

BOARD OF SUPERVISORS

Yolo County, California

Date: July 15, 2014

To: PPWES ✓
Co. Counsel ✓

32.

Hold a public hearing and consider adoption of General Plan Amendment 2014-01, which would redesignate several properties in the Patwin Road, Esparto and Clarksburg areas and would revise, add or delete several tables or policies in the General Plan text to be consistent with the recently approved Updated Zoning Code. An Initial Study/Environmental Determination has been prepared for the project in reliance on the Environmental Impact Report for the 2030 Countywide General Plan. (No general fund impact) (Echiburu/Parfrey)

Att. A. General Plan Amendment

Att. B. CEQA Resolution

Att. C. GPA Ordinance

Att. D. Errata and Environmental Determination

Jeff Duarte addressed the Board of Supervisors on this item.

Minute Order No. 14-109: Held a public hearing and approved recommended action by **Resolution No. 14-71** and **Ordinance No. 1447**.

MOVED BY: Provenza / SECONDED BY: Chamberlain
AYES: Rexroad, Provenza, Chamberlain, Villegas, Saylor
NOES: None
ABSTAIN: None
ABSENT: None



County of Yolo

www.yolocounty.org

To: Supervisor Don Saylor, Chair
and Members of the Board of Supervisors

Time Set # 32.

Board of Supervisors

Meeting Date: 07/15/2014

Brief Title: General Plan Amendment 2014-01

From: Taro Echiburu, Director, Planning, Public Works and Environmental Services

Staff Contact: Eric Parfrey, Principal Planner Planning, Public Works and Environmental Services, x8043

Subject

Hold a public hearing and consider adoption of General Plan Amendment 2014-01, which would redesignate several properties in the Patwin Road, Esparto and Clarksburg areas and would revise, add or delete several tables or policies in the General Plan text to be consistent with the recently approved Updated Zoning Code. An Initial Study/Environmental Determination has been prepared for the project in reliance on the Environmental Impact Report for the 2030 Countywide General Plan. (No general fund impact) (Echiburu/Parfrey)

Recommended Action

- A. Hold a public hearing and consider adoption of General Plan Amendment 2014-01(ZF 2014-0012), which would redesignate several properties in the Patwin Road, Esparto, and Clarksburg areas and would revise, add, or delete several tables or policies in the General Plan text, to be consistent with the recently approved Updated Zoning Code (Attachment A);
- B. Adopt the resolution (Attachment B), and the Errata and the Environmental Determination relying on the 2030 Countywide General Plan as adequate under the California Environmental Quality Act (CEQA) and Guidelines (Attachment D); and
- C. Adopt the ordinance which amends the Land Use Map of the 2030 Countywide General Plan to redesignate several properties in the Patwin Road, Esparto, and Clarksburg areas, and amends the General Plan text by revising, adding, or deleting several tables, policies, or implementing action programs (Attachment C).

Strategic Plan Goal(s)

Champion job creation and economic opportunities
Preserve and ensure safe and crime free communities
Preserve and support agriculture
Protect open space and the environment

Reason for Recommended Action/Background

The proposed action is to adopt a "clean-up" General Plan Amendment in order to ensure that the General Plan and Zoning Code Update are consistent. State law requires that zoning, subdivision, and other development regulations must be consistent with the land use map and text (policies and action programs) of a jurisdiction's General Plan. During the course of the Zoning Code Update a number of mostly minor changes were proposed that require this subsequent amendment of the General Plan to retain the legal consistency between the two documents. Under State law (Government Code 65358), a jurisdiction may amend its General Plan up to four times in one calendar year. Yolo County has not adopted a General Plan Amendment since October, 2013 (the update of the Housing Element).

Background

On June 12, 2014, the Planning Commission held separate public hearings and recommended approval of the Zoning Code Update and this proposed General Plan Amendment. The Board of Supervisors is expected to hold hearings and consider approval of both the comprehensive Zoning Code Update and this proposed General Plan Amendment on the same date. The new Zoning Code establishes approximately 378 pages of new zoning and subdivision regulations. The program also creates entirely new zoning districts and rezones all 10,000 individual parcels in the unincorporated area to the new zones. This General Plan Amendment is a package of several proposed changes to the General Plan land use map and text changes to several policies and implementation programs (Table 1 in Attachment A).

Proposed General Plan Map Changes

For almost all properties, the new zoning maps are consistent with the corresponding General Plan land use designations that were adopted as part of the Yolo Countywide General Plan in November, 2009. The only map discrepancies that must be rectified are located in the Patwin Road, Esparto, and Clarksburg areas.

In the Patwin Road area outside Davis, the proposed Planned Development 67 (PD-67) overlay zone and the underlying Rural Residential -1 acre minimum parcel size (RR-1) would be applied to all residential properties. The General Plan designates this area as Residential Low (RL), which allows a wide range of densities between 1 and 10 units per acre. Most of the 36 residential parcels in the area are one acre or more in size, so the RR-1 zoning is more appropriate for the homes than the higher density R-L zone. The proposed General Plan Amendment would redesignate the residential parcels on the General Plan land use map from Residential Low (RL) to Residential Rural (RR) to conform with the new RR-1 zoning. This zoning and the PD-67 overlay zone are as requested by the neighbors in the area. The parcels are listed in Table 2 and shown in Figure 1 (in Attachment A).

In the town of Esparto, ten residential parcels on the western portion of Woodland Avenue are proposed to be redesignated from Residential High (RH) on the General Plan land use map to Residential Medium (RM). The RM General Plan designation would better reflect the actual densities of the existing apartment buildings that have been built on some of the parcels, which are between 11 and 20 units per acre (typically two floors of stacked apartments). In addition, the existing Country Villa mobile home park located on County Road 21A would also be redesignated from RH to RM to more accurately represent the existing density of about 10-11 units per acre. These eleven parcels are to be rezoned to Medium Density Residential (R-M), which is the zone that corresponds with the RM General Plan designation. The parcels are listed in Table 1 and shown in Figure 2 (in Attachment A).

In the Clarksburg area, two parcels are proposed for redesignation to be consistent with the proposed zoning. A seven acre agricultural parcel planted as an orchard on Clarksburg Road west of the existing town (APN: 043-250-024, owner: Duarte) is proposed to be redesignated from Residential Low (RL) to Agriculture (AG). This property was previously zoned General Agricultural (A-1) and is expected to be rezoned to Agricultural Intensive (A-N) by the Board of Supervisors on July 15, 2014. Apparently by error, this parcel was designated RL, instead of AG, when the General Plan was adopted in 2009. This parcel and some surrounding property was the subject of a subdivision application twenty years ago in the early 1990's. However, the application was eventually withdrawn since it was inconsistent with the Clarksburg General Plan.

The agricultural zoning and proposed General Plan agricultural designation are consistent with the Delta Protection Commission's Land Use and Resource Management Plan. This General Plan redesignation would also require a modification to the adopted Clarksburg Growth Boundary shown on the Clarksburg land use map, to exclude the parcel. The parcel is listed in Table 1 and shown in Figure 3 (in Attachment A). These actions will correct the apparent error made during the General Plan update process in 2009.

Additionally in the Clarksburg area, Shorty's restaurant at the intersection of Clarksburg Road and Jefferson Boulevard (APN: 043-190-029) is proposed for redesignation from Commercial Local (CL) to Agriculture (AG). The AG General Plan designation is consistent with the new Agricultural Commercial (A-C) zone, which is proposed for this property and which will allow for continued restaurant operations. The Agricultural Commercial (A-C) zone is designed for limited commercial uses with no public services that are located in predominantly agricultural areas. The parcel is listed in Table 1 and shown in Figure 4 (in Attachment A).

Proposed General Plan Text Changes

In addition to the map changes, several changes to existing General Plan text are required to be consistent with the proposed Zoning Code Update. Some of these changes involve updates to background text and tables, and some changes are proposed for General Plan policies and action programs. One change is to correct a typographical error. The text changes are included in Tables 1, 3 and 4 (in Attachment A), and are summarized below.

Table LU-4 Land Use Designations (page LU-74 of the Land Use Element of the General Plan): This table must be revised to correct a typographical error and add an allowed use. The typographical error reversed the listed floor area ratios (FARs) between the Commercial Local and Commercial General land use designations, and the change corrects the error. In the other change, "private airports" has been added to list of allowed uses for the Public and Quasi-Public designation, to recognize the two private airports in the unincorporated area (Watts-Woodland and Borges) that will be designated as Public and Quasi-Public.

Table LU-6 Zoning/General Plan Consistency (page LU-12): This table has been updated to replace all of the old zoning districts with the new zones.

Action CI-A20 (regarding aviation easements) (page CI-49): This action program that requires aviation easements for approved discretionary projects near the County Airport is proposed to be deleted to be consistent with the updated zoning for the Airport Overlay (A-O) zone.

Action AG-A23 (Use Permit for second homes on small ag parcels) (page AG-37): This policy that requires a Use Permit for the construction of second homes on agricultural parcels of 20 acres or less is proposed to be deleted to ensure consistency with the updated zoning regulations. The Board previously directed staff to not require a Use Permit for second housing units.

Policy AG-1.24 and Action AG-A32 (Davis-Woodland agricultural buffer): The following policy and action program is proposed to be amended into the Agriculture and Economic Development Element to recognize the Davis-Woodland 11,000-acre agricultural buffer area. The current General Plan text refers to "a policy to maintain this 11,000-acre buffer and an action to

work with the cities to make it more specific and binding." Inadvertently, a policy and action were not included in the adopted plan. This change would rectify that omission.

Policy AG-1.24 Maintain the Memorandum of Understanding between the County and Cities of Davis and Woodland for the continued protection and preservation of agricultural land and open space between the two cities in order to avoid urban sprawl. (page AG-24); and

Action AG-A32 Coordinate with the Cities of Davis and Woodland to strengthen the existing 2002 agreement (MOU) between the County Board of Supervisors and the City Councils of Davis and Woodland to ensure preservation of the 11,000-acre buffer between County Road 27 and County Road 29 is legally binding. (page AG-38)

Action ED-A15 (redevelopment areas) (page AG-49): This action item is proposed to be deleted to comply with State law that abolished redevelopment agencies.

Policy CO-1.17 (out of County mitigation) (page CO-15): This policy is proposed to be revised to bring the General Plan policy into compliance with the adopted Habitat Mitigation Ordinance. The change would delete all the specific project criteria required for approving an application, and instead refer to the ordinance, which was adopted after the General Plan.

Collaborations (including Board advisory groups and external partner agencies)

County Counsel has reviewed the attached ordinance and resolution.

Fiscal Impact

	Fiscal Impact (Expenditure)	No Fiscal Impact
Total cost of recommended action:		\$ 0
Amount budgeted for expenditure:		\$ 0
Additional expenditure authority needed:		\$ 0
On-going commitment (annual cost):		\$

Source of Funds for this Expenditure

General Fund	\$0
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Attachments

PDF Staff Report

Att. A. General Plan Amendment

Att. B. CEQA Resolution

Att. C. GPA Ordinance

Att. D. Errata and Environmental Determination

Form Review

Inbox	Reviewed By	Date
Phil Pogledich	Phil Pogledich	07/08/2014 10:44 AM
Ivan Vonk	Beth Gabor	07/08/2014 11:00 AM
Ivan Vonk	Ivan Vonk	07/09/2014 07:43 AM
County Counsel	Robyn Drivon	07/09/2014 08:09 AM
Form Started By: Eric Parfrey		Started On: 05/13/2014 09:56 AM
Final Approval Date: 07/09/2014		

TABLE 1

GENERAL PLAN AMENDMENT 2014-01

General Plan Map Changes

1. Redesignate 36 Patwin Road residential parcels outside Davis from Residential Low (RL) to Residential Rural (RR) to conform with the new RR-1 zoning. The parcels are listed in Table 2 and shown in Figure 1.
2. Redesignate eleven Esparto residential parcels from Residential High (RH) to Residential Medium (RM). These are already developed with apartment buildings and a mobile home park. The parcels are listed in Table 2 and shown in Figure 2.
3. Redesignate APN 043-250-024 in Clarksburg (approx. 7 acres of orchard) from RL to AG for consistency with the previous A-1 zoning and the Delta Protection Commission's Land Use and Resource Management Plan. The parcel is listed in Table 2 and shown in Figure 3.
4. Redesignate Shorty's restaurant outside Clarksburg (APN 043-190-029) from Commercial Local (CL) to Agriculture (AG), to be consistent with the proposed Agricultural Commercial (A-C) zone. The parcel is listed in Table 2 and shown in Figure 4.

General Plan Text Changes

5. Revise Table LU-4 to reverse the floor area ratios (FARs) for Commercial Local and Commercial General, and to add private airports to Public and Quasi-Public allowed uses (page LU-74) (see Table 3).
6. Update Table LU-6 Zoning/General Plan Consistency (page LU-12), to replace the old zoning districts with the new zones (see Table 4).
7. Delete Action CI-A20 (regarding avigation easements) (page CI-49), as follows, to be consistent with updated zoning:

~~**Action CI-A20: Require that an avigation easement be recorded on any property requiring a discretionary permit near the County Airport and pursue the purchase of avigation easements from willing sellers. (Policy CI-9.3)**~~

~~**Responsibility: General Services Department, Planning and Public Works Department**~~

~~**Timeframe: Ongoing**~~

8. Delete Action AG-A23 related to requirement of a Use Permit for second homes on parcels of 20 acres or less (page AG-37), as follows, to be consistent with the updated zoning:

~~**Action AG-A23: Amend the Zoning Code to require a Use Permit for any new home to be constructed on a parcel smaller than 20 acres within an antiquated subdivision. Include criteria that would have to be met to approve the Use Permit, such as a showing of agricultural feasibility, to ensure that the primary use of the parcel is not a homesite. (Policy AG-1.14)**~~

Responsibility: Planning and Public Works Department

Timeframe: 2010/2011

9. Add the following policy and action to address the Davis-Woodland 11,000-acre buffer, as indicated in the text of the Agriculture and Economic Development Element (page AG-18):

Existing text: "Growth Boundaries

The County has long maintained a growth strategy that focuses urban development within the four cities and the unincorporated communities. This General Plan establishes growth boundaries for each unincorporated community in Yolo County and relies upon the City SOI as the growth boundaries for the cities, clearly defining the agricultural-community interface. In addition, the County has agreed with Davis and Woodland to maintain a permanent agricultural and open space buffer between the two cities. **This Agricultural and Economic Development element contains a policy to maintain this 11,000-acre buffer and an action to work with the cities to make it more specific and binding.**" (emphasis added)

Policy AG-1.24 Maintain the Memorandum of Understanding between the County and Cities of Davis and Woodland for the continued protection and preservation of agricultural land and open space between the two cities in order to avoid urban sprawl. (page AG-24)

Action AG-A32 Coordinate with the Cities of Davis and Woodland to strengthen the existing 2002 agreement (MOU) between the County Board of Supervisors and the City Councils of Davis and Woodland to ensure preservation of the 11,000-acre buffer between County Road 27 and County Road 29 is legally binding. (page AG-38)

10. Delete Action ED-A15 related to redevelopment areas (page AG-49), as follows, to comply with updated State law abolishing redevelopment agencies:

~~**Action ED-A15: Establish redevelopment areas, where appropriate, so that the resulting tax increment can be effectively used for downtown improvements and development projects. (Policy ED-3.2)**~~

~~**Responsibility: County Administrator's Office**~~

~~**Timeframe: 2011/2012**~~

11. Revise Policy CO-1.17 (page CO-15), as follows, to bring the General Plan policy into compliance with the adopted Habitat Mitigation Ordinance, as recommended by County Counsel:

Out-of-county mitigation easements in Yolo County for the loss of open space, agriculture, or habitat in other jurisdictions, and flood easements in Yolo County are **allowed at the discretion of the Board of Supervisors provided the easement meets the requirements of the Habitat Mitigation Ordinance (ord. 1426).** ~~not acceptable unless the project meets all of the following criteria:~~

~~**Prior notification to Yolo County;**~~

~~**Consistency with the goals and policies of the Yolo County General Plan, particularly as related to planned growth, infrastructure, and agricultural districts;**~~

~~**Secured water rights and infrastructure to economically maintain the proposed mitigation use;**~~

~~**Requirements that existing agricultural operations continue to be farmed for commercial gain;**~~

- ~~Prohibitions on residential use;~~
- ~~Mandatory wildlife-friendly strategies and practices;~~
- ~~Compensation to Yolo County for all lost direct and indirect revenue; and~~
- ~~Accommodation of recreational uses, such as hunting, fishing, bird-watching, hiking, etc.~~

~~Where proposed easements meet the above criteria, no further approval is needed. Where one or more criteria are not met, discretionary approval is required.~~

TABLE 2

**2014 Clean Up General Plan Amendment
Proposed Changes to Land Use Map**

<u>Area/Parcel/Location/Owner</u>	<u>Zoning</u>	<u>Existing General Plan</u>	<u>Proposed General Plan</u>
<p><u>Patwin Road (Davis)</u></p> <p>036-160- all except -005, -006, -008, -035 and -038 036-160-005, -006</p>	RR-1/PD-67	RL	RR
<p><u>Western Woodland Ave. apartments (Esparto)</u></p> <p>049-264-03, 26341 Woodland (Araujo) 049-264-07, 16816 Antelope (Mayer) 049-264-08, 26360 Woodland (Gonsalves) 049-264-10, 26317 Woodland (Le) 049-264-11, 16734 Omega (Le) 049-264-12, Orleans (Le) 049-271-08, 26407 Woodland (Shields) 049-271-010, Antelope (Takhar)</p>	R-M	RH	RM
<p><u>Mobile home park (Esparto)</u></p> <p>049-480-001, 004 (Country Villa)</p>	R-M	RH	RM
<p><u>Parcels in Clarksburg</u></p> <p>043-250-024 (about 7 acres)</p>	A-N	RL	AG
043-190-029 (Shorty's restaurant)	A-C	CL	AG

Notes:

Zoning district abbreviations:

RR-1: Residential Rural – 1 acre
R-L: Low Density Residential
R-M: Medium Density Residential
PD: Specific Plan Overlay

General Plan Designation Abbreviations:

AG: Agriculture
RR: Residential Rural
RL: Residential Low
RM: Residential Medium
RH: Residential High
CL: Local Commercial

