052030023	4.23	C-H	C-G
Existing Wastewater Facility (4 zone changes)			
052130009	39.3	A-N	PQP
052030017	8.2	A-N	PQP
052020005	5.25	A-N	PQP
051160012	2.0	C-H	PQP
County Road 8 (3 zone changes)			
052060011	100.00	C-H/ PD-65	C-H
052060018	140.89	A-N	A-I
052130007	90.39	C-H	I-H