Figure 1

Patwin Road Residential Parcels to be Redesignated

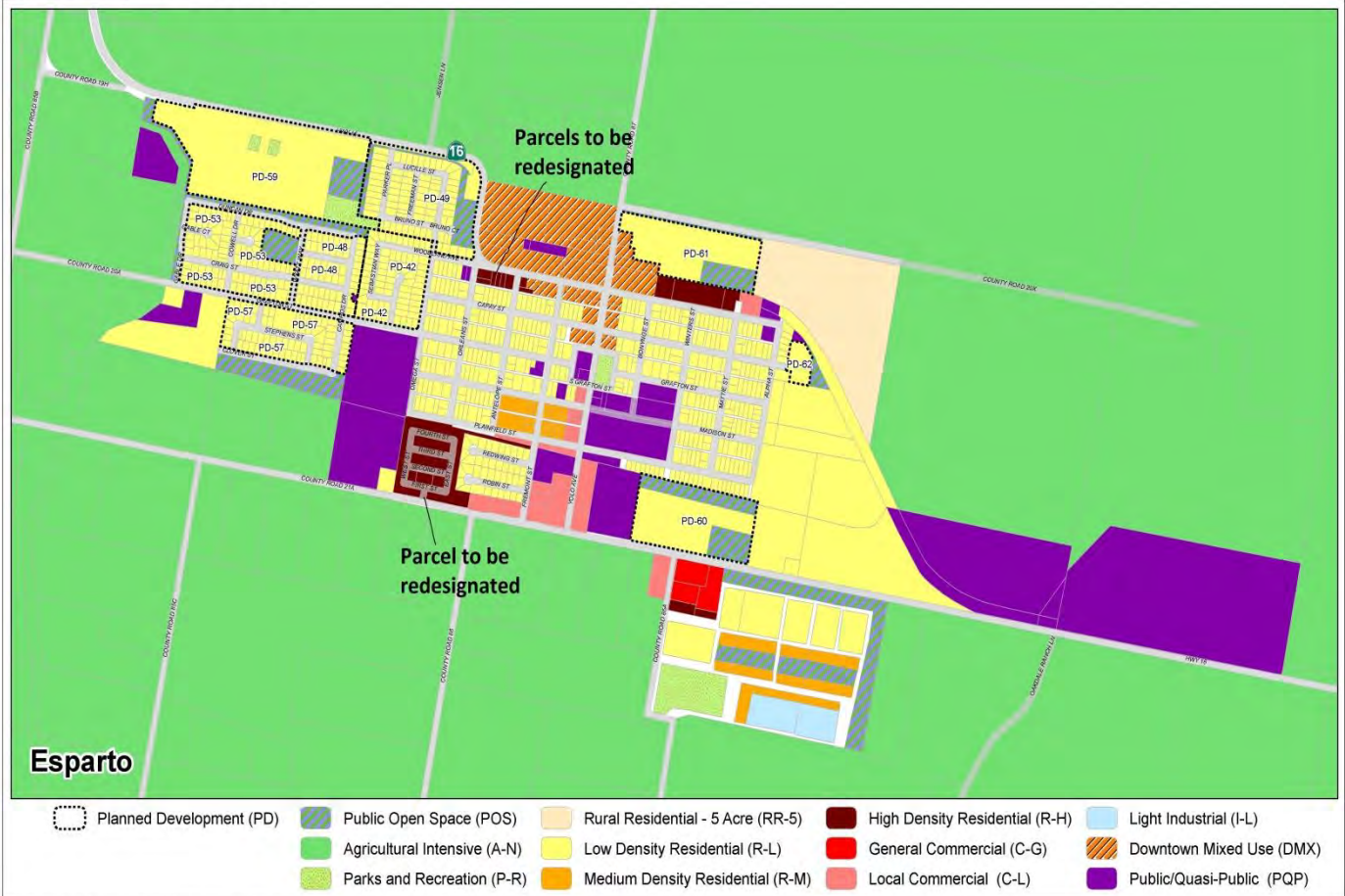
PROPOSED ZONING - March, 2014



Figure 2

Apartment Parcels and Mobile Home Park in Esparto to be Redesignated

PROPOSED ZONING - March, 2014



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

Figure 3

Clarksburg Parcel to be Redesignated and Growth Boundary to be Changed

PROPOSED ZONING - FEBRUARY, 2014

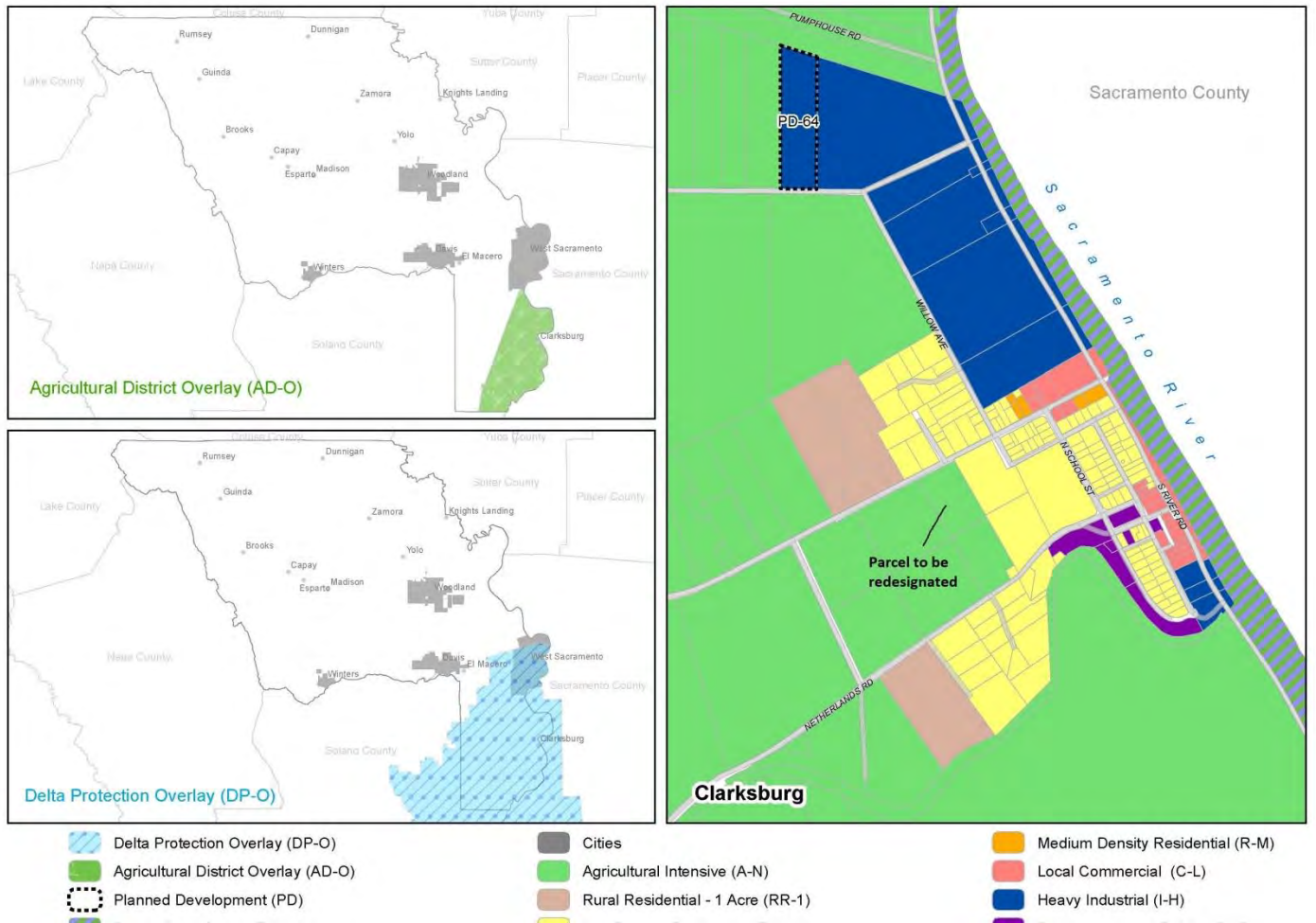


Figure 4

**Clarksburg Parcel to be Redesignated
(Shorty's Restaurant)**

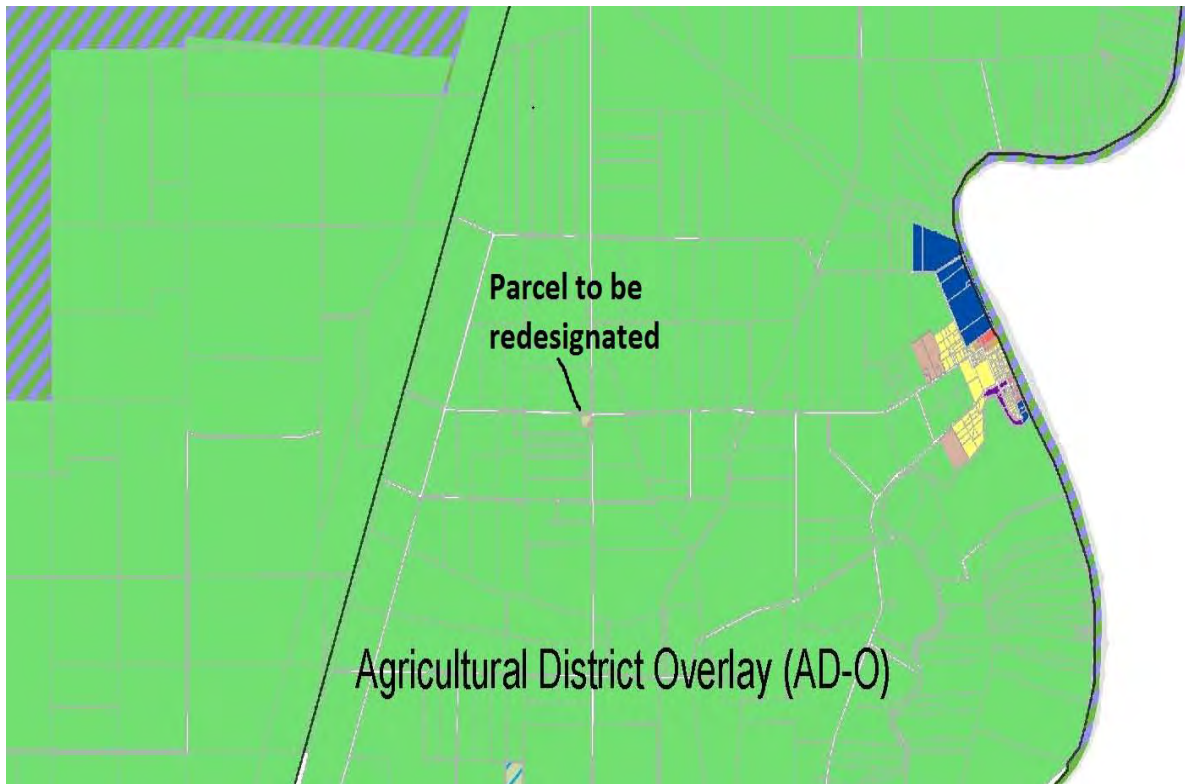


TABLE 3

**Changes to Table LU-4
Land Use Designations**

Land Use Designation (XX)	Allowed Uses	Residential Density	Persons Per Acre^a	FAR^b Maximum	Maximum Impervious Surface
Open Space (OS)	Public open space lands, major natural water bodies, agricultural buffer areas, and habitat. Characterized by “passive” and/or very low management uses as the primary land use, as distinguished from AG or PR land use designations which involve more intense management of the land. Detention basins allowed as ancillary use if designed with naturalized features and native landscaping, compatible with the open space primary use.	One caretaker unit.	<0.1	0.001	>0.01%
Agriculture (AG)	Full range of cultivated agriculture such as row crops, orchards, vineyards, dryland farming, livestock grazing, forest products, confined animal facilities, and equestrian facilities. Agricultural industrial – agricultural research, processing and storage; crop dusting. Agricultural commercial – roadside stands, “Yolo Stores”, wineries, farm-based tourism (e.g. u-pick, dude ranch, lodging), horse shows, rodeos, crop-based seasonal events; agricultural chemical and equipment sales. Pre-existing isolated restaurants and/or stores (e.g. old stage stops and cross-roads) serving rural areas. Farmworker housing. Surface mining. Incidental habitat.	Two farm dwellings per legal parcel.	<0.1	0.1 ^c	20% ^c
Parks and Recreation (PR)	Developed (“active park”) facilities. Regional, community and neighborhood parks, tot lots, sports fields and public pools. Agricultural buffer areas. Detention basins allowed as ancillary use when designed with recreational or sports features.	Regional community parks and campgrounds are allowed one caretaker unit. No allowed residential uses for community or neighborhood parks and similar facilities.	<0.05	0.025	10%

Land Use Designation (XX)	Allowed Uses	Residential Density	Persons Per Acre ^a	FAR ^b Maximum	Maximum Impervious Surface
Residential Rural (RR)	Large lot rural living. Detached single-family units. Attached and/or detached second unit or duplex allowed.	1 du/5ac to < 1 du/ac. Assume 1du/2.5ac typical yield.	Range: 0.6 to 2.5 Typical: 0.9	See zoning	See zoning.
Residential Low (RL)	Traditional neighborhood living. Detached single-family units. Attached and/or detached second unit or duplex allowed. Triplexes and four-plexes allowed when designed to be compatible with adjoining single-family homes. Small compatible neighborhood serving retail and office allowed as ancillary use.	1 du/ac to <10 du/ac. Assume 7du/ac typical yield.	Range: 2.8 to 27.7 Typical: 19.6	See zoning	See zoning
Residential Medium (RM)	Dense urban living. Detached and attached single family and multi-family units. Small compatible neighborhood serving retail and office allowed as ancillary use	10 du/ac to <20 du/ac. Assume 15 du/ac typical yield.	Range: 28 to 55.7 Typical: 42.0	See zoning	See zoning
Residential High (RH)	Apartments and condominiums. Attached multi-family units. Small compatible neighborhood serving retail and office allowed as ancillary use	≥ 20 du/ac. Assume 25 du/ac typical yield.	>56 Typical: 70.0	See zoning	See zoning
Commercial General (CG)	Regional- and highway-serving retail, office and service. Regional- and highway-serving agricultural commercial allowed. No limit on floor plate (ground floor square footage). Research and Development with offices and service support as primary use (more than 50 percent of total square footage). Upper floor and accessory residential uses allowed.	Upper floor residential and ancillary attached residential at any density.	Range: 0 to 44.8 Avg. 22.4	0.5 1.0 for commercial 1.0 2.0 for mixed use with residential	85%
Commercial Local (CL)	Local-serving retail, office and service uses. Local-serving agricultural commercial allowed. Range of goods and services to meet everyday needs of residents within a community. Restricted to small floor plate users (less than 40,000 square feet ground floor). Upper floor and ancillary residential uses allowed.	Upper floor residential and ancillary attached residential at any density.	Range: 0 to 44.8 Avg. 22.4	1.0 0.5 for commercial 1.0 1.0 for mixed use with residential	90%

Land Use Designation (XX)	Allowed Uses	Residential Density	Persons Per Acre ^a	FAR ^b Maximum	Maximum Impervious Surface
Industrial (IN)	Full range of light to heavy industrial/ manufacturing uses. Agricultural industrial allowed. Research and Development and biotechnology with manufacturing as primary use (more than 50 percent of total square footage). Storage facilities, contractor's yards, corporation yards, dismantling, etc.	One caretaker unit per operation.	<0.5	0.5	90%
Public and Quasi-Public (PQ)	Public/governmental offices, places of worship, schools, libraries and other civic uses. Public and private airports (including related visitor services). Infrastructure including wastewater treatment facilities, municipal wells, landfills, and storm water detention basins. Agricultural buffer areas.	None.	0	0.5	80%
Specific Plan (SP)	Interim land uses (until SP is in place) limited to those uses allowed in the AG designation. Ultimate land uses must be consistent with adopted SP. This designation limits development to AG uses until such time as a SP is processed and approved by the County, or the land use designation is otherwise amended. Land designated SP is discouraged from more capital intensive agricultural uses in favor of later planned uses.	Interim -- two farm dwellings per legal parcel. Ultimate -- as specified in the Specific Plan.	<0.1	Per the Specific Plan, using designations above as maximums.	Per the Specific Plan, using designations above as maximums.
Natural Heritage Overlay (NHO)	Applies to focused conservation areas identified in the Yolo Natural Heritage Program.	As allowed under the base designation and adopted Yolo Natural Heritage Program.	--	--	--
Agricultural District Overlay (ADO)	Applies to designated agricultural districts. Land uses consistent with the base designation and the district specifications are allowed.	As defined for each district.	--	--	--
Delta Protection Overlay (DPO)	Applies to the State designated "primary zone" of the Sacramento-San Joaquin Delta, as defined in the Delta Protection Act. Land uses consistent with the base designation and the Delta Protection Commission's Land Use and Resource Management Plan are allowed.	As allowed under the base designation and applicable Delta Land Use and Resource Management Plan.	--	--	--

Land Use Designation (XX)	Allowed Uses	Residential Density	Persons Per Acre^a	FAR^b Maximum	Maximum Impervious Surface
Mineral Resource Overlay (MRO)	Applies to State designated mineral resources (MRZ-2) and existing mining operations.	As allowed under the base designation.	--	--	--
Specific Plan Overlay (SPO)	Applies to existing and planned areas of development, typically adjacent to identified SP designated land. Land uses consistent with the base designation are allowed until a SP is in place at which point the SP will direct the land uses. This overlay designation preserves the base (underlying) land use designation until such time as the SP is adopted.	As allowed under the base designation.	--	--	--
Tribal Trust Overlay (TTO) ^d	Applies to tribal trust lands held by the federal government in favor of recognized tribal governments.	As defined by the sovereign government and/or appropriate applicable documents or agreements. The County does not have jurisdiction over these lands absent an applicable agreement with the federal government and/or sovereign entity.	--	--	--

TABLE 4
Changes to Table LU-6
Zoning/General Plan Consistency

General Plan Land Use Designation	General Plan Symbol	Zone Designation	Zone Symbol
Residential Land Use Designations			
Residential Rural	RR	Residential Rural 1 and 5 acre Agricultural Mobile Home Combining	RRA-1/RR-5 -MHF
Residential Low	RL	Low Density Residential Suburban Residential One-Family Mobile Home Combining	R- LS R1 -MHF
Residential Medium	RM	Medium Density Residential One-Family or Duplex Mobile Home Combining Multiple Family Residential	R- M 2 -MHF R-3
Residential High	RH	Medium Density Residential Apartment Professional Mobile Home Combining	R- H 4 -MHF
Commercial Land Use Designations			
Commercial Local	CL	Local Neighborhood Commercial Downtown Mixed Use Community Commercial Waterfront	C- L 1 DMX C-2 WF
Commercial General	CG	General Commercial Downtown Mixed Use Highway Services Commercial Recreational Vehicle Park Combining	C- G 3 DMX C-H -RVP
Industrial Land Use Designations			
Industrial	IN	Limited Industrial Light Industrial Heavy Industrial Office Park Research and Development	M-L I-L M-1 I-H M-2 OPRD
Other Land Use Designations			
Agriculture	AG	Agricultural Intensive Preserve Agricultural Extensive Exclusive Agricultural Commercial General Agricultural Industrial Industry Watershed Residential Combining Mobile Home Combining Special Sand and Gravel Combining	A-I P A-X E A-C 4 A-GI A-R W -MHF -SG
Open Space	OS	Open Space Public Open Space Watershed Combining	OS POS -W

General Plan Land Use Designation	General Plan Symbol	Zone Designation	Zone Symbol
Parks and Recreation	PR	Parks and Recreation Public Open Space	P-R
Public/Quasi-Public	PQ	Public and Quasi-Public Airport Special Height Combining	PQP AV -H
Specific Plan	SP	Specific Plan	S-P
		Agricultural Preserve	A-P
		Agricultural Exclusive	A-E
		Agricultural General	A-1
		Agricultural Industry	AGI
		Watershed Combining	-W
		Mobile Home Combining	-MHF
		Special Sand and Gravel Combining	-SG
		Planned Development No. 45	PD-45
Overlay Land Use Designations			
Natural Heritage Overlay	NHO	Natural Heritage Overlay	NH-O
		Agricultural Preserve	A-P
		Agricultural Exclusive	A-E
		Agricultural General	A-1
		Agricultural Industry	AGI
		Open Space	OS
		Public Open Space	POS
		Watershed Combining	-W
		Mobile Home Combining	-MHF
Agricultural District Overlay	ADO	Agricultural District Overlay	AD-O
		Preserve	A-P
		Agricultural Exclusive	A-E
		Agricultural General	A-1
		Agricultural Industry	AGI
		Watershed Combining	-W
		Mobile Home Combining	-MHF
		Special Sand and Gravel Combining	-SG
Natural Heritage Overlay	NHO	Natural Heritage Overlay	NH-O
Delta Protection Overlay	DPO	Delta Protection Overlay Various	DP-O Various
Mineral Resource Overlay	MRO	Sand and Gravel Overlay	SG-O
		Sand and Gravel Reserve Overlay Combining	SGR-O -SGR
Specific Plan Overlay	SPO	Specific Plan Overlay Various	SP-O Various
Tribal Trust Overlay	TTO	Tribal Trust Overlay Various	TT-O Various
---	---	Airport Overlay	A-O
---	---	Planned Development Overlay	PD-
---	---	Special Building Overlay	B-

FILED

JUL 22 2014

CLERK OF THE BOARD
BY Apita Ramirez
DEPUTY

RESOLUTION NO. 14-71

**RESOLUTION OF THE YOLO COUNTY BOARD OF SUPERVISORS
ADOPTING AN ENVIRONMENTAL DETERMINATION
FOR GENERAL PLAN AMENDMENT 2014-01**

WHEREAS, on July 15, 2014 the Yolo County Board of Supervisors held a public hearing and considered a recommendation from the Planning Commission's June 12, 2014 decision on the General Plan Amendment 2014-01;

WHEREAS, the proposed General Plan Amendment to the 2030 Yolo Countywide General Plan includes a series of minor changes to the General Plan land use map, text, and policies which are required to bring the General Plan into consistency with the recently adopted by the Zoning Code Update, an update of the land development and zoning regulations of the Yolo County Code, and with all aspects of recently adopted State laws related to planning and zoning; and

WHEREAS, the County prepared an Initial Study/Environmental Determination in connection with the proposed Zoning Code Update; and

WHEREAS, notice and availability of the Initial Study/Environmental Determination for the Zoning Code Update was sent out to all relevant County agencies and interested parties on November 8, 2013 and February 10, 2014, and the Initial Study/ Environmental Determination has been posted to the Yolo County Web site since November 7, 2013; and

WHEREAS, this General Plan Amendment is required by the Zoning Code Update and includes no new growth that is proposed beyond that envisioned as part of the 2030 General Plan. In fact, the changes to land use designations in the General Plan Amendment would reduce the amount of growth allowed under the adopted General Plan; and

WHEREAS, Section 15168 (c)(2) of the California Environmental Quality Act Guidelines does not require any further public notice and circulation of the Environmental Determination after finding that this Project is within the scope of a previously certified program environmental impact report; and

WHEREAS, prior to the Planning Commission's decision on June 12, 2014 to recommend approval of the General Plan Amendment the Commission reviewed and considered the Initial Study/Environmental Determination; and

WHEREAS, the Initial Study/Environmental Determination considered by the Planning Commission on June 12, 2014, constitutes the environmental document adopted pursuant to this Resolution in compliance with the California Environmental Quality Act (CEQA) as it pertains to the Project considered by the Board of Supervisors on July 15, 2014;

WHEREAS, as explained fully in the Initial Study/Environmental Determination, there is no substantial evidence in light of the whole record that the Project may have a significant effect on the environment;

NOW, THEREFORE, the Board of Supervisors hereby finds and resolves as follows:

1. The foregoing recitals are true and correct.
2. The Board of Supervisors has independently reviewed and analyzed the Initial Study/Environmental Determination, considered the information and analysis contained therein, and considered all written and oral comments received on the project and these documents.
3. Based on this review and analysis, the Board of Supervisors finds that the Initial Study/Environmental Determination reflects the independent judgment and analysis of the Board of Supervisors. The Board of Supervisors also makes the following additional findings:
 - A. The Initial Study/Environmental Determination has been completed in compliance with CEQA and all other legal requirements.
 - B. The proposed adoption of the General Plan Amendment, required by the Zoning Code Update, is an action anticipated under the 2030 Countywide General Plan, and compliance with the California Environmental Quality Act (CEQA) is provided by the Final General Plan Environmental Impact Report (FEIR) (SCH #2008102034). The General Plan FEIR was certified by the Yolo County Board of Supervisors on November 10, 2009 (Resolution 09-189). Pursuant to Section 15168(c)(2) of the CEQA Guidelines, no further environmental review is required.
 - C. Based on the Initial Study/Environmental Determination, pursuant to CEQA Guidelines Section 15168(c), an additional environmental document does not need to be prepared for adoption of the General Plan Amendment. The previously certified General Plan FEIR adequately examined all effects of the proposed General Plan Amendment, as well as the Zoning Code Update. This General Plan Amendment is within the scope of the General Plan Update analyzed in the General Plan EIR. Chapter 4 of the General Plan Update, which describes the setting, impacts, and mitigation measures for each affected environmental resource, has been incorporated by reference into the Initial Study/Environmental Determination. No significant changes are proposed to the General Plan designations and policies that were approved in 2009 and no new growth is proposed beyond that envisioned as part of the 2030 General Plan. In fact, the changes to land use designations and policies in the General Plan Amendment would reduce the amount of growth allowed under the adopted General Plan. There is no substantial evidence, on the basis of the entire record, that the Project will have a significant environmental effect.
 - D. No new or worse significant effects could occur, and no new mitigation measures would be required, pursuant to CEQA Guidelines Section 15162. No substantial changes are proposed in the General Plan Amendment, and no substantial changes in circumstances have occurred since General Plan adoption, that could involve new or worse significant impacts. No additional feasible mitigation measures or alternatives have been identified since General Plan adoption that would substantially reduce the General Plan Amendment's significant environmental effects. There is no substantial new information that shows previously identified significant effects will be more significant than described in the General Plan FEIR;

E. In approving the 2030 Yolo Countywide General Plan, the County adopted all feasible mitigation measures relevant to potentially significant effects that the proposed General Plan Amendment and Zoning Code Update could have on the environment; and

F. The General Plan Amendment incorporates all feasible mitigation measures identified in the 2030 Yolo Countywide General Plan EIR.

4. For the foregoing reasons, and for all reasons described in the Initial Study/Environmental Determination as well as all other documents in the record for this matter, the Board thus adopts the Initial Study/Environmental Determination as the appropriate level of environmental review for the Project.

5. The Director of the Planning and Public Works Department, located at 292 West Beamer Street in Woodland, California, shall serve as the custodian of the administrative record.

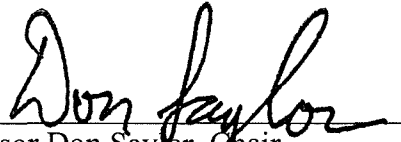
PASSED AND ADOPTED by the Board on this 15th day of July, 2014, by the following vote:

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

NOES: None.

ABSTENTIONS: None.

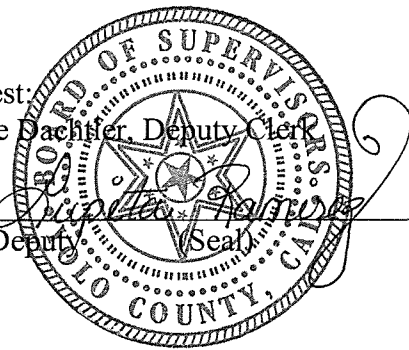
ABSENT: None.



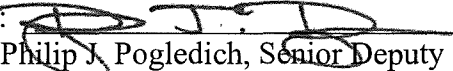
Supervisor Don Saylor, Chair
Yolo County Board of Supervisors

Attest:
Julie Sachler, Deputy Clerk

By:  Deputy



Approved As To Form:
Robyn Truitt Drivon, County Counsel

By:  Philip J. Pogledich, Senior Deputy

FILED

JUL 22 2014

ORDINANCE NO. 1447

BY *Supita Ramirez* CLERK OF THE BOARD
DEPUTY

**AN ORDINANCE OF THE YOLO COUNTY BOARD OF SUPERVISORS
AMENDING THE 2030 YOLO COUNTYWIDE GENERAL PLAN**

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

SECTION 1. PURPOSE AND AUTHORITY.

The purpose of this Ordinance is to approve a proposed General Plan Amendment (Attachment A) to the 2030 Yolo Countywide General Plan. The General Plan Amendment includes a series of minor changes to the General Plan land use map, text, and policies which are required to bring the General Plan into consistency with the recently adopted by the Zoning Code Update, an update of the land development and zoning regulations of the Yolo County Code, and with all aspects of recently adopted State laws related to planning and zoning.

The Board of Supervisors has the authority to adopt this Ordinance pursuant to the general police power granted to counties by the California Constitution, as well as the provisions of the California Planning and Zoning Law (Government Code section 65000 *et seq.*). The Board of Supervisors further finds that this Ordinance is necessary to achieve the objectives of the 2030 Yolo County General Plan, and that it is consistent in all respects with the policies set forth therein. This Ordinance is also consistent with and promotes the public health, safety and welfare.

SECTION 2. CHANGES TO THE GENERAL PLAN LAND USE MAP.

The General Plan Amendment redesignates several properties in the Patwin Road, Esparto, and Clarksburg areas in unincorporated Yolo County.

In the Patwin Road area outside Davis, the proposed General Plan Amendment redesignates 36 residential parcels on the General Plan land use map from Residential Low (RL) to Residential Rural (RR) to conform with the new adopted RR-1 zoning. The parcels are listed in Table 2 and shown in Figure 1 (in Attachment A).

In the town of Esparto, ten residential parcels on the western portion of Woodland Avenue are redesignated from Residential High (RH) on the General Plan land use map to Residential Medium (RM). The RM General Plan designation would better reflect the actual densities of the existing apartment buildings that have been built on the parcels. In addition, the existing Country Villa mobile home park located on County Road 21A is also redesignated from RH to RM to more accurately represent the existing density. The parcels are listed in Table 1 and shown in Figure 2 (in Attachment A).

In the Clarksburg area, a seven acre agricultural parcel (APN: 043-250-024) is redesignated from Residential Low (RL) to Agriculture (AG). This change also realigns the adopted Clarksburg Growth Boundary line, to exclude the parcel. The parcel is listed in Table 1 and shown in Figure 3 (in Attachment A).

Also in the Clarksburg area, an existing restaurant (APN: 043-190-029) is redesignated from Commercial Local (CL) to Agriculture (AG). The parcel is listed in Table 1 and shown in Figure 4 (in Attachment A).

Following the effective date of this Ordinance, the parcels described above shall be redesignated and the respective General Plan land use maps shall be amended as described above and further specified in the maps and lists of properties shown in Attachment A.

SECTION 3. CHANGES TO GENERAL PLAN TEXT AND POLICIES

The General Plan Amendment includes changes to the text, including updates of two tables, and deletion, revision and addition of several policies and action programs.

The text changes include revisions to Table LU-4 Land Use Designations (page LU-74 of the Land Use Element of the General Plan) and Table LU-6 Zoning/General Plan Consistency (page LU-12); deletion of Action CI-A20 (regarding avigation easements) (page CI-49), Action AG-A23 (Use Permit for second homes on small ag parcels) (page AG-37), and Action ED-A15 (redevelopment areas) (page AG-49); revision of Policy CO-1.17 (out of County mitigation) (page CO-15); and the addition of Policy AG-1.24 and Action AG-A32 (Davis-Woodland agricultural buffer).

The text changes are included in Tables 1, 3 and 4 (in Attachment A).

SECTION 4. SEVERABILITY

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

SECTION 5. EFFECTIVE DATE

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

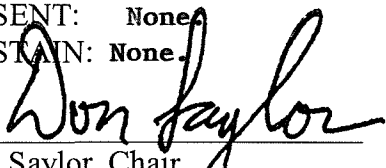
I HEREBY CERTIFY that the foregoing Ordinance was introduced before the Board of Supervisors of the County of Yolo and, after a noticed public hearing, said Board adopted this Ordinance on the 15th day of July, 2014, by the following vote:

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

NOES: **None.**

ABSENT: **None.**

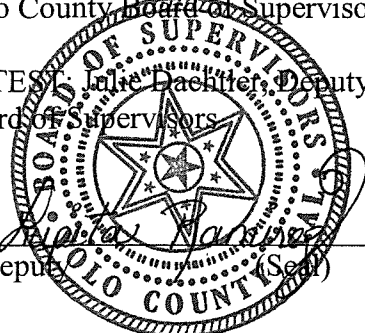
ABSTAIN: **None.**



Don Saylor, Chair
Yolo County Board of Supervisors

ATTEST: Leticia Dachtler, Deputy Clerk
Board of Supervisors

By Leticia Dachtler
Deputy Clerk



APPROVED AS TO FORM:
Robyn Truitt Drivon, County Counsel

By Philip J. Pogledich
Philip J. Pogledich, Senior Deputy

ERRATA TO THE INITIAL STUDY/ENVIRONMENTAL DETERMINATION ZONING CODE UPDATE AND GENERAL PLAN AMENDMENT 2014-001

Changes below are shown in bold underline and ~~strikeout~~.

1. Global change throughout the document: The “proposed project” is the Zoning Code Update program **and an associated General Plan Amendment**.

2. Add the following text to page 3 Project Description:

The “proposed project” studied in this Initial Study/Environmental Determination is the Zoning Code Update program **and an associated General Plan Amendment**. **The Zoning Code Update program which** is a comprehensive update of all zoning, subdivision, and other chapters of Title 8 in the Yolo County Code. The full text of the proposed Zoning Code is posted on the Yolo County Zoning Code Update Web page at <http://www.yolocounty.org/index.aspx?page=2424> **http://www.yolocounty.org/community-development/planning-public-works/planning-division/zoning-code-update-program**.

The proposed project ~~also~~ includes the act of rezoning all of the properties in the unincorporated area to the new proposed zone districts, so that all parcels will be consistent with the corresponding land use designations that have already been adopted through the 2030 Yolo Countywide General Plan. **The proposed project also includes a General Plan Amendment that is required to bring the General Plan into consistency with the new Zoning Code.**

CEQA Compliance

The proposed adoption of the Zoning Code Update **and the subsequent General Plan Amendment** ~~is an~~ actions anticipated under the 2030 Countywide General Plan, and compliance with the California Environmental Quality Act (CEQA) is provided by the General Plan Environmental Impact Report (EIR) (SCH #2008102034). The General Plan EIR was certified by the Yolo County Board of Supervisors on November 10, 2009 (Resolution 09-189). Pursuant to Section 15168(c)(2) of the CEQA Guidelines, no further environmental review is required.

No significant changes are proposed to the General Plan designations **and policies** that were approved in 2009 and no new growth is proposed beyond that envisioned as part of the 2030 General Plan. However, the names and the specific regulations of the zone districts that implement the General Plan designations are proposed to be modified, as described below.

Further discussion of CEQA compliance is included at the end of this “Project Description” section.

3. Add the following text to page 27:

Proposed General Plan Amendment

The proposed General Plan Amendment 2014-01 (GPA) would change the land use redesignations on the General Plan land use map for several properties in the Patwin Road, Esparto, and Clarksburg areas. The result of these redesignations would be to lower the allowed densities on the properties, so that the amount of overall growth projected under the General Plan would decrease slightly. The changes in residential densities would not affect the Housing Element. The GPA would also revise, add, or delete several tables or policies in the General Plan text, to be consistent with the Updated Zoning Code.

In the Patwin Road area outside Davis 36 residential parcels would be redesignated from Residential Low (RL) to Residential Rural (RR) to conform with the new RR-1 zoning.

In Esparto, eleven residential parcels would be redesignated from Residential High (RH) to Residential Medium (RM). In Clarksburg a seven-acre parcel would be redesignated from RL to AG for consistency with the Delta Protection Commission's Land Use and Resource Management Plan. The existing Shorty's restaurant outside Clarksburg would also be redesignated from Commercial Local (CL) to Agriculture (AG), to be consistent with the proposed Agricultural Commercial (A-C) zone.

In addition, the following text and policies in the General Plan are proposed to be updated and revised:

- Revise Table LU-4 to reverse the floor area ratios (FARs) for Commercial Local and Commercial General, and to add private airports to Public and Quasi-Public allowed uses (page LU-74);
- Update Table LU-6 Zoning/General Plan Consistency (page LU-12), to replace the old zoning districts with the new zones;
- Delete Action CI-A20 (regarding avigation easements) (page CI-49);
- Delete Action AG-A23 related to requirement of a Use Permit for homes on parcels of 20 acres or less (page AG-37);
- Add a policy and action to address the Davis-Woodland 11,000-acre buffer, as indicated in the text of the Agriculture and Economic Development Element (page AG-18);
- Delete Action ED-A15 related to redevelopment areas (page AG-49); and
- Revise Policy CO-1.17 (page CO-15) to bring the General Plan policy into compliance with the adopted Habitat Mitigation Ordinance.

The detailed text and maps of the proposed General Plan changes are included in an attachment to this Initial Study.

4. Add the following table entitled "Checklist to Determine Whether the General Plan Amendment is Within the Scope of the General Plan EIR" at page 31, following Table 9:

TABLE 10

Portion of General Plan Amendment	General Plan Policies or Implementing Actions Describing the Section	How Were Effects of this Change Examined in General Plan EIR?	Any Substantial Changes or New Information?
Change land use designation of 36 parcels in Patwin Road area from Residential Low (RL) to Residential Rural (RR) conform with the new RR-1 zoning	General Plan Land Use Map	Land use designation has been changed to conform with the existing densities of these developed properties (1 acre lots), consistent with the RR Residential Rural designation in the General Plan. The result would be to lower the allowed densities on the properties, so that the amount of overall growth projected under the General Plan would decrease slightly. The changes in residential densities would not affect the Housing Element.	No
In Esparto, eleven residential parcels would be redesignated from Residential High (RH) to Residential Medium (RM).	General Plan Land Use Map	Land use designation has been changed to conform with the existing densities of these developed properties (primarily two story apartment buildings), consistent with the RM Residential Medium designation in the General Plan. The result would be to lower the allowed densities on the properties, so that the amount of overall growth projected under the General Plan would decrease slightly. The changes in residential densities would not affect the Housing Element.	No
In Clarksburg a seven-acre parcel would be redesignated from RL to AG, and the existing Shorty's restaurant outside Clarksburg would be redesignated from Commercial Local (CL) to Agriculture (AG)	General Plan Land Use Map	The redesignation of the seven-acre parcel is necessary for consistency with the Delta Protection Commission's Land Use and Resource Management Plan. The redesignation of the existing Shorty's restaurant is necessary to be consistent with the proposed Agricultural Commercial (A-C) zone.	No
Revise Table LU-4 to reverse the floor area ratios (FARs) for Commercial Local and Commercial General, and to add private airports to Public	Table LU-4	Changes are needed to correct a typographical error in the original General Plan text and to make the PQP designation of the private Borges Airport consistent with the table	No

and Quasi-Public allowed uses (page LU-74);			
Update Table LU-6 Zoning/General Plan Consistency (page LU-12), to replace the old zoning districts with the new zones	Table LU-6	The changes are need to bring the table into consistency with the new zoning districts	No
Delete Action CI-A20 (regarding avigation easements) (page CI-49)	Action CI-A20	The requirement of an avigation easement for any projects proposed adjacent to the existing County Airport can be considered during individual project review	No
Delete Action AG-A23 related to requirement of a Use Permit for homes on parcels of 20 acres or less (page AG-37)	Action AG-A23	The requirement for a Use Permit is not need because other home siting development standards have been added to the new zoning regulations	No
Add a policy and action to address the Davis-Woodland 11,000-acre buffer, as indicated in the text of the Agriculture and Economic Development Element (page AG-18)	Text on page AG-18	A policy and action to address the Davis-Woodland 11,000-acre buffer was inadvertently not included in the original General Plan	No
Delete Action ED-A15 related to redevelopment areas (page AG-49)	Action ED-A15	The change is needed to comply with new State law	No
Revise Policy CO-1.17 (page CO-15) to bring the General Plan policy into compliance with the adopted Habitat Mitigation Ordinance.	Policy CO-1.17	The change is needed to comply with a newly adopted County ordinance	No



**YOLO COUNTY
PLANNING AND PUBLIC WORKS DEPARTMENT**

INITIAL STUDY / ENVIRONMENTAL DETERMINATION

ZONE FILE # 2012-0032

ZONING CODE UPDATE

NOVEMBER 2013

Initial Environmental Study

1. **Project Title:** Zone File No. 2012-0032 Yolo County Zoning Code Update
2. **Lead Agency Name and Address:**
Yolo County Planning and Public Works Department
292 West Beamer Street
Woodland, CA 95695
3. **Contact Person, Phone Number, E-Mail:**
Eric Parfrey, Principal Planner
(530) 666-8043
eric.parfrey@yolocounty.org
4. **Project Location:** applies to all properties in the unincorporated Yolo County area
5. **Project Sponsor's Name and Address:**
Yolo County
6. **Land Owner's Name and Address:**
approximately 10,000 property owners in the unincorporated area
7. **General Plan Designation(s):** all
8. **Zoning:** all
9. **Description of the Project:** See attached "Project Description" on the following pages for details
9. **Surrounding Land Uses and Setting:** all land uses in the unincorporated area
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 “proposed project” studied in this Initial Study/Environmental Determination is the Zoning Code Update program, which is a comprehensive update of all zoning, subdivision, and other chapters of Title 8 in the Yolo County Code. The full text of the proposed Zoning Code is posted on the Yolo County Zoning Code Update Web page at <http://www.yolocounty.org/Index.aspx?page=2424>.

The proposed project also includes the act of rezoning all of the properties in the unincorporated area to the new proposed zone districts, so that all parcels will be consistent with the corresponding land use designations that have already been adopted through the 2030 Yolo Countywide General Plan.

CEQA Compliance

The proposed adoption of the Zoning Code Update is an action anticipated under the 2030 Countywide General Plan, and compliance with the California Environmental Quality Act (CEQA) is provided by the General Plan Environmental Impact Report (EIR) (SCH #2008102034). The General Plan EIR was certified by the Yolo County Board of Supervisors on November 10, 2009 (Resolution 09-189). Pursuant to Section 15168(c)(2) of the CEQA Guidelines, no further environmental review is required.

No significant changes are proposed to the General Plan designations that were approved in 2009 and no new growth is proposed beyond that envisioned as part of the 2030 General Plan. However, the names and the specific regulations of the zone districts that implement the General Plan designations are proposed to be modified, as described below.

Further discussion of CEQA compliance is included at the end of this “Project Description” section.

Background

Yolo County is a primarily agricultural county of approximately 200,000 residents located west of Sacramento (Figure 1, General Plan Land Use Map of Yolo County). The county includes four incorporated cities (Davis, Woodland, West Sacramento, and Winters), where 87.5 percent of the county population lives (Table 1). However, the four cities occupy only 5 percent of the total land area in the county.

The new zoning and related regulations affect all of the approximately 10,000 individual parcels (properties) within the unincorporated Yolo County area, including approximately 600,000 acres of productive agricultural lands and numerous small unincorporated communities

The unincorporated County consists of 35 community areas, which are areas with land uses designations other than agriculture or open space. These community areas are categorized into eleven towns and 24 “other places.”

TABLE 1
CURRENT POPULATION, HOUSING,
JOB, AND LAND AREA
ESTIMATES FOR YOLO COUNTY

Area/Jurisdiction	Population	Percent of Total	Housing Units	Jobs	Acres	Percent of County Lands
Unincorporated County	25,304	12.5	7,285	20,800	621,224	95.0
Incorporated Cities:						
--Davis	65,052	32.2	25,908		6,355	--
--West Sacramento	49,292	24.4	18,903		14,723	--
--Woodland	55,646	27.5	19,912		9,618	--
--Winters	6,839	3.4	2,371		1,629	--
Total Incorporated Area	176,829	87.5	65,850	66,100	32,325	5.0
Total County	202,133	100.0	73,113	86,900	653,549	100.0

- Sources: 1. State of California, Department of Finance, 2013 (population, housing);
2. State of California, Employment Development Department, 2013 (total jobs)
3. Yolo County Planning and Public Works Department, 2008 (jobs and land area)

The unincorporated towns include: Capay; Guinda; Rumsey; Esparto; Madison; Clarksburg; Dunnigan; Knights Landing; Monument Hills; Yolo; and Zamora (see Table 2).

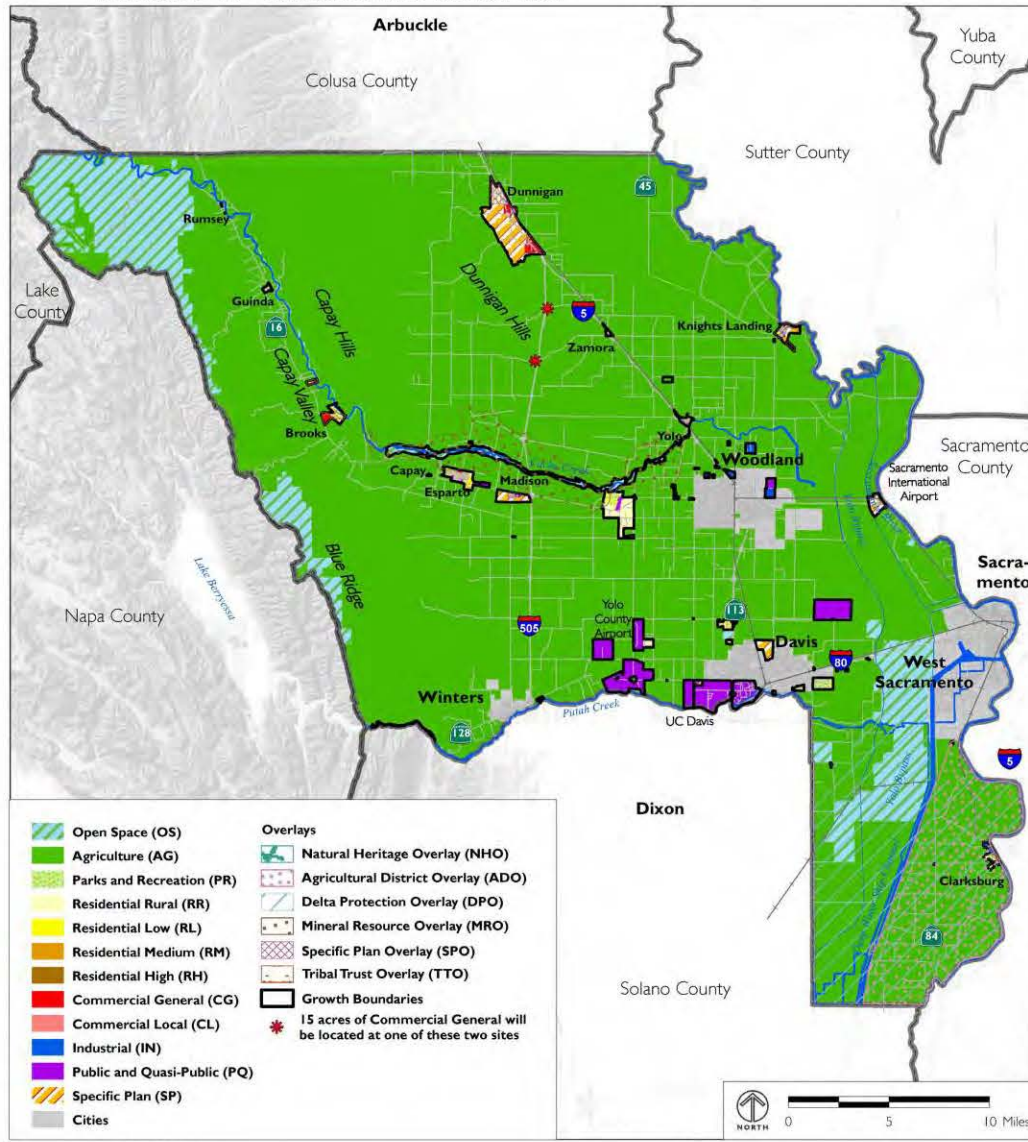
The **Capay Valley** is a scenic valley located between the Blue Ridge and Capay Hills and includes the towns of **Capay, Guinda, and Rumsey**, and the tribal trust lands of the Yocha Dehe Wintun Nation in Brooks, which includes the Cache Creek Casino. These four areas have a combined population of approximately 1,613 residents and include approximately 2,440 jobs (casino and agricultural employment).

Esparto along SR 16 serves as the gateway to the Capay Valley. By population, it is the County's largest town, with approximately 2,534 persons, 905 housing units, and 278 jobs.

Madison is located two miles east of Esparto at the junction of I-505 and SR 16 and has 384 residents. It includes one of the two migrant labor camps located in the County.



FIGURE LU-1A GENERAL PLAN LAND USE MAP



Source: Yolo County GIS, 2009.

LU-8

COUNTY OF YOLO 2030 COUNTYWIDE GENERAL PLAN

Clarksburg, a small town of approximately 500 residents, is located south of the City of West Sacramento along the Sacramento River, just east of State Route 84. This area is one of the County's primary wine-growing regions.

Dunnigan is located at the junction of I-5 and I-505. This area is the highway commercial center for the northern portion of the county and has a population of approximately 1,000 residents.

Knights Landing is located along SR 113, County Road 116 and the Sacramento River. The town provides recreational opportunities for hunting and fishing in the region and has a population of 1,064 persons.

Monument Hills, which includes the Wild Wings community and the Watts-Woodland Airport, is rural residential area located along SR 16 and County Road 94B, between Woodland and Esparto. This community area has a population of 1,632 persons, 583 housing units, and 260 jobs. The area of primarily five- and ten-acre lots outside of Wild Wings is the largest of the few designated rural residential areas in the County.

The town of **Yolo** is located five miles northwest of Woodland along I-5, and has a population of about 434 persons.

Zamora is located on I-5, between the towns of Dunnigan and Yolo, at County Road 13. Zamora is the County's smallest town, with a population of only about 39 persons. The "other places" in the unincorporated area that include non-agricultural land uses include the following areas:

The unincorporated **Davis Area** includes eleven "other places" including most of the University of California-Davis campus. The other small places are the residential subdivisions of El Macero, Binning Farms, North Davis Meadows, Patwin Road, Willow Bank, and the Royal Oak Mobile Home Park. Non-residential areas include Chiles Road, the County Landfill, Covell/Pole Line Road, and the Jury Industrial area.

The unincorporated **Woodland Area** includes four "other places": the industrial site of Spreckels (Clark-Pacific), North Woodland, Willow Oak, and East Woodland. The unincorporated **Winters Area** has two "other places": the El Rio Villa public housing project, and the Putah Creek RV Park.

The remaining "other places" include the Cache Creek Open Space north of Esparto; the County Airport, DQ University, and Plainfield Elementary areas west of Davis; the Davis Migrant Center south of Davis, the Elkhorn area near where the Interstate 5 freeway crosses the Sacramento River; and the future highway commercial area to be located at either the intersection of I-505/County Road 14 or 12A.

TABLE 2

**CURRENT POPULATION, HOUSING,
JOB, AND LAND AREA
ESTIMATES FOR UNINCORPORATED
YOLO COUNTY COMMUNITIES**

Area	Population	Housing Units	Jobs	Urban Acres
Towns:				
Capay Valley	1,613	576	2,440	87
Clarksburg	496	177	207	239
Dunnigan	952	340	133	688
Esparto	2,534	905	278	582
Knights Landing	1,064	380	106	344
Madison	384	137	61	51
Monument Hills	1,632	583	260	1,344
Yolo	434	155	83	111
Zamora	39	14	20	17
Other Areas:				
Elkhorn	11 ²	4	285	2
County Airport	0	0	41	611
Davis Area	2,487 ²	882	14,531	1,005
Group quarters (UCD)	6,179 ³	n/a	n/a	n/a
Winters Area	353 ²	125	10	67
Woodland Area	155 ²	55	1,671	563
Remaining Unincorporated	6,853	2,969	667	8,160 ⁴
Unincorporated County	25,186 ³	7,302 ³	20,818	13,837

Source: Yolo County Planning and Public Works Department 2030 Yolo Countywide General Plan Final EIR (2008); 2010 Census; California Department of Finance, 2013

- Notes:
1. "Urban Acres" is existing development plus growth allowed under the previous 1983 General Plan.
 2. Estimate based on 2.82 persons per household.
 3. Population and housing units from California Department of Finance, 2013. Does not include an estimate of total group living units.
 4. Includes all road right-of-way.

Need for Zoning Update

The updated Yolo Countywide 2030 General Plan was approved in November, 2009. Under State law, all development regulations (Title 8 of the Yolo County Code), must be amended to be in conformance with General Plan policies. The existing regulations dealing with agricultural, residential, commercial, industrial, and all other uses have been rewritten to incorporate specific policies and implementation actions in the new General Plan. Likewise, the zoning map must be amended to reflect consistency with the 2030 Countywide General Plan and proposed new zoning districts.

While there have been incremental changes and updates in recent decades, the majority of the Yolo County Zoning Code has not been comprehensively updated since 1965. So when the updated Yolo Countywide 2030 General Plan was approved by the Board of Supervisors in 2009, it included nearly 200 action items which require changes to the County Code.

As a result, in early 2010, staff began the process of comprehensively updating the County's zoning and subdivision regulations. Under State law, all development regulations must be amended to be in conformance with General Plan policies. The existing zoning regulations have been revised to incorporate specific policies and implementation actions in the new General Plan. This comprehensive update also deletes obscure, obsolete, and/or confusing references, and simplifies the entire code to make it easier for the public to understand the County's land use regulations.

Title 8 Chapters That Have Been Revised and Added

The existing Title 8 of the County Code contains the following eleven chapters:

- Chapter 1: Land Development
- Chapter 2: Zoning
- Chapter 3: Flood Damage Prevention
- Chapter 4: Installation of Mobile Homes on Foundations in Certain Zones
- Chapter 5: Other Land Development Regulations
- Chapter 6: Condominium Conversions
- Chapter 7: Energy Efficiency
- Chapter 8: Historic Landmarks and Historic Districts
- Chapter 9: Inclusionary Housing Requirements
- Chapter 10: Development Agreements
- Chapter 11: Gravel Mining Fee Ordinance

Most of the zoning regulations are included in Chapter 2, while subdivision and related regulations are included in Chapter 1. The other nine chapters contain various other planning-related ordinances, some of which have been outdated and/or superseded by State and other laws.

This update of Title 8 proposes to delete some of the chapters, or to incorporate them in other chapters of the County Code. For example, Chapters 5, 6, and 7 are proposed to be deleted because the regulations are outdated or have been superseded. The mobile home regulations in Chapter 4 have been incorporated into the updated zoning in Chapter 2. The mining fee ordinance has been moved to Title 10 of the County Code, where all the other mining-related ordinances are compiled.

The remaining chapters have been updated (or will be in the future). Several new chapters are proposed to be added to Title 8, including ordinances that have already been adopted and have now been updated and included in Title 8. They include new chapters related to landscaping, alcoholic beverages, reasonable accommodations, and mobile home park conversions

Table 3 lists each of the newly organized chapters within Title 8 and describes whether changes to the chapter are significant or relatively minor. The vast majority of the changes have occurred in each of the detailed zoning sections of Chapter 2, as described further below,

TABLE 3
PROPOSED TEXT CHANGES TO
EXISTING CHAPTERS AND SECTIONS

Chapter/Article	Major Changes (Yes/No)	Summary of Changes
Chapter 1: Subdivision and Related Regulations	Yes	Major re-write of outdated regulations and addition of new sections based on State Subdivision Map Act
<u>Chapter 2: Zoning</u>		
Article 1: General Provisions	Yes	New section incorporates some existing text
Article 2: Administrative Provisions	Yes	New section includes updated descriptions
Article 3: Agricultural Zones	Yes	New section includes new Ag zones (A-N, A-X, A-C, A-I, A-R) and new regulations
Article 4: Special Agricultural Regulations	Yes	New section includes some new regulations (home siting) and existing ordinances
Article 5: Residential Zones	Yes	New section in includes new R zones (RR-5, RR-1, R-L, R-M, R-H) and new regulations
Article 6: Commercial Zones	Yes	New section includes new C zones (C-L, C-G, DMX, C-H) and new regulations
Article 7: Industrial Zones	Yes	New section includes new I zones (I-L, I-H, OPRD) and new regulations
Article 8: Public and Open Space Zones	Yes	New section includes new zones (PQP, POS, P-R) and new regulations
Article 9: Specific Plan, Planned Development, and Overlay Zones	Yes	New section includes new zones (S-P, PD, and overlay zones) and new regulations
Article 10: General Development Standards	No	Incorporates existing regulations with some changes e.g., fences
Article 11: Energy and Telecommunications Development Standards	No	Incorporates existing ordinances with some changes
Article 12: Sign Standards	No	Incorporates existing ordinance with few changes
Article 13: Off-Street Parking and Loading	No	Incorporates existing ordinance with few changes
Chapter 3: Landscape Irrigation Ordinance	No	Incorporates existing ordinance with few changes
Chapter 4: Flood Protection	No	Incorporates existing ordinance with some changes, e.g., major variance process

TABLE 3 (con.)

**PROPOSED TEXT CHANGES TO
EXISTING CHAPTERS AND SECTIONS**

Chapter/Article	Major Changes (Yes/No)	Summary of Changes
Chapter 5: Development Agreements	No	Incorporates existing ordinance with some changes to be consistent with State law
Chapter 6: Alcoholic Beverage Control Ord	No	Incorporates existing ordinance with few changes
Chapter 7: Adult Entertainment Uses	No	Incorporates existing ordinance with few changes
Chapter 8: Inclusionary Housing Rqmts.	--	Chapter not yet updated.
Chapter 9: Reasonable Accommodations	Yes	Entirely new chapter added.
Chapter 10: Mobile Home Park Conversion	Yes	Entirely new chapter added.
Chapter 11: Historic Landmarks	No	Incorporates existing ordinance with few changes
Chapter 12: Housing Density Bonuses	Yes	Entirely new chapter added.
Chapter 13: Addressing System	No	Section moved from Chapter 1.

Williamson Act Guidelines

In addition to the zoning and other regulations in Title 8, the comprehensive update includes one important new “guideline” document that is not a formal part of Title 8 but is a stand-alone guide that implements the regulations. The document is the “Williamson Act Guidelines.”

The *Williamson Act Guidelines* includes all of the local procedural rules and process for implementing Williamson Act (and Farmland Security Zone) land use contracts, which affect much of the farmland in Yolo County. Some of these guidelines were previously found in the regulations of the Agricultural Preserve (A-P) zone district.

There are a several notable changes to the existing Williamson Act regulations found in the A-P zoning that are proposed in the *Williamson Act Guidelines*, including:

- a discussion of the Board of Supervisor's direction to staff adopted in 2009 to not allow any new contracts;
- a discussion of the recently enacted changes to the State law regarding the length of the Williamson Acts contract (reducing to nine years in certain circumstances);
- a reduction in the minimum parcel size requirement for existing legally conveyed or sold parcels under Williamson Acts contract from 40 or 80 acres (as currently required) to the State requirement (10 acres for irrigated lands or 40 acres for non-irrigated lands); and
- a table of the specific permitted and compatible land uses for contracted lands.

Uncoupling the Williamson Act from Zoning

As already noted, one of the goals of the Title 8 comprehensive update is to implement key policies of the 2030 Countywide General Plan. The General Plan contains an implementation action that specifically requires the County to “Amend the County Code to remove the Williamson Act as a basis for the Agricultural Preserve Zone.”

Yolo County is unique among any of the other agricultural counties in the state in its historical reliance on the Williamson Act as the basis for the County's agricultural zoning. Sixty-seven percent of the unincorporated area of the County is protected under Williamson Act contracts. In the past, lands under contract have received their own specific zoning of Agricultural Preserve (A-P). However, when lands exit Williamson Act contracts through the nonrenewal process, the County's practice has not been to rezone the land from A-P to another agricultural zone.

A major emphasis of the updated agricultural zoning is to create new zoning districts that are not directly tied to the requirements of the Williamson Act. Thus, the existing A-1 (General Agricultural) and the A-P zones are proposed to be replaced with two new zones (A-N, Agricultural Intensive, and A-X, Agricultural Extensive) that are more consistent and are based on factors such as soil type, surface water availability, and crop characteristics, rather than simply segregating parcels by whether owners have chosen to participate in the Williamson Act or not.

Fewer Applications Require Planning Commission or Discretionary Review

Another goal of the Title 8 comprehensive update is to implement agricultural and economic development policies of the 2030 Countywide General Plan which call for streamlining regulations, and which support agri-tourism and visitor-serving recreational businesses such as wineries and bed and breakfasts. The General Plan contains an implementation action that specifically requires the County to “Amend the Zoning Code to include incentives for targeted businesses and infill development, including flexible development standards; fast-track processing; and fee exemptions, reductions, or deferrals.”

To implement this direction, the existing Title 8 zoning regulations have been redesigned and streamlined to ensure that more benign uses without significant environmental impacts are allowed or permitted without the need for unnecessary staff and Planning Commission review. More individual uses in all of the zones are allowed through the issuance by staff of a non-discretionary (no public hearing) Site Plan Review or issuance of a Minor Use Permit after a public hearing before the Zoning Administrator.

The intention is to focus limited staff resources on only those uses that may require closer scrutiny because of potential impacts on neighbors and/or the environment. Too many relatively small or benign uses are identified in the current zoning code as requiring issuance of a Major Use Permit by the Planning Commission, when such uses can be or processed through a Minor Use Permit or Site Plan Review.

Although some of the new zoning sections look much more voluminous than the pages of the current zoning ordinance they are replacing, the added verbiage will actually result in easier and more consistent implementation, and less bureaucracy. For example, the current zoning regulations for the A-1 and A-P agricultural zones list only a few of the typical farming and

agricultural processing uses that may be allowed in the zones, which causes confusion about what types of other similar uses may be compatible with the zoning (and what level of review the un-named uses should receive). The revised agricultural zoning regulations are more detailed and lengthy than the current regulations, but in many instances the level of review that is required to receive a permit, issued by staff, the Zoning Administrator, or the Planning Commission, is less than the current regulations.

“Use Types” and Zoning Tables

The more “user-friendly” updated zoning regulations define and regulate uses in the agricultural, residential, commercial, industrial, and other zones within broad “Use Types.” Each of the zoning articles or sections share a similar format, relying on a series of tables, instead of lengthy lists of allowed and conditionally allowed uses. The tables include all Use Types that are allowed in the respective zones, followed by a listing of specific uses that are common to the broad Use Type.

The tables include specific references for each use that may be subject to performance standards. The performance standards or additional requirements that apply to some uses are included in a section following the tables.

Each article also includes an updated "Definitions" section that are related to the zoning district, taking the place of one very large definition article that is found in the current zoning code. The intent is to include all relevant regulations for each zone in one section for ease of reference, avoiding the need to search through the entire zoning code to ensure all requirements for development will be met.

Proposed New Zoning Districts and Regulations

All of Yolo County’s current zoning districts are proposed to be replaced with new zones, most of which have new names that closely correspond with the applicable land use designations in the 2030 Countywide General Plan. Table 4 lists all of the new zone districts and describes how each zone implements the corresponding General Plan land use designation.

**TABLE 4
GENERAL PLAN AND ZONING CONSISTENCY**

General Plan Land Use Designation (Symbol)	New Zoning Districts (Symbol)	Existing Zoning (Symbol)
Agriculture (AG)	Agricultural Intensive (A-N) Agricultural Extensive (A-X) Agricultural Commercial (A-C) Agricultural Industrial (A-I) Agricultural Residential (A-R)	Agricultural General (A-1) Agricultural Preserve (A-P) Agricultural Exclusive (A-E) Agricultural Industrial (A-I)
Residential Rural (RR)	Residential Rural-5 acre (RR-5) Residential Rural-1 acre (RR-1)	Residential Rural Agricultural (RRA)
Residential Low (RL)	Low Density Residential (R-L)	Residential Suburban (R-S) Residential-One Family (R-1)
Residential Medium (RM)	Medium Density Residential (R-M)	Residential-One Family or Duplex (R-2) Multiple Family (R-3)
Residential High (RH)	High Density Residential (R-H)	Apartment-Professional (R-4)
Commercial Local (CL)	Local Commercial (C-L) Downtown Mixed Use (DMX)	Neighborhood Commercial (C-1) Community Commercial (C-2) Downtown Mixed Use (DMX)
Commercial General (CG)	General Commercial (C-G) Downtown Mixed Use (DMX) Highway Service Commercial (C-H)	General Commercial (C-3) Downtown Mixed Use (DMX) Highway Service Commercial (C-H)
Industrial (IN)	Light Industrial (I-L) Heavy Industrial (I-H) Office Park Research and Development (OPRD)	Limited Industrial (M-L) Light Industrial (M-1) Heavy Industrial (M-2)
Parks and Recreation (PR)	Parks and Recreation (P-R)	Parks and Recreation (PR) Public Open Space (POS)
Open Space (OS)	Public Open Space (POS)	Open Space (OS)
Public/Quasi-Public (PQP)	Public/Quasi-Public (PQP)	(none)
Specific Plan (SP)	Specific Plan Overlay (SP-O)	(none)
Natural Heritage Overlay (NHO) Agricultural District Overlay (ADO) Delta Protection Overlay (DPO) Mineral Resource Overlay (MRO) Tribal Trust Overlay (TTO)	Natural Heritage Overlay (NH-O) Agricultural District Overlay (AD-O) Delta Protection Overlay (DP-O) Mineral Resource Overlay (MR-O) Tribal Trust Overlay (TT-O) Airport Overlay (A-O)	Airport (AV) Waterfront (WF) Special Height Combining (-H) Special Review Combining (-R) Special Building Site Combining (-B) Special Sand and Gravel (-SG) Sand and Gravel Reserve (-SGR) Mobile Home Combining (-MHF) Recreational Vehicle Park Combining (-RVP) Watershed Combining (-W)
(none)	Planned Development Overlay (PD)	Planned Development (PD-)

As already noted, one of the major changes to the Title 8 zoning regulations is for the existing A-1 (General Agricultural) and Agricultural Preserve (A-P) zones that currently apply to almost all of the farmland in unincorporated Yolo County. These two zones are proposed to be replaced with two new zoning districts: the Agricultural Intensive (A-N) and Agricultural Extensive (A-X) zones, which are described in greater detail below, along with all of the other new and revised chapters in Title 8.

The other major changes to the zoning code are the addition of seven new overlay zones, including a Specific Plan Overlay district that will be applied to the four specific plan areas (in Dunnigan, Knights Landing, Madison, and Elkhorn) that have been designated for significant future growth by the 2030 Countywide General Plan.

The following is a summary of the new Zoning Code sections.

Chapter 1: Subdivision and Related Regulations

This is a significant revision to the first chapter of Title 8, formerly called Land Development, and now re-named Subdivision and Related Regulations. The previous Chapter 1 was out of date and had not incorporated some of the most important features of the State Subdivision Map Act. In addition to setting forth the local regulations that govern the review and approval Parcel Maps (subdivisions of land that result in four lots or less) and Subdivision Maps (four or more lots), this chapter also includes regulations addressing Lot Line Adjustments (moving parcel lines), Certificates of Compliance (to determine the legality of lots), and public improvements required for subdivisions. Significant new code text has been added to fill in sections where the previous chapter was unnecessarily silent. Some of the text is based on the Solano County code.

Chapter 2, Article 1: General Provisions

Article 1 is a brief new section which defines the purpose of the zoning code, describes zoning maps and how zoning district boundaries are measured, and other legal restrictions.

Chapter 2, Article 2: Administrative Provisions

Article 2 is a lengthy new section which identifies and describes all of the key players in the development review and zoning permit process, including County staff, the Zoning Administrator, the Planning Commission, the Board of Supervisors, as well as the citizens advisory committees and the inter-departmental Development Review Committee. Article 2 describes in detail the process by which specific types of permit applications are reviewed and approved (or denied). Some of the text in Article 2 has been taken from various sections of the existing zoning code, however, much new text has also been added to flesh out and better describe the permit review process, as it is structured in Yolo County.

Chapter 2, Article 3: Agricultural Zones

Yolo County's existing two primary agricultural zoning districts, A-P (Agricultural Preserve) and A-1 (Agricultural General), are proposed to be replaced by two new zones, A-N (Agricultural Intensive) and A-X (Agricultural Extensive). The new A-N (Agricultural Intensive) zone would be applied to parcels having characteristics of intensive farmland (typically, prime farmland lying on

the valley floor that is cultivated and irrigated). The A-X (Agricultural Extensive) zone would be applied to non-prime soils that are generally not irrigated and are used for grazing, rangeland, dry farming, or open space uses.

There are three additional new proposed agricultural zones: the Agricultural Commercial (A-C) zone, the Agricultural Industrial (A-I) zone (similar to the existing AGI zone), and the Agricultural Residential (A-R) zone. This last zone would be applied only to those lots created through a subdivision approved under the proposed Clustered Agricultural Housing Ordinance.

There are approximately 602,500 acres of agriculturally zoned land within Yolo County, which is represented by almost 6,500 assessor's parcels (see Table 5). A-1 zoned parcels make up 2,870 parcels out of the total 6,492 (44 percent). Almost two-thirds of the A-1 zoned parcels in the county are less than 20 acres in size (1,860 parcels out of the total 2,870). The small parcels are predominantly located in the Woodland-Yolo area including Monument Hills, around Esparto, around the County airport, in the Capay Valley, and in the Dunnigan area (Figure 2).

The new Agricultural Intensive (A-N) zoning would be applied to lands of higher quality soils, water availability, and relatively flat topography, and a range of minimum parcel sizes would be allowed based on whether or not the land is planted in permanent crops, such as orchards or vineyards, or annual crops, or is uncultivated (see Figure 3). The minimum parcel sizes for newly created lots is proposed to be 40 acres for irrigated parcels primarily planted in permanent crops; 80 acres for irrigated parcels that are cultivated; and 160 acres for parcels that are uncultivated. Existing agricultural lots that don't meet these minimum parcel sizes would be "grandfathered in," and become legal, non-conforming lots.

The new Agricultural Extensive (A-X) Zone would be applied to remaining agricultural lands that are typically less dependent on high soil quality and available water for irrigation. These lands and operations require larger parcel sizes to allow for profitable extensive agricultural activities such as livestock and ranching operations, and dry land farming. The minimum parcel size for newly created lots is proposed to be 160 acres for dry land farming, and 320 acres for rangeland, similar to the existing minimum parcel sizes for the A-P Zone.

The new A-C Zone would be applied to existing and planned commercial uses in the agricultural areas, which are defined as activities that are related, but incidental, to the primary agricultural use of the area. Minimum parcel size would be determined by the existing or proposed use.

The A-I Zone would continue to be applied to lands that support more intensive regional agricultural processing and industrial-type uses, which are directly related to the local agricultural industry. Minimum parcel size would be determined by the requirements of the use, typically at least five acres.

A summary of the existing and new agricultural zoning regulations is included in Table 6. Maps of the existing agricultural zoning and the proposed new zoning are included as Figures 2 and 3.

TABLE 5
YOLO COUNTY AGRICULTURAL
PARCEL SIZES

Size of Agricultural Parcel	Existing Zoning	Number of Parcels	Percent of Total	Acres	Percent of Total
5 and less acres	A-1	958		2,117	
	A-P	176		407	
Sub-total		1,381	17.4%	2,524	0.4%
5 to 20 acres	A-1	902		10,048	
	A-P	342		4,593	
Sub-total		1,244	19.2%	14,641	2.4%
20 to 40 acres	A-1	410		11,741	
	A-P	568		17,300	
Sub-total		978	15.1%	29,041	4.8%
40 to 80 acres	A-1	227		13,474	
	A-P	753		46,346	
Sub-total		980	15.1%	58,820	9.9%
Larger than 80 acres	A-1	373		86,474	
	A-P	1,783		410,005	
Sub-total		2,156	33.2%	496,479	82.4%
All parcels	A-1	2,870	44.2%	122,854	20.6%
	A-P	3,622	55.8%	478,651	79.4%
TOTAL		6,492	100.0%	602,505	100.0%

Source: Yolo County Information Technology Dept., March 2013

TABLE 6

COMPARISON OF EXISTING AND PROPOSED AGRICULTURAL ZONING

Existing Zoning

A-1 (Agricultural General):

- 20-acre minimum parcel size
- primary home allowed by right (no restrictions)
- second home allowed by right, must be sited within 250 feet of primary dwelling

A-P (Agricultural Preserve):

- applied to properties under Williamson Act contract
- 80 acre minimum parcel size if irrigated, 160 acre minimum if not irrigated but capable; 320 acres if not capable of cultivation (grazing)
- zoning regulations allow parcels down to 40 acres to enter into a WA contract (or successor contract) if irrigated
- primary home allowed by right (no restrictions)
- second home allowed by right if within 250 feet of primary dwelling

Proposed Zoning

A-N (Agricultural Intensive):

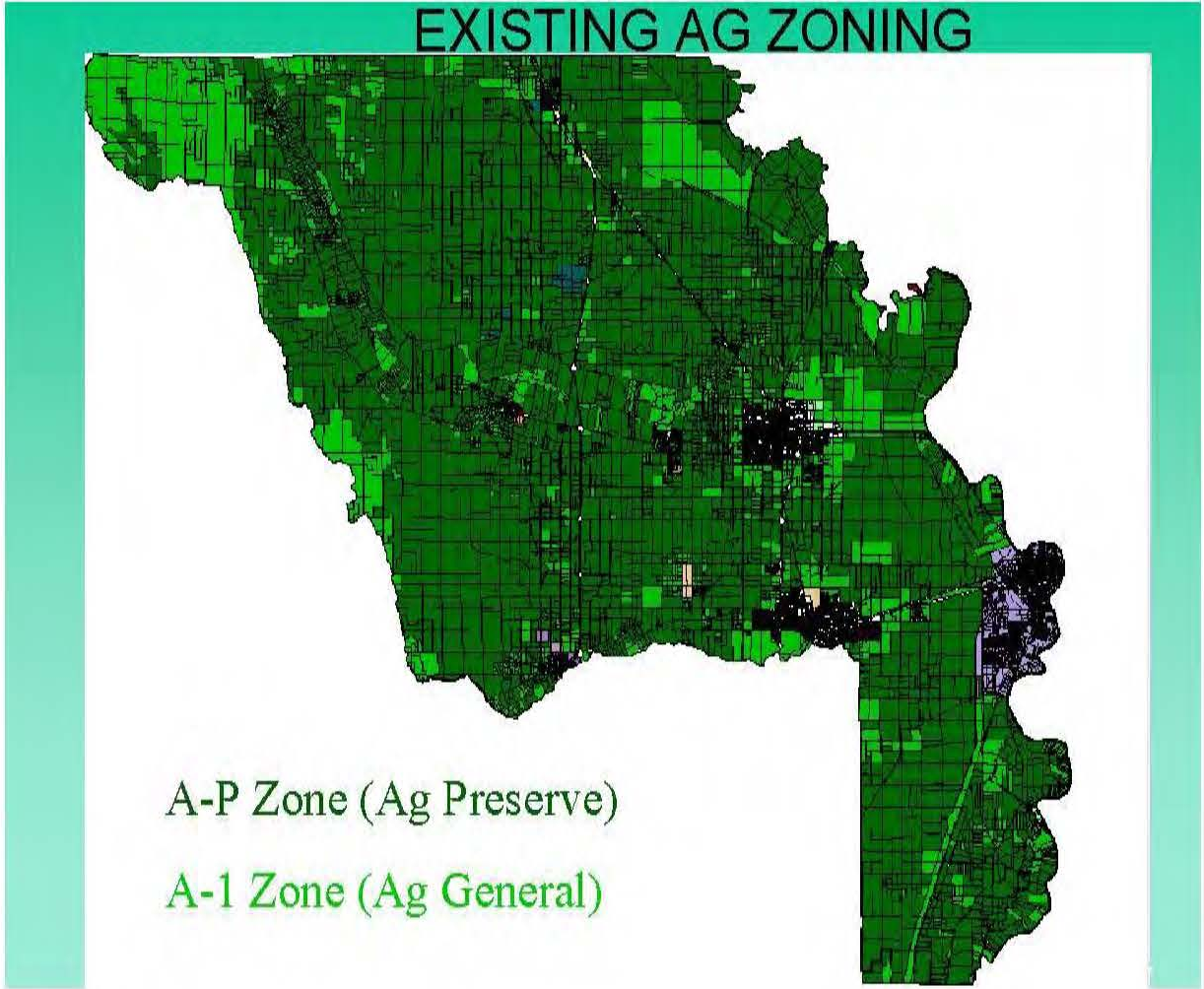
- 40 acre minimum parcel size for irrigated parcels with access to surface water primarily planted in permanent crops
- 80 acre minimum parcel size for irrigated parcels with access to surface water that are cultivated
- 160 acre minimum parcel size for parcels that depend primarily on groundwater and are cultivated or uncultivated
- current A-1 and A-P properties that are rezoned to new A-N that do not meet new minimum parcel size become legal non-conforming lots and retain all property and development rights, except for minimum parcel size and second home by right if under 20 acres
- primary home allowed by right if it meets home siting standards, Use Permit if it deviates from standards
- second home allowed by right if meets home siting standards, including within 250 feet of primary dwelling

A-E (Agricultural Extensive):

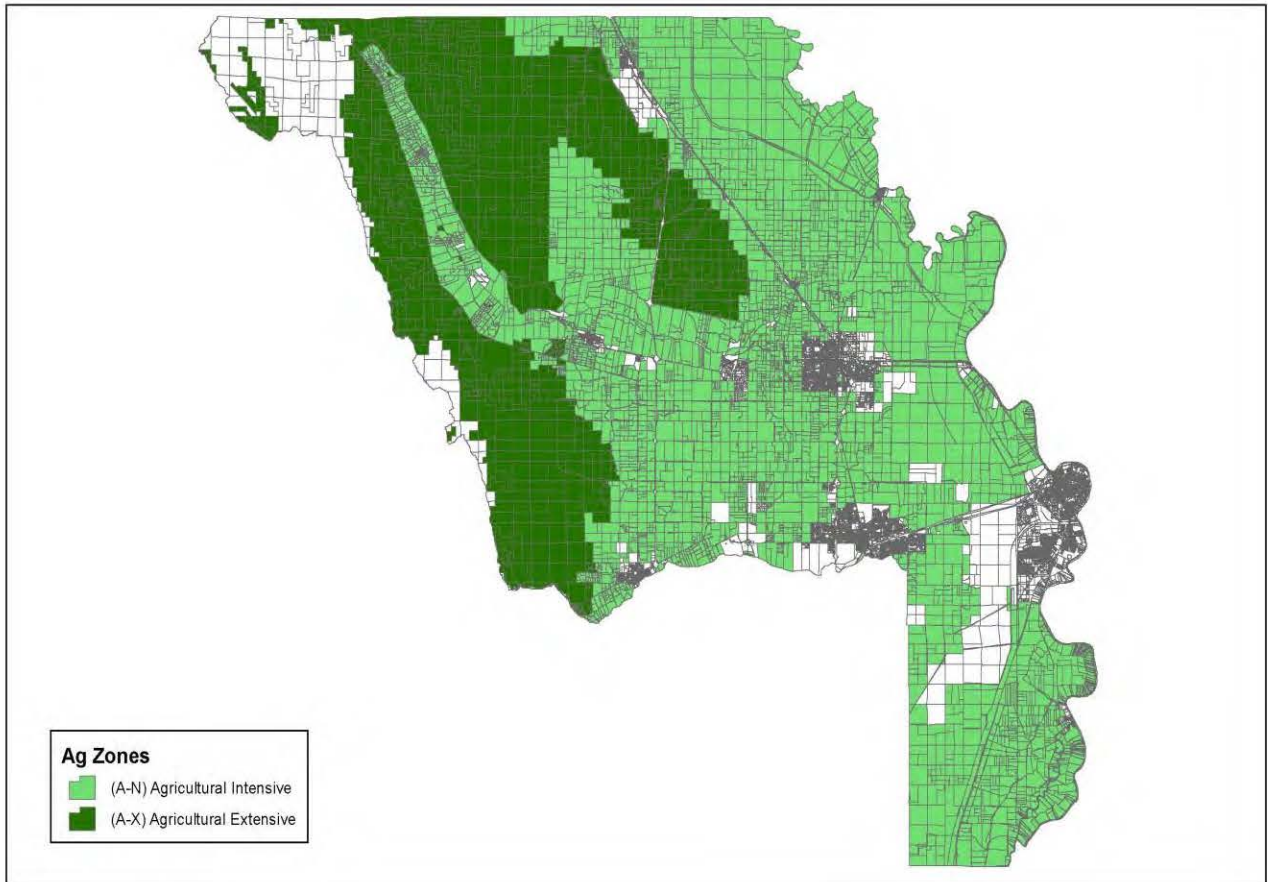
- 160-acre minimum parcel size for dryland farming; 320-acre minimum for rangeland
- primary home allowed by right if it meets home siting standards, Use Permit if it deviates from standards
- second home allowed by right if meets home siting standards, including within 250 feet of primary dwelling

Note: Additional homes beyond the first two are allowed by Use Permit in existing and proposed zones.

EXISTING AG ZONING



PROPOSED AGRICULTURAL ZONING



Chapter 2, Article 4: Special Agricultural Regulations

Article 4 is called "Special Agricultural Regulations." The intent of this new Article 4 is to gather up and place all ag-related ordinances in one location. The intent is also add new ordinances and to update the existing ordinances to comply with the implementation requirements of the 2030 Countywide General Plan.

Article 4 includes three existing ordinances:

- the Clustered Agricultural Housing ordinance adopted by the Planning Commission and Board of Supervisors in 2010;
- the Agricultural Conservation Easement Program adopted in 2008; and
- the In-Lieu Agricultural Mitigation Fee, also adopted in 2008.

The Article 4 draft proposes only relatively minor changes to these existing ordinances. The most significant changes involve amending the Agricultural Conservation Easement (re-named as the Agricultural Conservation and Mitigation Program) Ordinance to direct agricultural mitigation to areas that promote open space connectivity and are in close proximity to existing growth boundaries, and to specify that ancillary uses must be clearly subordinate to the primary agricultural use, particularly with regards to home sites. The changes are required by two General Plan implementing actions.

Article 4 includes placeholder ("reserved") sections for two future ordinances that have not yet been written, but are required by the General Plan: a Clarksburg Agricultural District Overlay (AD-O) Zone; and a Transfer of Development Rights Program.

Most importantly, Article 4 also includes a new Sec. 8-2.402, which establishes "Siting Criteria for New Homes in Agricultural Zones." This section has been proposed in order to implement a General Plan implementation action which calls for new home siting criteria that regulate the dwelling size and location of the homes.

Chapter 2, Article 5: Residential Zones

Residential zoning is applied generally to existing and planned areas of housing within the County's unincorporated towns (Esparto, Madison, Knights Landing, Capay Valley, Dunnigan, Clarksburg, Yolo, Zamora, Wild Wings, neighborhoods adjacent to the City of Davis, etc.) Rural residential zoning is also applied in a limited number of rural, non-urban areas such as Monument Hills, Willow Oak, and near the County airport.

The County's existing residential zones include RRA (Residential Rural Agricultural), R-S (Residential Suburban), R-1 (One Family), R-2 (One Family or Duplex), R-3 (Multiple Family), and R-4 (Apartment-Professional). The existing zones have been replaced with the following zoning categories, which match the similar General Plan land use designations they implement: Rural Residential-1 acre and 5-acre minimum (RR-1 and RR-5), Low Density Residential (R-L), Medium Density Residential (R-M), and High Density Residential (R-H).

The main changes that have been incorporated in the updated residential zoning are to increase the minimum and maximum densities of housing in the R-L, R-M and R-H zones to match the

General Plan densities; to emphasize and allow more mixed uses in residential areas; and to allowing more types of housing to be built with less discretionary review.

Chapter 2, Article 6: Commercial Zones

As with the County's residential zones, most of the commercial zoning is applied to existing and planned areas of commercial activities within the County's unincorporated towns. The County's existing commercial zones include C-1 (Neighborhood Commercial), C-2 (Community Commercial), C-3 (General Commercial), DMX (Downtown Mixed Use), and C-H (Highway Service Commercial).

The existing zones have been replaced with the following updated zoning categories: C-L (Local Commercial), C-C (Community Commercial), and C-H (Highway Service Commercial). The Downtown Mixed Use (DMX) zone is also retained in its present form as it is applied to downtown Esparto. In the future, if the DMX zoning is applied to other downtown areas with services, such as Knights Landing, the DMX zoning will require modification since the existing regulations refer to Esparto only. The four zones implement the two broad General Plan commercial land use designations of CL (Commercial Local) and CG (Commercial General).

The main changes in the updated commercial zones include an emphasis on allowing more mixed use residential uses in the commercial zones, and allowing more types of retail and service activities to be permitted with less discretionary review, assuming the uses meet required performance standards.

Chapter 2, Article 7: Industrial Zones

The County applies industrial zoning to a limited number of locations in the unincorporated towns and adjacent to the cities of Woodland and Davis. The County's existing three industrial zones include M-L (Limited Industrial), M-1 (Light Industrial), and M-2 (Heavy Industrial).

The new zones are L-I (Light Industrial), H-I (Heavy Industrial), and the new zone of OPRD (Office Park Research and Development). The three zones implement the single General Plan land use designation of IN (Industrial).

As with the other updated zoning regulations, the main changes in the industrial zones is allowing more types of activities to be permitted with less discretionary review, assuming the uses meet required performance standards. The existing industrial zoning has also been updated by deleting numerous archaic uses that are no longer common or relevant (e.g., tanneries and ice manufacturing) and collapsing the previous long list of permitted uses into more easily understandable "Use Types."

Chapter 2, Article 8: Public and Open Space Zones

The current County Code has existing zoning regulations for the Park and Recreation (PR), Public Open Space (POS), and Open Space (OS) zones. Article 8 updates the PR and POS zones and deletes the redundant OS zone.

Chapter 2, Article 9: Specific Plan, Planned Development, and Overlay Zones

The current County Code has existing zoning regulations for the Planned Development (PD), and Airport (AV) zones. Article 9 updates the PD and the Airport zone (now called the A-O overlay zone). Article 9 defines and provides interim regulations for the five Specific Plan (SP) zones identified in the 2030 Countywide General Plan (Dunnigan, Knights Landing, Madison, Elkhorn, and Covell/Pole Line Road).

The existing SG (Sand and Gravel) and SGR (Sand and Gravel Reserve) Overlay zones are retained and implement the Mineral Resource Overlay General Plan designation.

Article 9 also updates and adds several "overlay" zones, which are additional regulations overlain on base zone districts. In some cases, the overlay zone simply refers to regulations or requirements adopted by a State or federal agency. For example, the Delta Protection Overlay (DP-O) zone refers to the policies and regulations adopted by the State Delta Protection Commission for land uses within the primary zone of the Delta.

There are several overlay (called "combining") zones in the existing code. Several of these overlay zones are not well defined in the current code and are obsolete. The following existing overlay zones are proposed to be deleted: Waterfront; Special Height; Special Review; Special Building Site; Mobile Home; Recreational Vehicle Park; and Watershed combining zones. Some of the regulations covered by these overlay zones have already been incorporated into other zones and related regulations. In the case of the Recreational Vehicle Park combining zone, the State of California has taken over most of the permitting and regulation of this use.

The new proposed Article 9 includes definitions and regulations for the following seven new overlay zones, in addition to the Planned Development overlay zone, which are identified in the 2030 Countywide General Plan:

- the Specific Plan Overlay (SP-O) Zone;
- the Natural Heritage Overlay (NH-O) Zone;
- the Agricultural District Overlay (AD-O) Zone;
- the Delta Protection Overlay (DP-O) Zone;
- the Mineral Resource Overlay (MR-O) Zone;
- the Tribal Trust Overlay (TT-O) Zone; and
- the Airport Overlay (A-O) Zone.

Chapter 2, Article 10: General Development Standards

This article incorporates and updates many of the sections from the existing County Code, which detail development regulations for fences, heights, non-conforming buildings and uses, commercial coaches and mobile homes, etc. The regulations for fences have been updated based on other jurisdictions' codes (Davis and others) to address issues that have been raised recently in Willowbank with residents who wish to build enclosed courtyards and higher fences that extend into the front yard and along the front yard property line. Regulations of mobile homes and commercial coaches have been clarified, and a new section has also been added to establish regulations for new mobile home parks (if the County is ever required to process one).

Chapter 2, Article 11: Energy and Telecommunications Development Standards

This lengthy article gathers up all the related ordinances regulating cogeneration facilities, cell and radio towers, wind (and meteorological test) towers, solar facilities, and large-scale electrical transmission lines. Most of these regulations have not been significantly changed, although staff is now proposing that small wind energy and medium-sized solar projects be allowed, if they are consistent with development standards, in more zone districts. For example, small wind turbines and medium-sized solar energy projects would be allowed in the Public Open Space (POS), Park and Recreation (P-R), and Public Quasi-Public (PQP) zones. Small wind turbines would also be allowed in residential zones, if minimum parcel sizes of at least one or two acres are met.

Chapter 2, Article 12: Signs

The current sign regulations in the County Code were significantly revised in 2009. The major change that has been made to the existing ordinance involves formatting the detailed sign standards (size, height, etc.) into a table format, similar to the Permit Requirement tables in the other articles. Another change is to include an incentive for applicants to receive a greater height and size for a monument sign if the applicant consolidates numerous existing wall and tenant signs into the one monument sign.

Chapter 2, Article 13: Off-street Parking and Loading

This section was recently updated in 2009 and so significant revision is not required. The only notable updates have been including parking space requirements for some additional specific types of uses in Table 8-2.1306; revising the bicycle parking standards; and clarifying that the Planning Director, Zoning Administrator, or Planning Commission has the authority in all zone districts (not just in the DMX zone) to modify (i.e., reduce) required off-street parking based on a parking study.

Chapter 3: Landscape Irrigation Ordinance

This is another ordinance that was recently adopted in 2010 in response to a new State law. This section applies to all new residential subdivision and other development projects that include more than 2,500 square feet of landscaping, or individual homeowner projects that have over 5,000 square feet of landscaping. For many years prior to this ordinance, Yolo County has required that landscaping for new subdivisions must limit front yard turf to no more than 25 percent. Additionally, most County applications e.g., building permits for new single homes in agricultural areas, are not subject to this ordinance because their plans do not indicate 5,000 square feet or more of landscaping, or they are not on meters.

Chapter 4: Flood Protection

This ordinance has been reformatted and revised to reflect the updated Federal Emergency Management Administration (FEMA) flood zones.

Chapter 6: Alcoholic Beverage Control Ordinance

This existing ordinance, adopted in 2009, has been reformatted and revised to be less restrictive. Specifically, wineries within any of agricultural zoning districts (not just the Agricultural Industry zone) have been exempted from the Use Permit requirement for a new alcohol license. Additionally, the ordinance has been clarified to limit the local agricultural grower exemption from the Use Permit requirement to only local grape growers (as opposed to growers of any crop).

Chapter 9: Reasonable Accommodations

This is a new ordinance that has been inserted as a requirement of the updated Housing Element. The purpose of the ordinance is to provide a procedure for individuals to request reasonable accommodation in seeking equal access to housing under federal and State Fair Housing laws.

Chapter 10: Mobile Home Park Conversion Ordinance

This is a second new ordinance that has been added because it is a requirement of the updated Housing Element. This lengthy ordinance is based on a similar ordinance adopted by Lake County. It would require a fairly extensive review process, consistent with the State Subdivision Map Act and recent court decisions, for mobile home park owners seeking to convert a park into individual lots. The Yolo County unincorporated area includes only a handful of mobile home parks, including one each in Esparto, Knights Landing, and Davis, and two in Dunnigan.

Chapter 11: Historic Landmarks

This existing ordinance has been reformatted and slightly revised.

Chapter 12: Housing Density Bonuses

This is a third new ordinance that has been added because it is a requirement of the updated Housing Element and is State law.

Chapter 13: Addressing System

This section was been moved from Chapter 1 and is largely unchanged.

Lands to be Rezoned

As part of the comprehensive update of all the chapters in Title 8 of the Yolo County Code, all of the properties in the unincorporated area will be rezoned to the new zone districts. All rezoned parcels will be consistent with the corresponding land use designations that have already been adopted through the 2030 Yolo Countywide General Plan. No major changes are proposed to the General Plan designations or the zoning districts, however the names of the zone districts and the specific regulations will be modified, as described above. Table 5 lists all of the existing zone districts that would be rezoned to the new proposed districts, and also estimates the number of parcels that are involved in the rezoning.

TABLE 7

**SUMMARY OF PROPOSED REZONING
FROM EXISTING TO NEW ZONE DISTRICTS**

Current Parcels Zoned (Symbol)	Proposed Rezoning to These New Zones (Symbol)	Parcels to be Rezoned
Agricultural General (A-1)	Agricultural Intensive (A-N) or Agricultural Extensive (A-X) or Public Open Space (POS)	2,870
Agricultural Preserve (A-P)	Agricultural Intensive (A-N) or Agricultural Extensive (A-X) or Public Open Space (POS)	3,622
Agricultural Exclusive (A-E)	Agricultural Intensive (A-N) or Agricultural Extensive (A-X)	19
Agricultural Industrial (AGI)	Agricultural Industrial (A-I)	4
Residential Rural Agricultural (RRA)	Residential Rural-5 acre (RR-5) or Residential Rural-1 acre (RR-1)	
Residential Suburban (R-S)	Residential Rural-1 acre (RR-1) or Low Density Residential (R-L)	600
Residential-One Family (R-1) Residential-One Family/Duplex (R-2)	Low Density Residential (R-L)	654 837
Mobile home combining (MHF)	Medium Density Residential (R-M)	106
Multiple Family (R-3)	Medium Density Residential (R-M)	315
Apartment-Professional (R-4)	High Density Residential (R-H)	0 ⁽²⁾
Neighborhood Commercial (C-1)	Local Commercial (C-L)	19
Community Commercial (C-2) General Commercial (C-3)	Local Commercial (C-L) or General Commercial (C-G)	183 3
Downtown Mixed Use (DMX)	Downtown Mixed Use (DMX)	25
Highway Service Commercial (C-H)	Highway Service Commercial (C-H)	39
Limited Industrial (M-L) Light Industrial (M-1)	Light Industrial (I-L)	45
Heavy Industrial (M-2)	Heavy Industrial (I-H)	47
Parks and Recreation (PR) Public Open Space (POS)	Parks and Recreation (P-R)	6 47

- Note:
1. Not all new zone districts are included in the table, see text.
 2. There are no parcels currently zoned R-4. A total of 56 acres of RH zoning is proposed within the Dunnigan, Madison, and the Knights Landing specific plans and in the mixed use area south of SR 16 in Esparto.

For example, all agricultural parcels now zoned Agricultural General (A-1), Agricultural Preserve (A-P), or Agricultural Exclusive (A-E), will be zoned either Agricultural Intensive (A-N) or Agricultural Extensive (A-X), depending on whether lands are prime and irrigated, or hilly and non-irrigated (see Figure 3).

A significant amount (approximately 29,000 acres) of hilly, unirrigated open space/agricultural lands in the Blue Ridge rural area in northwestern Yolo County near the Napa and Lake County line, that are now zoned A-P or A-1, will also be rezoned to the “Public Open Space” (POS) zone. These lands are owned by public agencies, primarily the U.S. Bureau of Land Management, the University of California, and other entities. Similarly, approximately 16,860 acres of land in the Vic Fazio Yolo Wildlife Area in the Yolo Bypass which is owned by federal and State agencies will be rezoned from A-P to POS. County parks outside communities, the Cache Creek Nature Preserve, major waterways, and agricultural buffers within communities, will also be rezoned to POS.

Parcels that are now zoned Residential Suburban (R-S) (primarily one acre in size), will be rezoned as either Residential Rural-1 acre (RR-1) in areas with no public services such as the Hardwoods in Dunnigan, or Low Density Residential (R-L) in subdivisions with limited services, such as Willowbank and North Davis Meadows.

All of the existing residential neighborhoods that are currently zoned R-1 and R-2 (Residential-One Family or Duplex) in the unincorporated towns such as Esparto, Madison, Knights Landing, Yolo, Clarksburg, will be rezoned primarily to the new Low Density Residential (R-L) zone. Similarly, all commercial properties in the towns that are now zoned C-2 (Community Commercial) will be rezoned primarily to C-G (General Commercial).

Some new zoning districts will not be initially applied to any properties. The new Agricultural Residential (A-R) zone will be applied if and when any new small projects are approved under the Clustered Agricultural Housing Ordinance. The new Office Park Research and Development (OPRD) will be applied if any new high quality industrial parks are approved in the future in the unincorporated area.

Some of the existing lands will also be rezoned to one of the seven new overlay zones. For example, a Specific Plan Overlay district that will be applied to the four specific plan areas in Dunnigan, Knights Landing, Madison, and Elkhorn. For these properties rezoned with an overlay district, the current underlying zoning (whether agricultural or another) will be rezoned to the corresponding new zone district, and then the overlay district will be applied (in addition to) the underlying base zoning.

The specific individual parcels that will be rezoned in the unincorporated area are listed by geographic area in a series of tables included in the Appendix to this Initial Study.

CEQA Compliance

The proposed adoption of the Zoning Code Update is an action anticipated under the 2030 Countywide General Plan, and clearance under the California Environmental Quality Act (CEQA) is provided by the General Plan Environmental Impact Report (EIR) (SCH #2008102034), which is a “program” EIR that contemplated the subsequent adoption of individual programs to implement the General Plan. The General Plan EIR was certified by the Yolo County Board of Supervisors on November 10, 2009 (Resolution 09-189).

Section 15168 of the CEQA Guidelines outlines the requirements to use a previously certified program EIR for later CEQA clearance of a program described within the EIR (Table 8).

TABLE 8

CEQA GUIDELINES SECTION 15168

Sec. 15168. PROGRAM EIR

- (c) Use with Later Activities. Subsequent activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.
- (1) If a later activity would have effects that were not examined in the program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration.
 - (2) If the agency finds that pursuant to Section 15162, no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required.
 - (3) An agency shall incorporate feasible mitigation measures and alternatives developed in the program EIR into subsequent actions in the program.
 - (4) Where the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR.

Table 9 below lists each of the individual Chapters and Articles of the Zoning Code Update and notes which General Plan policies and/or implementation action items described the need for, and analyzed the potential impacts of, each of the updated sections.

TABLE 9

**CHECKLIST TO DETERMINE WHETHER
ZONING CODE UPDATE IS WITHIN
THE SCOPE OF THE GENERAL PLAN EIR**

Portion of Zoning Code Update	General Plan Policies or Implementing Actions Describing the Section	How Were Effects of this Update Examined in General Plan EIR?	Any Substantial Changes or New Information?
Chapter 1: Subdivisions	Action CC-A1	Regulations have been updated to be consistent with the State Subdivision Map Act and the General Plan. EIR analyzed effects of subdivisions when analyzing impacts of land development.	No
Chapter 2: Zoning (including all articles listed separately below)	Policy LU-1.1 Policy LU-1.2 Policy LU-2.3 Policy LU-2.5 Policy LU-3.1 Policy LU-3.2 Policy LU-3.3 Policy LU-3.9 Policy CC-2.6 Policy CC-2.7 Policy CC-2.16 Policy CC-3.1 Action CC-A1	EIR analyzed the impacts of the following policies cited in left column: Assign new GP land use designations New Land Use Diagram for the County Prohibit the division of ag land for non-ag uses Ensure development is phased to avoid Wm Act contract cancellation Direct housing growth into cities and unincorporated communities Allowed residential growth for each area Allowed non-residential growth for each area Prohibit rural residential rings around towns Encourage infill development Provide higher density in downtown areas Require sustainable design standards Require Specific Plans for five areas Update the County Zoning Code	
Article 1: General Provisions	All of above policies	EIR analyzed the impacts of the above policies:	No
Article 2: Administrative Provisions	All of above policies	EIR analyzed the impacts of the above policies:	No
Article 3: Agricultural Zones	All of above policies plus AG-1.1 et seq and AG 2.1 et seq	EIR analyzed the impacts of the above policies, plus the cited ag preservation/conservation polices	No
Article 4: Special Agricultural Regulations	All of above policies plus Action AG-A1, AG-A5, AG-A6	EIR analyzed the impacts of the above policies: plus the cited ag dwelling siting criteria.	No
Article 5: Residential Zones	All of above policies	EIR analyzed the impacts of the above policies:	No
Article 6: Commercial Zones	All of above policies	EIR analyzed the impacts of the above policies:	No

Article 7: Industrial Zones	All of above policies, plus Policy LU-2.2	EIR analyzed the impacts of the above policies plus policy allowing additional agricultural commercial and ag industrial land uses	No
Article 8: Public and Open Space Zones	All of above policies	EIR analyzed the impacts of the above policies	No
Article 9: Specific Plan, Planned Development, and Overlay Zones	All of above policies plus Action CC-A16 thru A120	EIR analyzed the impacts of the above policies, plus designation of Specific Plan areas	No
Article 10: General Development Standards	All of above policies	EIR analyzed the impacts of the above policies	No
Article 11: Energy and Telecommunications Standards	All of above policies, plus Action CO-A11	EIR analyzed the impacts of the above policies plus Action cited to left to streamline zoning for alternative energy systems. No change to existing solar and wind energy ordinances subject to separate previous CEQA review.	No
Article 12: Sign Standards	All of above policies, plus Policy CC-1.6	Little change to existing ordinance subject to separate previous CEQA review. EIR analyzed the impacts of the above policies plus Policy cited to left to limit free-standing advertising along rural roads	No
Article 13: Off-Street Parking and Loading	All of above policies, plus Action CC-A24	Little change to existing ordinance subject to separate previous CEQA review. EIR analyzed the impacts of the above policies plus Action cite to left to limit land devoted to parking	No
Chapter 3: Landscape Irrigation Ordinance	All of above policies, plus Policy CC-2.16	No change to existing ordinance required by State law. EIR analyzed the impacts of the above policies plus Policy cited to left to incorporate water efficiency and limit turf areas	No
Chapter 4: Flood Protection	All of above policies, plus Actions HS-A5, A6, A7	No significant change to existing ordinance required by State and federal FEMA law. EIR analyzed the impacts of the above policies plus Actions cited to left	No
Chapter 5: Development Agreements	All of above policies, plus Action CC-A2	EIR analyzed the impacts of the above policies plus Action cited to left	No
Chapter 6: Alcoholic Beverage Control Ordinance	All of above policies	No significant change to existing ordinance subject to separate previous CEQA review. EIR analyzed the impacts of the above policies	No

Chapter 7: Adult Entertainment Uses and Adult-Related Establishments	All of above policies	No change to existing ordinances subject to separate previous CEQA review. EIR analyzed the impacts of the above policies	No
Chapter 8: Inclusionary Housing Requirements	All of above policies, plus Action HO-A39 (draft updated Housing Element)	No changes proposed yet to existing ordinance.	No
Chapter 9: Reasonable Accommodations	All of above policies, plus Action HO-A50	EIR analyzed the impacts of the above policies plus Action cited to left	No
Chapter 10: Mobile Home Park Conversion Ordinance	All of above policies, plus Action HO-A51	EIR analyzed the impacts of the above policies plus Action cited to left	No
Chapter 11: Historic Landmarks	All of above policies, plus Action CO-A61	No significant change to existing ordinance. EIR analyzed the impacts of the above policies plus Action cited to left	No
Chapter 12: Housing Density Bonuses	All of above policies, plus Housing Element Policy HO-1.12	EIR analyzed the impacts of the above policies plus Action cited to left	No
Chapter 13: Addressing System	All of above policies	No change to existing ordinance	No
Williamson Act Guidelines	All of above policies, plus Actions AG	EIR analyzed the impacts of the above policies plus Actions cited to left	No

Impacts of Rezoning of Individual Parcels

The 2030 General Plan and FEIR identified and evaluated the redesignation of numerous individual parcels of land planned for urban growth or for natural resource conservation. For example, the 2030 General Plan proposed, and the FEIR analyzed, the designation of approximately 3,285 acres of land as “Specific Plan areas” in Dunnigan, Madison, Knights Landing, Elkhorn, and Covell/Pole Line, which allows future urban growth after approval of a Specific Plan.

Maps and lists of all of the properties that are proposed for rezoning are posted on the Yolo County Zoning Code Update Web page at <http://www.yolocounty.org/Index.aspx?page=2424>.

The amount of additional growth that would be allowed under the Zoning Code Update due to rezoning of properties would be the same as identified and analyzed in the General Plan FEIR.

Table 10 identifies the incremental growth allowed by the General Plan, which is equivalent to an additional 10,462 housing units and 1,022 acres of additional commercial and industrial development, beyond those additional units already allowed by the previous 1983 General Plan. More than 80% of the housing growth is anticipated within the six Specific Plan areas.

All of the proposed rezoning of individual parcels that is included in the Zoning Code Update is consistent with, and is required by, the redesignation of properties that were adopted as part of the 2030 Yolo Countywide General Plan. Put another way, no rezoning actions that are proposed by the Zoning Code Update program go beyond the amount of urban growth or conservation that was specifically called for by the General Plan and analyzed in the FEIR.

Thus, the proposed Zone Code Update is a necessary component of the land use and other changes evaluated in the General Plan FEIR. Accordingly, the proposed rezoning would contribute to the cumulative impacts already discussed and disclosed in the General Plan FEIR.

TABLE 10

**INCREMENTAL GROWTH FOR UNINCORPORATED
YOLO COUNTY COMMUNITIES
ALLOWED UNDER 2030 GENERAL PLAN¹**

Area	Increase in Housing (units)	Increase in Housing (acres)	Increase in Jobs	Increase in Comm/Indl (acres)
Towns:				
Capay Valley	0	0	0	115
Clarksburg	0	0	40	<1
Dunnigan	8,108	1,136	8,371	546
Esparto	521	36	0	-69 ²
Knights Landing	420	0	0	-54
Madison	1,413	125	3,085	134
Monument Hills	0	0	70	3
Yolo	0	0	304	12
Zamora	0	0	279	13
Other Areas:				
Elkhorn	0	0	5,449	346
County Airport	0	0	0	0
I-505/CR14 or 12A	0	0	351	15
Davis Area	7	0	0	0
Winters Area	0	0	0	0
Woodland Area	0	0	712	69
Remaining Unincorporated	315	0	548	0
Unincorporated County	10,462	1,297	19,209	1,022

Sources: 2030 Yolo Countywide General Plan, Tables LU-8 and LU-9; and Appendix B of the 2030 Yolo Countywide General Plan Final EIR

- Notes:
1. Includes new growth allowed under the 2030 Yolo Countywide General Plan that is in addition to growth allowed under the previous 1983 General Plan.
 2. Represents an increase in mixed use residential on a 75-acre industrial site.

General Plan Amendments

There have been four amendments to the General Plan approved since its adoption in November, 2009:

General Plan Amendment #1: Rescission of the 1982 Capay Valley Area General Plan and Adoption of the 2010 Capay Valley Area Plan (adopted December 7, 2010);

General Plan Amendment #2: Adoption of minor changes to the Cache Creek Implementation Plan, within the Cache Creek Area Plan (March 15, 2011);

General Plan Amendment #3: Adoption of the Yolo County Climate Action Plan (March 15, 2011);

General Plan Amendment #4: Adoption of expanded background information regarding flooding in the Health and Safety Element, in accordance with State requirements (October 11, 2011).

General Plan Amendment #5: Adoption of updated Housing Element and related disadvantage communities assessment, in accordance with State requirements (October 8, 2013).

The approval of these five General Plan amendments do not cause any new or worse significant impacts in addition to those analyzed in the General Plan EIR.

Mitigation Measures Incorporated

The General Plan Final EIR recommended mitigation measures to reduce identified impacts to a less than significant level or, alternatively, the FEIR found that impacts were significant and unavoidable.

All applicable General Plan FEIR mitigation measures are hereby incorporated by reference into this Zoning Code Update. Attachment A to this Initial Study is a list of all the adopted General Plan mitigation measures.

The General Plan FEIR is available at <http://www.yolocounty.org/Index.aspx?page=1683>.

Conclusions Regarding Need for Additional Environmental Document

- Based on this Initial Study/Environmental Determination, pursuant to CEQA Guidelines Section 15182(c), an additional environmental document does not need to be prepared for adoption of the Zoning Code update. The previously certified General Plan FEIR adequately examined all effects of the proposed Zoning Code Update. The Zoning Code Update is within the scope of the General Plan Update analyzed in the General Plan EIR. Chapter 4 of the General Plan Update, which describes the setting, impacts, and mitigation measures for each affected environmental resource, is hereby incorporated by reference into this Initial Study/Environmental Determination. The incorporated information is summarized in the attached Initial Study.

-
- No new or worse significant effects could occur, and no new mitigation measures would be required, pursuant to CEQA Guidelines Section 15162.
 - No substantial changes are proposed in the Zoning Code Update, and no substantial changes in circumstances have occurred since General Plan adoption, that could involve new or worse significant impacts
 - No additional feasible mitigation measures or alternatives have been identified since General Plan adoption that would substantially reduce the Zoning Code Update's significant environmental effects.

This Initial Study has been prepared and the analysis has concluded the following:

- The previously certified General Plan FEIR adequately discussed all potentially significant impacts of the proposed Zoning Code Update, including cumulative impacts;
- There is no substantial new information that shows previously identified significant effects will be more significant than described in the General Plan FEIR;
- In approving the 2030 Yolo Countywide General Plan, the County adopted all feasible mitigation measures relevant to a potentially significant effects that the proposed Zoning Code Update could have on the environment;
- The Zoning Code Update incorporates all feasible mitigation measures identified in the 2030 Yolo Countywide General Plan EIR.

Environmental Factors Potentially Affected

The environmental factors checked below could potentially be affected by this project, involving at least one impact that is still a "Potentially Significant Impact" (before any proposed mitigation measures have been adopted or before any measures have been made or agreed to by the project proponent) 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

On the basis of this initial evaluation:

- I find that the proposed project has been adequately described and analyzed in the certified Final Environmental Impact Report for the 2030 Yolo Countywide General Plan. The Zoning Code Update is within the scope of the General Plan Update analyzed in the General Plan EIR. No new or worse significant effects could occur, and no new mitigation measures would be required, pursuant to CEQA Guidelines Section 15162. Therefore, no additional environmental documentation is required pursuant to CEQA Guidelines Section 15168(c).
- 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 to 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 an impact on the environment that is "potentially significant" or "potentially significant unless mitigated" 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 the project is consistent with an adopted general plan and all potentially significant effects have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT, the project is exempt from further review under the California Environmental Quality Act under the requirements of Public Resources Code section 21083.3(b) and CEQA Guidelines Section 15183.

Planner's Signature

Date

Planner's Printed name

I. AESTHETICS.	Impact Examined in General Plan EIR	No Impact from Zoning Code Update
Would the project:		
a. Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Section IV.N of the General Plan FEIR, (pages 729 to 759) provides a thorough discussion of the environmental setting including a description of existing visual conditions within the County. The visual analysis is based on field observations within the unincorporated County, aerial and ground-level photographs of the Study Area, the *Yolo County General Plan Update Background Report (2005)*, and publicly-available planning documents.

Discussion of Impacts

The adoption of the proposed Zoning Code Update will implement the General Plan policies related to the preservation of the rural character of the unincorporated area and scenic resources. These policies include Policy CC-1.5 (design development to incorporate significant features such as trees, historic structures), Policy CC-1.5 (screen obtrusive uses along highways), Policy CC-1.10 (protect existing ridgelines), and Policy CC-4.11 (limit the potential light pollution resulting from new sources of light or glare). These and other policies are implemented through specific portions of the Zoning Code Update, including siting and development standards required of new development.

The General Update's aesthetic impacts are summarized in Attachment A. No substantial changes are proposed in the Zoning Code Update, and no substantial changes in circumstances have occurred since General Plan adoption, that could involve new or worse significant impacts.

The General Plan EIR contains several mitigation measures intended to reduce potential impacts of development on scenic resources and values in the rural areas (see Attachment A). No additional feasible mitigation measures or alternatives have been identified since General Plan adoption that would substantially reduce the Zoning Code Update's significant environmental effects.

		Impact Examined in General Plan EIR	No Impact from Zoning Code Update
II. AGRICULTURAL AND FOREST RESOURCES.			
<p>In determining whether impacts on 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. 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:</p>			
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Result in the loss of forest land or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Involve other changes in the existing environment that, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Section IV.B of the General Plan (pages 165 to 205) provides a thorough discussion of the environmental setting pertaining to agricultural resources, including physical setting, agricultural productivity, and soil characteristics and conditions. It also describes federal, State, and local plans, policies, and regulations that pertain to agricultural resources that are relevant to the proposed project.

Discussion of Impacts

Adoption of the proposed Zoning Code Update will result in the continuation of Yolo County's traditionally very strong zoning regulations that seek to preserve agricultural lands and the local farming economy, and prohibit residential subdivisions and other inappropriate uses from locating in agricultural areas. Specific portions of the proposed zoning regulations require siting standards for new farm housing to minimize impacts to adjacent farming, while other new zoning regulations encourage agri-tourism uses such as bed and breakfasts and tasting rooms to provide additional revenues to local property owners.

Adoption of the proposed Zoning Code Update will also result in the rezoning of numerous properties from agricultural zoning to urban zoning that is consistent with the corresponding land use designations that have already been adopted through the 2030 Yolo Countywide General Plan. The proposed zoning implements the General Plan by directing most growth to the cities and existing rural towns, and by ensuring that the growth that is allowed within Specific Plan areas follows "smart growth" principles. The Zoning Code Update continues the existing requirement that conversion of any agricultural lands must be mitigated at a 1:1 ratio through purchase of a conservation easement or payment of an in-lieu fee (Policy AG-1.6).

No major changes are proposed to the General Plan designations or the existing agricultural zoning districts; however, the names of the zone districts and the specific regulations will be modified, as described above in the "Project Description." All agricultural parcels now zoned Agricultural General (A-1) or Agricultural Preserve (A-P) will be rezoned to either the Agricultural Intensive (A-N) or Agricultural Extensive (A-X) zone, depending on whether lands are prime and irrigated, or hilly and non-irrigated. In addition, publicly-owned lands in the Blue Ridge area, the Yolo Bypass, and elsewhere would be rezoned from A-1 or A-P to Public Open Space (POS).

The Zoning Code Update includes the adoption of *Williamson Act Guidelines*, which is not proposed to become part of the County Code but serves as administrative guidelines. The proposed *Williamson Act Guidelines* retain some of the most important current standards for new contracts. These include the requirement that parcels entering into new contracts (if the County's existing moratorium on new contracts is lifted in the future) meet the same minimum parcel sizes: 40 acres (for irrigated lands), 80 acres (for non-irrigated lands), or 160 acres (for soils not capable of cultivation). However the proposed *Williamson Act Guidelines* would change the minimum parcel size for Successor Agreements to be consistent with State Williamson Act statutes, which is 10 acres for irrigated lands and 40 acres for non-irrigated lands.

The General Plan Update's agricultural impacts are summarized in Attachment A. No substantial changes are proposed in the Zoning Code Update, and no substantial changes in circumstances have occurred since General Plan adoption, that could involve new or worse significant impacts.

The General Plan EIR contains several mitigation measures intended to reduce potential impacts of development on agricultural resources (see Attachment A). No additional feasible mitigation measures or alternatives have been identified since General Plan adoption that would substantially reduce the Zoning Code Update's significant environmental effects.

III. AIR QUALITY.	Impact Examined in General Plan EIR	No Impact from Zoning Code Update
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:		
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Section IV.D of the General Plan Draft FEIR (pages 273 to 305) provides a thorough discussion of the environmental setting pertaining to air resources, including ambient air quality standards and regulatory setting, typical air pollutant types, and climatology.

The project site is within the Yolo-Solano Air Quality Management District (YSAQMD), and the Sacramento Valley Air Basin regulates air quality conditions within Yolo County. Yolo County is classified as a non-attainment area for ozone (O₃) and particulate matter 2.5 microns or less in diameter (PM_{2.5}) for both federal and state standards, and exceeds the State standard for particulate matter 10 microns or less in diameter (PM₁₀).

Discussion of Impacts

The General Plan's air quality impacts are summarized in Attachment A. The General Plan FEIR determined that implementation of several measures, including four transportation-related measures would reduce the air quality impacts of growth projected under the General Plan. The transportation measures (Mitigation Measure CI-1a, CI-1b, CI-1c, and CI-1d) include the following added General Plan policy: "The Dunnigan Specific Plan shall incorporate a maximum of 44 vehicle miles of travel (VMT) generated per household per weekday through implementation of all feasible actions."

While implementation of the policies and actions included in the General Plan and identified mitigation measures would reduce VMT generated by new development and long-term operational emissions, the YSAQMD thresholds of significance would continue to be exceeded at build-out of the General Plan. No additional feasible mitigation measure was identified to reduce this impact to a less-than-significant level.

No substantial changes are proposed in the Zoning Code Update, and no substantial changes in circumstances have occurred since General Plan adoption, that could involve new or worse significant impacts.

No additional feasible mitigation measures or alternatives have been identified since General Plan adoption that would substantially reduce the Zoning Code Update's significant environmental effects.

IV. BIOLOGICAL RESOURCES.	Impact Examined in General Plan EIR	No Impact from Zoning Code Update
Would the project:		
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other 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 checked="" 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, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" 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 resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Section IV.B of the General Plan FEIR (pages 165 to 205) provides a thorough discussion of the environmental setting pertaining to agricultural resources, including physical setting, agricultural productivity, and soil characteristics and conditions. It also describes federal, State, and local plans, policies, and regulations that pertain to agricultural resources that are relevant to the proposed project.

Discussion of Impacts

The General Plan's impacts to biological resources are summarized in Attachment A. The General Plan FEIR determined that implementation of several measures, would reduce the impacts of growth projected under the General Plan on biological resources.

Implementation of these mitigation measures, in addition to the policies and actions contained in the General Plan, would reduce potential adverse effects to special-status plant and animal species and reduce impacts associated with general loss of habitat, natural and agricultural areas; however not to a less than significant level. Therefore, impacts to species and habitat would remain significant and unavoidable.

No additional feasible mitigation measure was identified to reduce this impact to a less-than-significant level.

No substantial changes are proposed in the Zoning Code Update, and no substantial changes in circumstances have occurred since General Plan adoption, that could involve new or worse significant impacts.

No additional feasible mitigation measures or alternatives have been identified since General Plan adoption that would substantially reduce the Zoning Code Update's significant environmental effects.

		Impact Examined in General Plan EIR	No Impact from Zoning Code Update
V.	CULTURAL RESOURCES.		
Would the project:			
a.	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Section IV.I of the General Plan FEIR (pages 515 to 538) provides a thorough discussion of the environmental setting related to cultural resources in Yolo County.

Discussion of Impacts

The General Plan's impacts to cultural resources are summarized in Attachment A. The General Plan FEIR determined that implementation of several measures, would reduce the impacts of growth projected under the General Plan on cultural resources.

Implementation of these mitigation measures, in addition to the policies and actions contained in the General Plan, would reduce the severity of the impacts to cultural and unique archaeological resources; however not to a less than significant level. Therefore, impacts to cultural resources would remain significant and unavoidable.

No additional feasible mitigation measure was identified to reduce this impact to a less-than-significant level.

No substantial changes are proposed in the Zoning Code Update, and no substantial changes in circumstances have occurred since General Plan adoption, that could involve new or worse significant impacts.

No additional feasible mitigation measures or alternatives have been identified since General Plan adoption that would substantially reduce the Zoning Code Update's significant environmental effects.

		Impact Examined in General Plan EIR	No Impact from Zoning Code Update
VI.	GEOLOGY AND SOILS.		
Would the project:			
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	1. 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.		
	2. Strong seismic groundshaking?		
	3. Seismic-related ground failure, including liquefaction?		
	4. Landslides?		
b.	Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

VI. GEOLOGY AND SOILS.		Impact Examined in General Plan EIR	No Impact from Zoning Code Update
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 an onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Section IV.I of the General Plan FEIR (pages 515 to 538) provides a thorough discussion of the environmental setting related to cultural resources in Yolo County.

Discussion of Impacts

The General Plan's impacts to geological resources are summarized in Attachment A. The General Plan FEIR determined that implementation of several measures, would reduce the impacts of growth projected under the General Plan on geology and soils.

Implementation of these mitigation measures, in addition to the policies and actions contained in the General Plan, would reduce the severity of the impacts to geological resources; however not to a less than significant level. Therefore, impacts to geological resources would remain significant and unavoidable.

No additional feasible mitigation measure was identified to reduce this impact to a less-than-significant level.

No substantial changes are proposed in the Zoning Code Update, and no substantial changes in circumstances have occurred since General Plan adoption, that could involve new or worse significant impacts.

No additional feasible mitigation measures or alternatives have been identified since General Plan adoption that would substantially reduce the Zoning Code Update's significant environmental effects.

VII. GREENHOUSE GAS EMISSIONS/CLIMATE CHANGE.	Impact Examined in General Plan EIR	No Impact from Zoning Code Update
Would the project:		
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" 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 checked="" 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.?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Section IV.F of the General Plan FEIR (pages 335 to 351) provides a thorough discussion of the environmental setting related to global climate change.

Discussion of Impacts

The General Plan's impacts to greenhouse gas emissions and climate change are summarized in Attachment A. The General Plan FEIR determined that implementation of several measures, would reduce the impacts of growth projected under the General Plan on emissions and climate change. The measures include an amended policy that states: "For areas within Specific Plans, including Dunnigan, Knights Landing, and Madison, the amount of land designated for residential and job generating uses shall be evaluated during the Specific Plan process, and land uses shall be "rebalanced" if necessary in order to achieve a jobs/housing balance of 1.2."

Implementation of these mitigation measures, in addition to the policies and actions contained in the General Plan, would reduce the severity of the impacts to climate change geological resources; however not to a less than significant level. Therefore, impacts to climate change would remain significant and unavoidable.

No additional feasible mitigation measures were identified to reduce these impacts to a less-than-significant level.

No substantial changes are proposed in the Zoning Code Update, and no substantial changes in circumstances have occurred since General Plan adoption, that could involve new or worse significant impacts.

No additional feasible mitigation measures or alternatives have been identified since General Plan adoption that would substantially reduce the Zoning Code Update's significant environmental effects.

VII. HAZARDS AND HAZARDOUS MATERIALS.		Impact Examined in General Plan EIR	No Impact from Zoning Code Update
Would the project:			
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b.	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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Be located on a site that 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Be located within an airport land use plan area or, where such a plan has not been adopted, be within two miles of a public airport or public use airport, and result in a safety hazard for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Be located within the vicinity of a private airstrip and result in a safety hazard for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
h.	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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
i.	Create any health hazard or potential health hazard?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Section IV.M of the General Plan FEIR (pages 709 to 722) provides a thorough discussion of the environmental setting related to hazards, including hazardous materials, fires, and aviation in Yolo County.

Discussion of Impacts

The General Plan's impacts to hazards are summarized in Attachment A. The General Plan FEIR determined that implementation of three measures would reduce the impacts of growth projected under the General Plan related to hazards.

Implementation of these mitigation measures, in addition to the policies and actions contained in the General Plan, would reduce the severity of two of the three identified impacts to hazards to a less than significant level. However, a measure to reduce impacts to emergency response systems would not be reduced to a less than significant level. Therefore, the impact related to emergency services would remain significant and unavoidable.

No additional feasible mitigation measure was identified to reduce this impact to a less-than-significant level.

No substantial changes are proposed in the Zoning Code Update, and no substantial changes in circumstances have occurred since General Plan adoption, that could involve new or worse significant impacts.

No additional feasible mitigation measures or alternatives have been identified since General Plan adoption that would substantially reduce the Zoning Code Update's significant environmental effects.

VIII. HYDROLOGY AND WATER QUALITY.	Impact Examined in General Plan EIR	No Impact from Zoning Code Update
Would the project:		
a. Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in 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 that would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" 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 that would result in substantial erosion or siltation onsite or off-site?	<input checked="" 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 that would result in flooding onsite or off-site?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HYDROLOGY AND WATER QUALITY.		Impact Examined in General Plan EIR	No Impact from Zoning Code Update
f.	Otherwise substantially degrade water quality?	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
h.	Place within a 100-year flood hazard area structures that would impede or redirect floodflows?	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
j.	Contribute to inundation by seiche, tsunami, or mudflow?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Section IV.K of the General Plan FEIR (pages 709 to 722) provides a thorough discussion of the environmental setting related to flooding, hydrology, and water quality in Yolo County.

Discussion of Impacts

The General Plan's impacts to hydrology are summarized in Attachment A. The General Plan FEIR determined that implementation of three measures would reduce the impacts of growth projected under the General Plan related to hydrology.

Implementation of these mitigation measures, in addition to the policies and actions contained in the General Plan, would reduce the severity of one of the three identified impacts to hydrology to a less than significant level. However, measures to reduce impacts related to flooding and sea level rise would not be reduced to a less than significant level. Therefore, these two impacts would remain significant and unavoidable.

No additional feasible mitigation measure was identified to reduce these impacts to a less-than-significant level.

No substantial changes are proposed in the Zoning Code Update, and no substantial changes in circumstances have occurred since General Plan adoption, that could involve new or worse significant impacts.

No additional feasible mitigation measures or alternatives have been identified since General Plan adoption that would substantially reduce the Zoning Code Update's significant environmental effects.

		Impact Examined in General Plan EIR	No Impact from Zoning Code Update
IX.	LAND USE AND PLANNING.		
Would the project:			
a.	Physically divide an established community?	<input checked="" 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, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Section IV.A of the General Plan FEIR (pages 101 to 130) provides a thorough discussion of the environmental setting related to land use in Yolo County.

Discussion of Impacts

The General Plan's impacts to land use and housing are summarized in Attachment A. The General Plan FEIR determined that implementation of several mitigation measures would reduce the impacts of growth projected under the General Plan related to land use and housing.

Implementation of these mitigation measures, in addition to the policies and actions contained in the General Plan, would reduce the severity of two of the five identified land use impacts to a less than significant level. However, measures to reduce impacts related to incompatibilities between land uses, alteration of land use intensity, and exacerbation of some existing jobs/housing balances would not be reduced to a less than significant level. Therefore, these three impacts would remain significant and unavoidable.

No additional feasible mitigation measures were identified to reduce these impacts to a less-than-significant level.

No substantial changes are proposed in the Zoning Code Update, and no substantial changes in circumstances have occurred since General Plan adoption, that could involve new or worse significant impacts.

No additional feasible mitigation measures or alternatives have been identified since General Plan adoption that would substantially reduce the Zoning Code Update's significant environmental effects.

		Impact Examined in General Plan EIR	No Impact from Zoning Code Update
X.	MINERAL RESOURCES.		
Would the project:			
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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Section IV.L of the General Plan FEIR (pages 680 to 684, and 697 to 699) provides a thorough discussion of the environmental setting related to mineral resources in Yolo County.

Discussion of Impacts

The General Plan FEIR identified no impacts of development on mineral resources.

No substantial changes are proposed in the Zoning Code Update, and no substantial changes in circumstances have occurred since General Plan adoption, that could involve new or worse significant impacts.

		Impact Examined in General Plan EIR	No Impact from Zoning Code Update
XI.	NOISE.		
Would the project:			
a.	Expose persons to or generate noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Expose persons to or generate excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

XI.	NOISE.	Impact Examined in General Plan EIR	No Impact from Zoning Code Update
e.	Be located within an airport land use plan area, or, where such a plan has not been adopted, within two miles of a public airport or public use airport and expose people residing or working in the project area to excessive noise levels?	☒	☒
f.	Be located in the vicinity of a private airstrip and expose people residing or working in the project area to excessive noise levels?	☒	☒

Setting

Section IV.E of the General Plan FEIR (pages 307 to 324) provides a thorough discussion of the environmental setting related to noise in Yolo County.

Discussion of Impacts

The General Plan's impacts to noise are summarized in Attachment A. The General Plan FEIR determined that implementation of several mitigation measures would reduce the impacts of growth projected under the General Plan related to noise.

Implementation of these mitigation measures, in addition to the policies and actions contained in the General Plan, would reduce the severity of one of the two identified noise impacts to a less than significant level. However, measures to reduce impacts related to a substantial or periodic increase in ambient noise levels due development would not be reduced to a less than significant level. Therefore, this impact would remain significant and unavoidable.

No additional feasible mitigation measures were identified to reduce this impact to a less-than-significant level.

No substantial changes are proposed in the Zoning Code Update, and no substantial changes in circumstances have occurred since General Plan adoption, that could involve new or worse significant impacts.

No additional feasible mitigation measures or alternatives have been identified since General Plan adoption that would substantially reduce the Zoning Code Update's significant environmental effects.

XII. POPULATION AND HOUSING.		Impact Examined in General Plan EIR	No Impact from Zoning Code Update
Would the project:			
a.	Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Displace a substantial number of existing housing units, necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Displace a substantial number of people, necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Section IV.A of the General Plan FEIR (pages 101 to 130) provides a thorough discussion of the environmental setting related to population and housing in Yolo County.

Discussion of Impacts

The General Plan's impacts to land use and housing are summarized in Attachment A. The General Plan FEIR determined that implementation of several mitigation measures would reduce the impacts of growth projected under the General Plan related to population and housing.

Implementation of these mitigation measures, in addition to the policies and actions contained in the General Plan, would reduce the severity of two of the five identified land use and housing impacts to a less than significant level. However, measures to reduce impacts related to exacerbation of some existing jobs/housing balances would not be reduced to a less than significant level. Therefore, this impact related to population and housing would remain significant and unavoidable.

No additional feasible mitigation measures were identified to reduce this impact to a less-than-significant level.

No substantial changes are proposed in the Zoning Code Update, and no substantial changes in circumstances have occurred since General Plan adoption, that could involve new or worse significant impacts.

No additional feasible mitigation measures or alternatives have been identified since General Plan adoption that would substantially reduce the Zoning Code Update's significant environmental effects.

XIII. PUBLIC SERVICES.	Impact Examined in General Plan EIR	No Impact from Zoning Code Update
<p>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a 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 times, or other performance objectives for any of the following public services:</p>		
a. Fire protection?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Section IV.G of the General Plan FEIR (pages 373 to 390) provides a thorough discussion of the environmental setting related to public services in Yolo County.

Discussion of Impacts

The General Plan FEIR identified no impacts of development on public services.

No substantial changes are proposed in the Zoning Code Update, and no substantial changes in circumstances have occurred since General Plan adoption, that could involve new or worse significant impacts.

No additional feasible mitigation measures or alternatives have been identified since General Plan adoption that would substantially reduce the Zoning Code Update's significant environmental effects.

XIV. RECREATION.		Impact Examined in General Plan EIR	No Impact from Zoning Code Update
Would the project:			
a.	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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Section IV.G of the General Plan FEIR (pages 373 to 390) provides a thorough discussion of the environmental setting related to public services including recreation in Yolo County.

Discussion of Impacts

The General Plan FEIR identified no impacts of development on recreation.

No substantial changes are proposed in the Zoning Code Update, and no substantial changes in circumstances have occurred since General Plan adoption, that could involve new or worse significant impacts.

No additional feasible mitigation measures or alternatives have been identified since General Plan adoption that would substantially reduce the Zoning Code Update's significant environmental effects.

XV. TRANSPORTATION/TRAFFIC.		Impact Examined in General Plan EIR	No Impact from Zoning Code Update
Would the project:			
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

		Impact Examined in General Plan EIR	No Impact from Zoning Code Update
XV.	TRANSPORTATION/TRAFFIC.		
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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Substantially increase hazards because of a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Section IV.C of the General Plan FEIR (pages 207 to 238) provides a thorough discussion of the environmental setting related to transportation and circulation in Yolo County.

Discussion of Impacts

The General Plan's impacts to transportation are summarized in Attachment A. The General Plan FEIR determined that implementation of several mitigation measures would reduce the impacts of growth projected under the General Plan related to transportation.

Implementation of these mitigation measures, in addition to the policies and actions contained in the General Plan, would not reduce the severity of any of the nine identified transportation impacts to a less than significant level. These impacts related to transportation would remain significant and unavoidable.

No additional feasible mitigation measures were identified to reduce these impacts to a less-than-significant level.

No substantial changes are proposed in the Zoning Code Update, and no substantial changes in circumstances have occurred since General Plan adoption, that could involve new or worse significant impacts.

No additional feasible mitigation measures or alternatives have been identified since General Plan adoption that would substantially reduce the Zoning Code Update's significant environmental effects.

XVI. UTILITIES AND SERVICE SYSTEMS.		Impact Examined in General Plan EIR	No Impact from Zoning Code Update
Would the project:			
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Result in a determination by the wastewater treatment provider that 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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Section IV.H of the General Plan FEIR (pages 431 to 454) provides a thorough discussion of the environmental setting related to public utilities in Yolo County.

Discussion of Impacts

The General Plan's impacts to public utilities and energy are summarized in Attachment A. The General Plan FEIR determined that implementation of several mitigation measures would reduce the impacts of growth projected under the General Plan related to public utilities.

Implementation of these mitigation measures, in addition to the policies and actions contained in the General Plan, would reduce the severity of one of the three identified public utilities impacts to a less than significant level. However, measures to reduce impacts related to water demand in excess of available groundwater supply, and increased overdraft of County aquifers and increase in ground surface subsidence would not be reduced to a less than significant level. Therefore, these impacts related to public utilities would remain significant and unavoidable.

No additional feasible mitigation measures were identified to reduce these impacts to a less-than-significant level.

No substantial changes are proposed in the Zoning Code Update, and no substantial changes in circumstances have occurred since General Plan adoption, that could involve new or worse significant impacts.

No additional feasible mitigation measures or alternatives have been identified since General Plan adoption that would substantially reduce the Zoning Code Update's significant environmental effects.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.	Impact Examined in General Plan EIR	No Impact from Zoning Code Update
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, substantially 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 checked="" 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 probable future projects.)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a), b), and c) Based on the information provided in this Initial Study, cumulative impacts related to the proposed update of the Zoning Code were adequately identified and addressed in the General Plan FEIR. These cumulative potential impacts have already been addressed through mitigation measures adopted by the County for the General Plan, or findings and statements of overriding considerations that impacts would be significant and unavoidable have been adopted.

REFERENCES

- Yolo County, 2009, *2030 Yolo Countywide General Plan*, November, as amended
- Yolo County, 2009, *2030 Yolo Countywide General Plan Final Environmental Impact Report*, April
- Yolo County, 2004, *Zoning Ordinance, Title 8, Chapter 2 of the County Code*, as amended
- Yolo Solano Air Quality Management District, 2007, *Handbook for Assessing and Mitigating Air Quality Impacts*
- Staff experience and knowledge

ATTACHMENT A

YOLO COUNTY 2030 COUNTYWIDE GENERAL PLAN EIR SUMMARY OF IMPACTS AND MITIGATION MEASURES

SUMMARY TABLE

Information in Table II-1, Summary of Impacts and Mitigation Measures, has been organized to correspond with the environmental issues discussed in Chapter IV. The table is arranged in four columns: 1) impacts; 2) level of significance prior to mitigation measures; 3) mitigation measures; and 4) level of significance after mitigation. Levels of significance are categorized as follows: SU = Significant and Unavoidable; S = Significant; and LTS = Less Than Significant. For a complete description of potential impacts and recommended mitigation measures, please refer to the specific discussions in Chapter IV.

Table II-1: Summary of Impacts and Mitigation Measures

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
A. LAND USE AND HOUSING			
<p><u>LU-1</u>: Build-out of the Draft General Plan could disrupt or physically divide established communities.</p>	S	<p><u>LU-1a</u>: Amend Policy CC-2.16 of the Draft General Plan as follows: Policy CC-2.16: Require the following sustainable design standards as appropriate for projects located within the growth boundaries of the unincorporated communities: <u>HH. Provide multiple connections for all modes through the community and with existing and planned development so that individual development projects are integrated with the surrounding communities.</u></p>	LTS
		<p><u>LU-1b</u>: Amend Policy CC-3.5 of the Draft General Plan as follows: Policy CC-3.5: In addition to Table LU-10, achieve the following within the Dunnigan Specific Plan growth boundary: H. Develop an internal road system that directs local trips to local roadways, rather than the freeways, to the greatest practical extent. <u>Plan for multi-modal access between the communities separated by I-5.</u></p>	
		<p><u>LU-1c</u>: Amend Policy CC-3.13 of the Draft General Plan as follows: Policy CC-3.13: <u>Amend Policy CC-3.13 and the Draft General Plan Land Use Map for Esparto to change the designation on the new mixed-use residential area (79 acres) south of State Route 16 to Industrial use to avoid dividing the existing community and allow for an increase in the number of jobs in that community. Reconsider and rebalance the land use designations in Esparto in an effort to attain a jobs/housing ratio of 1.2 during preparation of the new or updated Area/Community Plan or Specific Plan for Esparto as required under Policy CC-3.1</u></p>	

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
LU-1 <i>Continued</i>		<p>The following development capacities shall guide development of new Esparto mixed-use residential area (79 acres) southeast of town, south of State Route 16 and east of County Road 86A:</p> <ul style="list-style-type: none"> ○ 10 acres CG (assumes 781 existing industrial jobs are replaced with 160 new commercial jobs) ○ 2 acres CL (assumes 46 existing commercial jobs) ○ 36 acres of residential uses in various densities allowing for approximately 590 new units: <ul style="list-style-type: none"> 31 acres RM (range of 310 to 619 units [typical 465]) 5 acres RH (100 to 200 or more units [typical 125]; no new jobs assumed) <p>Potential range 310 to 819 or more units [typical 590]</p> <ul style="list-style-type: none"> ○ 31 acres OS (300-foot agricultural buffer on east and south) 	

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<p><u>LU-2</u>: Build-out of the Draft General Plan could create substantial incompatibilities between land uses.</p>	<p>S</p>	<p><u>LU-2a</u>: Amend Policy CC-3.1 of the Draft General Plan as follows: Policy CC-3.1: Require that a Specific Plan be prepared for the entire area within the growth boundary for the communities of Dunnigan, Knights Landing and Madison, to replace each of the existing Area General Plans, as shown in Figure LU-4. The growth allowed in Elkhorn shall also require a Specific Plan. See Table LU-X for a summary of allowed growth within the four Specific Plan areas. Update the Area General Plans for Capay Valley, Clarksburg, Esparto and Monument Hills in the form of new or updated Area Community Plans or Specific Plans. Prepare an area community plan for Yolo/Zamora. <u>Prepare a Specific Plan or Master Plan for the Covell/Pole Line Road property. During the planning process, require that target land uses and development capacities identified for the Specific Plan areas be modified to ensure that the community park threshold of 5 acres/1,000 population is met.</u></p>	<p>SU</p>

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
LU-2 <i>Continued</i>		<p>LU-2b: Amend Policy CC-4.11 of the Draft General Plan as follows:</p> <p>Policy CC-4.11: <u>Require Site specific information shall be required for appropriate to each application, subject to site conditions and available technical information as determined by the County lead department, in order to enable informed decision-making and ensure consistency with the General Plan. Technical information and surveys requested shall include, including but not be limited to the following: air quality and/or greenhouse gas emissions calculations, agricultural resource assessment/agricultural and evaluation and site assessment (LESA), biological resources assessment, cultural resources assessment, fiscal impact analysis, flood risk analysis, hydrology and water quality analysis, geotechnical/soils study, land use compatibility analysis, noise analysis, Phase One environmental site assessment, sewer capacity and service analysis, storm drainage capacity and service analysis, title report, traffic and circulation study, visual simulation and lighting study, and water supply assessment.</u></p> <p><u>Each technical study must cover the entire acreage upon which development is being proposed including any off-site improvements (e.g. wells; pumps; force mains; new roads; dirt borrow sites; etc.) that may be necessary. Technical studies must meet CEQA standards and the standards in the applicable industry. As necessary, the technical studies shall include recommendations that are to be implemented as part of the project.</u></p>	

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
LU-2 <i>Continued</i>		<p><u>LU-2c:</u> Amend Action CC-A34 of the Draft General Plan as follows: Action CC-A34: The discretionary review of development proposals shall evaluate and address impacts on the rural landscapes and views. (Policies CC-1.1 through CC-1.19)</p> <p><u>This review shall also evaluate the potential for land use incompatibilities and require incorporation of design features to reduce potential impacts, to the greatest extent feasible.</u> Responsibility: Planning and Public Works Department Timeframe: 2009/2010</p>	
<u>LU-3:</u> Build-out of the Draft General Plan would substantially alter the type and intensity of land uses within the community areas of the unincorporated County.	S	<u>LU-3:</u> Implement Mitigation Measure LU-2b to revise Policy CC-4.11.	SU
<u>LU-4:</u> Land uses and development consistent with the Draft General Plan would fail to achieve a jobs/housing balance and match in some community areas and could potentially exacerbate an existing jobs/housing imbalance in some community areas.	S	<p><u>LU-4a:</u> Amend Policy CC-2.10 of the Draft General Plan as follows: Policy CC-2.10: Strive to achieve a minimum jobs/housing balance of 1.2 jobs for every dwelling unit on average within each unincorporated community, <u>to the greatest extent feasible.</u></p> <p><u>LU-4b:</u> Amend Policy CC-2.11 of the Draft General Plan as follows: Policy CC-2.11: Strive to achieve a match between the prices of dwelling units and the salaries of the jobs provided within each unincorporated community, <u>to the greatest extent feasible.</u></p>	SU

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
LU-4 <i>Continued</i>		<p><u>LU-4c:</u> Amend Policy CC-3.3 of the Draft General Plan as follows: Policy CC-3.3: Ensure that jobs are created concurrent with housing to the greatest extent feasible. Include requirements to ensure a reasonable ongoing balance between housing and jobs and/or other mechanisms to constrain housing to stay balanced with job creation through build-out of the area. Each phase of housing shall be required to be accompanied by balanced job-generating development. Strive to match overall wages to home prices.</p> <p><u>For areas within Specific Plans, including Dunnigan, Knights Landing, and Madison, the amount of land designated for residential and job generating uses shall be evaluated during the Specific Plan process, and land uses shall be "re-balanced" if necessary in order to achieve a jobs/housing balance of 1.2. A jobs/housing balance monitoring program shall be established as part of each Specific Plan for its planning area. The jobs/housing balance for each specific plan area shall be monitored every five years. To the greatest feasible extent, if one land use sector is out of balance with another, the over-built land use type shall be stayed until the under-built land use type is rebalanced.</u></p>	

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
LU-4 <i>Continued</i>		<p><u>LU-4d:</u> Amend Policy CC-3.11 of the Draft General Plan as follows: Policy CC-3.11: Achieve the following within the Elkhorn Specific Plan growth boundaries: <u>D. Transit to move workers and customers and visitors to and from the site shall be evaluated and planned for during the Specific Plan process.</u> <u>E. Modify and amend the Elkhorn Specific Plan to accommodate high density residential development to provide workforce housing. The inclusion of residential development is intended to achieve a jobs/housing balance and reduce the vehicle miles travelled (VMT) of the Elkhorn Specific Plan area.</u> <u>F. The need for freeway ramp improvements on Interstate 5 at County Road 22 shall be identified as part of the Elkhorn Specific Plan consistent with the policy thresholds of the Draft General Plan.</u></p> <p><u>LU-4e:</u> Amend Policy ED-3.3 of the Draft General Plan as follows: Policy ED-3.3: Create jobs in tandem with housing, <u>to the greatest extent feasible.</u> Strive for a minimum ratio of 1.2 permanent jobs per home and seek to match local wages with community housing prices.</p> <p><u>LU-4f:</u> Amend Policy ED-5.6 of the Draft General Plan as follows: Policy ED-5.6: Encourage employers to hire locally and to help employees find homes in the community where they work. Ensure that new jobs are created in proportion to new housing, <u>to the greatest extent feasible.</u> Seek to maintain a minimum ratio of 1.2 jobs for each household within a community.</p>	

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<p>LU-4 <i>Continued</i></p>		<p><u>LU-4g</u>: The Draft General Plan shall be amended to include the following new policy in the Land Use and Community Character Element. Policy CC-#: Coordinate with and encourage the Rumsey Band of Wintun Indians to prepare, adopt, and implement a long-range tribal general plan for tribal trust land and meet or exceed a vehicle miles travelled (VMT) threshold of 44 miles generated per household per weekday.</p> <p><u>LU-4h</u>: The Draft General Plan shall be amended to include the following new policy in the Land Use and Community Character Element. Policy CC-#: Coordinate with and encourage the federal government for D-Q University and the University of California Regents for UC Davis to provide for a mix of uses on their land that would achieve a jobs/housing balance and meet or exceed a vehicle miles travelled (VMT) threshold of 44 miles generated per household per weekday.</p> <p><u>LU-4j</u>: Implement MM LU-1. As described above, a jobs/housing balance or match is infeasible for several community areas due to physical, environmental and market constraints. While implementation of the policies and actions included in the Draft General Plan and amended above would reduce the severity of this impact, no additional feasible mitigation measures are available to attain a jobs/housing balance and match for all community areas or for the unincorporated County as a whole. Therefore, this impact would remain significant and unavoidable.</p>	
<p><u>LU-5</u>: Build-out of the Draft General Plan would result in conflicts with the plans and policies of other agencies.</p>	<p>S</p>	<p><u>LU-5</u>: Implement Mitigation Measure LU-4g to encourage the Rumsey Band of Wintun Indians to prepare and adopt a long range general plan for their tribal lands.</p>	<p>LTS</p>

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
B. AGRICULTURAL RESOURCES			
<p><u>AG-1:</u> Build-out of the Draft General Plan and the associated development would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses.</p>	S	<p><u>AG-1:</u> None available. Permanent conversion of agricultural land to non-agricultural uses will occur with build-out of the Draft General Plan, and while implementation of the policies and actions included in the Draft General Plan would reduce the severity of this impact, no additional feasible mitigation measures are available, and this impact would remain significant and unavoidable.</p>	SU
<p><u>AG-2:</u> Build-out of the Draft General Plan and the associated development would conflict with or result in the cancellation of a Williamson Act contract.</p>	S	<p><u>AG-2:</u> The Draft General Plan shall be amended to include the following new policy in the Agricultural and Economic Development Element. Policy AG-#: Where planned growth would occur on lands under Williamson Act contract, ensure that development is phased to avoid the need for contract cancellation, where feasible. Because some Williamson Act contracts may still be cancelled with build-out of the Draft General Plan, for example those in the Madison Specific Plan area, and while implementation of the policies and actions included in the Draft General Plan would reduce the severity of this impact, no additional feasible mitigation measures are available, and this impact would remain significant and unavoidable.</p>	SU
<p><u>AG-3:</u> Build-out of the Draft General Plan and the associated development would result in permanent conversion of agricultural soils to non-agricultural use.</p>	S	<p><u>AG-3:</u> None available. Permanent conversion of agricultural soils to non-agricultural uses will occur with build-out of the Draft General Plan, and while implementation of the policies and actions included in the Draft General Plan would reduce the severity of this impact, no additional feasible mitigation measures are available, and this impact would remain significant and unavoidable.</p>	SU

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<p><u>AG-4:</u> Implementation of Draft General Plan policies could result in less effective buffer protection for agricultural operations.</p>	<p>S</p>	<p><u>AG-4:</u> Amend Policy AG-1.8 of the Draft General Plan as follows: Policy AG-1.8: The intent of this policy ... the decision-making body. <u>Except as noted below where no buffer is required, in no case shall the buffer be reduced to less than 100 feet.</u> The buffer area shall generally be designated Open Space (OS), but may also be designated Public and Quasi-Public (PQ) or Parks and Recreation (PR) based on applicable circumstances. Agricultural buffers are not required for planned urban growth elsewhere within a growth boundary because the agricultural-urban interface will be temporary until full build-out occurs.</p>	<p>LTS</p>
<p>C. TRANSPORTATION AND CIRCULATION</p>			
<p><u>CI-1:</u> Build-out of the Draft General Plan could result in increased vehicle miles of travel.</p>	<p>S</p>	<p><u>CI-1a:</u> The Draft General Plan shall be amended to include the following new policy in the Circulation Element. Policy CI-# The Dunnigan Specific Plan shall incorporate a maximum of 44 vehicle miles of travel (VMT) generated per household per weekday through implementation of all feasible actions including but not limited to specifications contained in Policies CC-3.3 through CC-3.6. As part of the specific plan implementation, the VMT performance shall be monitored at each phase. If VMT performance exceeds the threshold in this policy, then additional actions shall be implemented and may include, but are not limited to, the following types of actions:</p>	<p>SU</p>

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<p>CI-1 <i>Continued</i></p>		<ul style="list-style-type: none"> • Promote ride sharing programs by, for example, designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading and waiting areas for ride sharing vehicles, and providing a Web site or message board for coordinating rides. • Provide the necessary facilities and infrastructure to encourage the use of low or zero-emission vehicles (e.g., electric vehicle charging facilities and conveniently located alternative fueling stations). • Increase the cost of driving and parking private vehicles by, for example, imposing parking fees. • Build or fund a transportation center where various public transportation modes intersect. • Provide shuttle service to public transit. • Provide public transit incentives such as free or low-cost monthly transit passes. • Incorporate bicycle lanes and routes into street systems, new subdivisions, and large developments. • Incorporate bicycle-friendly intersections into street design. 	

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
CI-1 <i>Continued</i>		<ul style="list-style-type: none"> • For commercial projects, provide adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. For large employers, provide facilities that encourage bicycle commuting, including, for example, locked bicycle storage or covered or indoor bicycle parking. • Create bicycle lanes and walking paths directed to the location of schools, parks and other destination points. • Work with the school district to create and expand school bus services. • Institute a telecommute work program. Provide information, training, and incentives to encourage participation. Provide incentives for equipment purchases to allow high-quality teleconferences. • Provide education and information about public transportation. • Consider unique transportation incentives such as free bikes, re-charging stations for electric vehicles, alternative fuel filling stations, plug-in hybrid car-sharing, and carpool concierge services. 	
CI-1 <i>Continued</i>		<p>Achievement of the VMT threshold shall be measured based on the build-out of the plan area phases using a travel demand forecasting model that is sensitive to built environment variables including but not limited to the 4Ds (density, diversity, design, and destination).</p> <p>CI-1b: The Draft General Plan shall be amended to include the following new policy in the Circulation Element.</p> <p>Policy CI-#: Other Specific Plan areas allowed under the Draft General Plan shall strive to achieve the VMT threshold of 44 miles generated per household per weekday to the extent feasible, using the same methods described above.</p>	

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
		<p>CI-1c: Implement Mitigation Measure LU-4c that amends Policy CC-3.3 in regards to achieving a jobs/housing balance in the Specific Plan areas.</p> <p>CI-1d: Implement Mitigation Measure LU-4d that amends Policy CC-3.11 for the Elkhorn Specific Plan area.</p> <p>CI-1e: The Draft General Plan shall be amended to include the following new policy in the Circulation Element.</p> <p>Policy CI-#: Require Specific Plan areas to establish mode split goals for walking, bicycling, and transit trips in development of the required transit plan (per Action CI-A6) for each area. Bi-annual household surveys should be conducted to ensure identified model split goals are being achieved as the Specific Plan areas build out.</p> <p>While implementation of the policies and actions included in the Draft General Plan and the identified mitigation measures above would reduce VMT generated by new development, the Draft General Plan would still result in an increase in VMT. This impact would remain significant and unavoidable.</p>	

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<p>CI-2: Build-out of the Draft General Plan would add vehicle trips to roadways that would operate below the 1983 Yolo County General Plan level of service (LOS) under cumulative conditions.</p>	<p>S</p>	<p>Policy CI-3.1: Maintain Level of Service (LOS) C or better for roadways and intersections in the unincorporated County. In no case shall land use be approved that would either result in worse than LOS C conditions, or require additional improvements to maintain the required level of service, except as specified below. The intent of this policy is to consider level of service as a limit on the capacity of the County's roadways.</p> <ul style="list-style-type: none"> • <u>Interstate 5 (County Road 6 to Interstate 505)</u> – LOS D is acceptable, assuming that one additional auxiliary lane is constructed in each direction through this segment. The County will secure a fair share towards these improvements from planned development. • Interstate 5 (Interstate 505 to Woodland City Limit) – LOS D is acceptable. • <u>Interstate 5 (Woodland City Limit to Sacramento County Line)</u> – LOS F is acceptable. The County will secure a fair share towards intersection improvements from planned development at the Elkhorn site. • Interstate 80 (Davis City Limit to West Sacramento City Limit) – LOS F is acceptable. • State Route 16 (County Road 78 to County Road 85B) – LOS D is acceptable. • State Route 16 (County Road 85B to County Road 21A) – LOS E is acceptable. 	<p>SU</p>

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
CI-2 <i>Continued</i>		<ul style="list-style-type: none"> • <u>State Route 16 (County Road 21A to Interstate 505)</u> – LOS D is acceptable, assuming that this segment is widened to four lanes with intersection improvements appropriate for an arterial roadway. The County will secure a fair share towards these improvements from planned development. Caltrans and the Rumsey Band of Wintun Indians shall be encouraged to establish a funding mechanism to pay the remainder. • <u>State Route 16 (Interstate 505 to County Road 98)</u> – LOS D is acceptable, assuming that passing lanes and appropriate intersection improvements are constructed. The County will secure a fair share towards these improvements from planned development. Caltrans and the Rumsey Band of Wintun Indians shall be encouraged to establish a funding mechanism to pay the remainder. • State Route 113 (Sutter County Line to County Road 102) – LOS F is acceptable. • State Route 113 (County Road 102 to Woodland City Limits) – LOS D is acceptable. • State Route 113 (Solano County Line to Davis City Limits) – LOS D is acceptable. • State Route 128 (Interstate 505 to Napa County Line) – LOS D is acceptable. • Old River Road (Interstate 5 to West Sacramento City limits) – LOS D is acceptable. • South River Road (West Sacramento City Limit to the Freeport Bridge) – LOS D is acceptable. 	

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<p>CI-2 <i>Continued</i></p>		<ul style="list-style-type: none"> • <u>County Road 6 (County Road 99W to the Tehama Colusa Canal)</u> – LOS D is acceptable, assuming this segment is widened to four lanes. The County will secure a fair share towards these improvements from planned development. • County Road 24 (County Road 95 to County Road 98) – LOS D is acceptable. • County Road 27 (County Road 98 to State Route 113) – LOS D is acceptable. • County Road 31 (County Road 95 to County Road 98) – LOS D is acceptable. • County Road 32A (County Road 105 to Interstate 80) – LOS D is acceptable. • County Road 98 (County Road 29 to County Road 27) – LOS D is acceptable. • <u>County Road 99W (County Road 2 to County Road 8)</u> – LOS D is acceptable, assuming that this segment is widened to four lanes. The County will secure a fair share towards these improvements from planned development. • <u>County Road 102 (County Road 13 to County Road 17)</u> – LOS D is acceptable, assuming that passing lanes and appropriate intersection improvements are constructed. The County will secure a fair share towards these improvements from <u>all feasible sources planned development.</u> • <u>County Road 102 (County Road 17 to the Woodland City Limit)</u> - LOS E is acceptable, assuming that passing lanes and appropriate intersection improvements are constructed. The County will secure a fair share towards these improvements from <u>all feasible sources planned development.</u> 	

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
CI-2 <i>Continued</i>		<ul style="list-style-type: none"> • <u>County Road 102 (County Road 17 to the Woodland City Limit)</u> - LOS E is acceptable, assuming that passing lanes and appropriate intersection improvements are constructed. The County will secure a fair share towards these improvements from <u>all feasible sources</u> planned development. • <u>County Road 102 (Woodland City Limit to Davis City Limit)</u> – LOS D is acceptable. Additional exceptions to this policy may be allowed by the Board of Supervisors on a case-by-case basis, where reducing the level of service would result in a clear public benefit. Such circumstances may include, but are not limited to, the following: <ul style="list-style-type: none"> • Preserving agriculture or open space land; • Enhancing the agricultural economy; • Preserving scenic roadways/highways; • Preserving the rural character of the County; • Avoiding adverse impacts to alternative transportation modes; • Avoiding growth inducement; • Preserving downtown community environments; <u>or</u> • <u>Right-of-way constraints determined by the Board of Supervisors to make the improvement infeasible.</u> <p>No additional mitigation measures are feasible to reduce the impact to the 1983 General Plan LOS policy to a less-than-significant level. Therefore this impact would remain significant and unavoidable in the context of the 1983 threshold.</p>	

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<p><u>CI-3:</u> Build-out of the Draft General Plan would rely upon future roadway capacity expansion projects for which full funding is not ensured.</p>	<p>S</p>	<p><u>CI-3a:</u> The Draft General Plan shall be amended to include the following new action in the Circulation Element. Action CI-A#: Establish a regional funding mechanism to fund the planned roadway capacity expansion projects identified in the Circulation Element.</p> <p><u>CI-3b:</u> The Draft General Plan shall be amended to include the following new action in the Circulation Element. Action CI-A#: Amend the existing County Facilities Services Assessment (FSA) Fee to include planned roadway projects identified in the Circulation Element.</p> <p>While implementation of the policies and actions included in the Draft General Plan and implementation of the above mitigation measure would ensure full funding for the planned roadway capacity expansion projects, there is no guarantee that other jurisdictions will participate in the program. Therefore, there is no assurance that full funding for the planned roadway improvements can be collected. For these reasons, this impact would be significant and unavoidable.</p>	<p>SU</p>
<p><u>CI-4:</u> Build-out of the Draft General Plan would contribute vehicle trips to roadways projected to operate worse than the LOS thresholds identified in the Congestion Management Program (CMP) under cumulative conditions.</p>	<p>S</p>	<p><u>CI-4:</u> The Draft General Plan shall be amended to include one of the following new actions in the Circulation Element. Action CI-A#: Coordinate with YCTD on the update to the Yolo County CMP to ensure consistency with the LOS policies established in the Yolo County Circulation Element.</p>	<p>SU</p>

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
CI-4 <i>Continued</i>		<p>OR</p> <p>Action CI-A#: Monitor roadways identified in the Yolo County CMP and prepare a deficiency plan as outlined in the CMP when the CMP LOS thresholds are exceeded. The deficiency plan shall focus on modifications to the transportation system that reduce vehicle travel by accommodating more travel by walking, bicycling, and transit modes consistent with the Draft General Plan.</p> <p>OR</p> <p>Action CI-A#: Coordinate with the cities to opt out of the CMP pursuant to Section 65088.3 of the Government Code.</p> <p>While implementation of one of the actions identified in the above mitigation measure would ensure consistency between the Draft General Plan and Yolo County CMP, there is no guarantee that the LOS policies in the CMP will be updated or a deficiency plan would reduce the potential roadway impacts. Therefore, this impact would remain significant and unavoidable.</p>	
CI-5: Build-out of the Draft General Plan would contribute vehicle trips to roadways projected to operate worse than the LOS thresholds of the incorporated Cities of Davis, West Sacramento, Winters, and Woodland under cumulative conditions.	S	<p>CI-5: None available.</p> <p>While implementation of the policies and actions included in the Draft General Plan would ensure fair-share funding toward roadway impacts in the cities, there is no guarantee that the cities will agree to new funding mechanisms or construct roadway capacity expansion projects to reduce the identified impacts. Therefore, this impact would remain significant and unavoidable.</p>	SU
CI-6: Build-out of the Draft General Plan would contribute vehicle trips on state highways that would operate worse than the Caltrans LOS threshold under cumulative conditions.	S	<p>CI-6a: Implement Mitigation Measure LU-1b that amends Policy CC-3.5 of the Draft General Plan in regards to the need to identify interchange improvements on Interstate 5.</p>	SU

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
CI-6 <i>Continued</i>		<p>CI-6b: Amend Policy CC-3.9 of the Draft General Plan as follows: Policy CC-3.9: In addition to Table LU-10, achieve the following within the Madison Specific Plan growth boundary: G. <u>The need for intersection and roadway improvements on State Route 16 between Madison and I-505 shall be identified as part of the Madison Specific Plan consistent with the policy thresholds of the Draft General Plan.</u></p> <p>CI-6c: Implement Mitigation Measure LU-4d that amends Policy CC-3.11 of the Draft General Plan in regards to the need to identify freeway ramp improvements on Interstate 5. Even with these mitigations and the policies and actions included in the Draft General Plan this impact would be significant and unavoidable.</p>	
CI-7: Build-out of the Draft General Plan could result in increased travel on roadways that do not meet current design standards.	S	<p>CI-7: None available. While implementation of the policies and actions included in the Draft General Plan would reduce the severity of this impact, no additional feasible mitigation measures are available. Therefore, this impact would remain significant and unavoidable.</p>	SU
CI-8: Build-out of the Draft General Plan could result in increased travel on state facilities that do not meet current design standards.	S	<p>CI-8: None available. While implementation of the policies and actions included in the Draft General Plan would reduce the severity of this impact, no additional feasible mitigation measures are available. Therefore, this impact would remain significant and unavoidable.</p>	SU
CI-9: Build-out of the Draft General Plan would result in an adverse physical environmental impact associated with an increase in traffic on roadways in comparison to the policies of the 1983 General Plan.	S	<p>CI-9: None available. While implementation of the policies and actions included in the Draft General Plan would reduce the severity of this impact, no additional feasible mitigation measures are available. Therefore, this impact would remain significant and unavoidable.</p>	SU

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
D. AIR QUALITY			
<p><u>AIR-1:</u> Build-out of the Draft General Plan could result in construction-related emissions that exceed the YSAQMD thresholds of significance for criteria pollutants.</p>	<p>S</p>	<p><u>AIR-1:</u> Amend the Draft General Plan Policy CO-6.6 as follows: Policy CO-6.6: Encourage implementation of YSAQMD Best Management Practices <u>including those listed below</u> to reduce emissions and control dust during construction activities.</p> <ul style="list-style-type: none"> • <u>Water all active construction areas at least twice daily.</u> • <u>Haul trucks shall maintain at least two feet of freeboard.</u> • <u>Cover all trucks hauling soil, sand, and other loose materials.</u> • <u>Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut-and-fill operations and hydroseed area.</u> • <u>Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).</u> • <u>Plant tree windbreaks on the windward perimeter of construction projects if adjacent to open land.</u> • <u>Plant vegetative ground cover in disturbed areas as soon as possible.</u> • <u>Cover inactive storage piles.</u> • <u>Sweep streets if visible soil material is carried out from the construction site.</u> • <u>Treat accesses to a distance of 100 feet from the paved road with a 6 to 12 inch layer of wood chips or mulch.</u> • <u>Treat accesses to a distance of 100 feet from the paved road with a 6-inch layer of gravel.</u> 	<p>SU</p>

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
AIR-1 <i>Continued</i>		According to the YSAQMD, the effectiveness of the construction dust mitigation measures range from 50 to 90 percent. Equipment exhaust mitigation is also not 100 percent effective, therefore even with implementation of Mitigation Measure AIR-1, implementation of the Draft General Plan may still result in construction emissions that exceed the significance criteria established by the YSAQMD, and therefore this impact is considered to be significant and unavoidable.	
AIR-2: Build-out of the Draft General Plan could result in long-term operational emissions that would exceed YSAQMD thresholds of significance and substantially contribute to air quality violations.	S	AIR-2: Implement Mitigation Measure CI-1a, CI-1b, CI-1c, and CI-1d. While implementation of the policies and actions included in the Draft General Plan and identified mitigation measures would reduce VMT generated by new development and long-term operational emissions, the YSAQMD thresholds of significance would continue to be exceeded at build-out of the Draft General Plan. No additional feasible mitigation measure was identified to reduce this impact to a less-than-significant level. This impact would remain significant and unavoidable.	SU
AIR-3: Build-out of the Draft General Plan could expose sensitive receptors to toxic air contaminants.	S	AIR-3: Amend Action CO-A106 of the Draft General Plan as follows: Action CO-106: Regulate the location and operation of land uses to avoid or mitigate harmful or nuisance levels of air emissions to the following sensitive receptors: residential uses, hospitals and nursing/convalescent homes, hotels and lodging, schools and day care centers and neighborhood parks. <u>New development shall follow the recommendations for siting new sensitive land uses consistent with the CARB's recommendation as shown in Table IV.D-8. (Policy CO-6.1, Policy CO-6.2)</u>	LTS
AIR-4: Build-out of the Draft General Plan could result in a cumulatively considerable impact on criteria air pollutants.	S	AIR-4: None available. While implementation of the policies and actions and mitigation measures included in the Draft General Plan to reduce VMT would reduce the severity of cumulative impacts on criteria air pollutants, no feasible mitigation measure was identified to reduce this impact to a less-than-significant level. This impact would remain significant and unavoidable.	SU

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<u>AIR-5:</u> Build-out of the Draft General Plan could result in conflicts with air quality planning efforts by other agencies.	S	<u>AIR-5:</u> Implement Mitigation Measure CI-1a and CI-1b. While implementation of the mitigation measure, policies and actions included in the Draft General Plan would reduce the severity of this impact, no additional feasible mitigation measures are available to reduce this impact to a less-than-significant level. This impact would remain significant and unavoidable.	SU
E. NOISE			
<u>NOI-1:</u> Increased traffic from build-out of the proposed Draft General Plan would result in a significant increase in traffic noise levels on roadway segments throughout the County.	S	<u>NOI-1:</u> None available. While implementation of the policies and actions included in the Draft General Plan would reduce the severity of this impact, no feasible mitigation measure was identified to reduce this impact to a less-than-significant level. This impact would remain significant and unavoidable.	SU
<u>NOI-2:</u> Build-out of the proposed Draft General Plan would result in traffic noise levels in excess of the County's normally acceptable standard of 60 dBA L _{dn} for new noise sensitive land use development.		<u>NOI-2:</u> The Draft General Plan shall be amended to include the following new policy in the Health and Safety Element. Policy HS-#: All proposed new development of noise sensitive land uses in areas that would experience traffic noise levels in excess of 60 dBA L _{dn} shall submit an acoustical analysis prior to issuance of building permits demonstrating how all reasonable and feasible noise insulation features have been incorporated into the project design that would reduce traffic noise impacts to meet the County's interior noise level standard for such land uses.	LTS
<u>NOI-3:</u> Build-out of the proposed Draft General Plan would result in a substantial or periodic increase in ambient noise levels.	S	<u>NOI-3:</u> None available. While implementation of the policies and actions included in the Draft General Plan would reduce the severity of this impact, no feasible mitigation measure was identified to reduce this impact to a less-than-significant level. This impact would remain significant and unavoidable.	SU

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<p><u>NOI-4:</u> Build-out of the proposed Draft General Plan would result in excessive groundborne vibration levels from construction activities.</p>	S	<p><u>NOI-4:</u> Amend Action HS-A61 of the Draft General Plan as follows:</p> <p>Action HS-A61: Adopt a comprehensive Noise Ordinance that includes the following components:</p> <ul style="list-style-type: none"> Standards to implement “quiet” pile driving technology (such as pre-drilling of piles, the use of auger cast piles, or similar technology) where feasible in consideration of geotechnical and structural requirements and conditions. 	LTS
F. GLOBAL CLIMATE CHANGE			
<p><u>GCC-1:</u> Build-out of the Draft General Plan would result in greenhouse gas emissions that would have a significant physical adverse impact and cumulatively contribute to global climate change.</p>	S	<p><u>GCC-1a:</u> Implement Mitigation Measures LU-4c and CI-1a and CI-1b.</p> <p>While implementation of the policies and actions included in the Draft General Plan would reduce the severity of the impact on global climate change, no additional mitigation measures are available to reduce this impact to a less-than-significant level. This impact is considered significant and unavoidable.</p>	SU
<p><u>GCC-2:</u> While uncertainty exists in the degree to which the effects of climate change will occur, it is likely that significant adverse physical impacts from the effects of global climate change will occur on existing and future planned land uses in the County by 2030.</p>	S	<p><u>GCC-2:</u> None Available.</p> <p>While implementation of the policies and actions included in the Draft General Plan would reduce the severity of the impacts on the County related to global climate change, no additional feasible mitigation measures are available to reduce this impact to a less-than-significant level. This impact is considered significant and unavoidable.</p>	SU
G. PUBLIC SERVICES			
<p><u>PUB-1:</u> Growth associated with build-out of the Draft General Plan would generate a demand for fire protection and emergency services that may exceed the ability of the fire districts and departments to meet established service thresholds.</p>	S	<p><u>PUB-1:</u> The Draft General Plan shall be amended to include the following new policy in the Public Services and Facilities Element:</p> <p>Policy PF-#: The County shall require, and applicants must provide, a will-serve letter from the appropriate fire district/department confirming the ability to provide fire protection services to the project and any required terms of service.</p>	LTS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<p><u>PUB-2</u>: Growth occurring under the Draft General Plan would generate a demand for school services beyond the existing public school capacity and may result in the need for additional facilities to the degree that acceptable services ratios may not be met concurrent with new growth.</p>	S	<p><u>PUB-2a</u>: The Draft General Plan shall be amended to include the following policy to the Public Facilities and Services Element of the Draft General Plan: Policy PF-#: Require coordination with school districts during the preparation of specific plans to ensure to the greatest feasible extent that specific sites for new school facilities are identified and located within the residential neighborhoods they will serve.</p> <p><u>PUB-2b</u>: The Draft General Plan shall be amended to include the following policy to the Public Facilities and Services Element of the Draft General Plan: Policy PF-#: Require that the associated environmental review for all specific plans include and incorporate the planning, design and siting of new school and education facilities to the greatest feasible extent with the intent that subsequent school construction consistent with the specific plans, can proceed without additional subsequent environmental review and clearance.</p> <p><u>PUB-2c</u>: The Draft General Plan shall be amended to include the following policy to the Public Facilities and Services Element of the Draft General Plan: Policy PF-#: Encourage the use of development agreements to pay for infrastructure and fees for school sites with the intent of helping to defray costs of school construction.</p>	LTS
<p><u>PUB-3</u>: Growth occurring under the Draft General Plan would generate a demand for community parks and resource parks to the degree that service thresholds may not be met concurrent with new growth.</p>	S	<p><u>PUB-3a</u>: Implement Mitigation Measure LU-2a that amends Policy CC-3.1 to address the provision of community parks in the specific plan areas.</p> <p><u>PUB-3b</u>: The Draft General Plan shall be amended to include the following new policy in the Land Use and Community Character Element. Policy CC-3#: Ensure that the provision of community parks is phased concurrently with residential growth in the Specific Plan and Community Plan areas to meet and maintain the service threshold of 5 acres/1,000 population.</p>	LTS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
		<p>PUB-3c: Amend Action PF-A20 of The Draft General Plan as follows:</p> <p>Action PF-A20: Establish new or expand existing special districts, especially in those areas which have <u>a deficit in community parks</u>, to provide <u>funding opportunities</u> and operation and maintenance costs for community parks. Also consider transferring existing Esparto and Dunnigan community parks into special districts.</p>	
H. UTILITIES AND ENERGY			
<p><u>UTIL-1</u>: Build-out of the Draft General Plan may result in a demand for water in excess of available groundwater supply.</p>	S	<p><u>UTIL-1a</u>: The Draft General Plan shall be amended to include the following new policy in the Land Use and Community Character Element.</p> <p>Policy CC-#: As part of the Dunnigan Specific Plan process, establish and implement construction criteria, infrastructure standards, landscaping requirements, etc. to limit water use under normal conditions to a specified daily maximum. Use that threshold for purposes of sizing the community water system.</p>	SU
<p><i>UTIL-1 Continued</i></p>		<p><u>UTL-1b</u>: Implement Mitigation Measure LU-2b that modifies Policy CC-4.11 and requires site-specific technical information (including a water supply assessment) be provided, subject to site conditions and as determined by the County lead department, to enable informed decision-making by the County regarding site specific issues for individual projects.</p> <p>Even with implementation of Draft General Plan policies and this mitigation measure, groundwater overdraft could still occur because the new groundwater resources management program would not have the regulatory authority to limit groundwater withdrawal from private water supply wells. This impact is significant and unavoidable.</p>	

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<p><u>UTIL-2:</u> Build-out of the Draft General Plan could result in increased overdraft of County aquifers and a net increase in ground surface subsidence.</p>	<p>S</p>	<p><u>UTIL-2a:</u> The Draft General Plan shall be amended to include the following new policy in the Land Use and Community Character Element. Policy CC #: Create guidelines for local water providers to enact programs that promote investigations of new sustainable sources such as recycled water and graywater that match water quantity and quality to the beneficial uses and the securing of additional water rights for the water purveyors.</p> <p><u>UTIL-2b:</u> The Draft General Plan shall be amended to include the following new policy in the Land Use and Community Character Element. Policy CC #: Encourage the Madison and Esparto CSDs to explore the availability of Cache Creek water via the Flood Control District. Encourage the Knights Landing CSD to explore the availability of Sacramento River water.</p>	<p>SU</p>
<p><i>UTIL-2 Continued</i></p>		<p><u>UTIL-2c:</u> The Draft General Plan shall be amended to include the following new policy in the Land Use and Community Character Element. Policy CC #: In water districts where there is insufficient water to serve new development, the County shall require new development to offset demand so that there is no net increase in demand through one or more of the following measures, as appropriate: use of reclaimed water; water catchments and reuse on site; water retention serving multiple sites; retrofits of existing uses in the district to offset increased demand; and other such means. These measures should be achieved in partnership with the applicable water district.</p>	

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
		<p><u>UTIL-2d</u>: Implement Mitigation Measure LU-1b that amends Policy CC-3.5 regarding the Dunnigan Specific Plan process. However, even with implementation of these mitigation measures, increased groundwater overdraft could still occur because the new groundwater resources management program would not have the regulatory authority to limit groundwater withdrawal from private water supply wells. This impact is significant and unavoidable.</p>	
<p><u>UTIL-3</u>: Build-out of the Draft General Plan would generate wastewater flows that would exceed the capacities of existing wastewater treatment systems.</p>	S	<p><u>UTIL-3</u>: Implement Mitigation Measure LU-2b that modifies Policy CC-4.11 and requires site specific technical information (including a sewer capacity and service analysis) be provided, subject to site conditions and as determined by the County lead department, to enable informed decision-making by the County regarding site specific issues for individual projects.</p>	LTS
I. CULTURAL RESOURCES			
<p><u>CULT-1</u>: Build-out of the Draft General Plan would result in the potential for impacts to architectural resources and archaeological deposits that qualify as historical resources under CEQA.</p>	S	<p><u>CULT-1</u>: None available. While implementation of the policies and actions included in the Draft General Plan would reduce the severity of the impact to cultural resources, no additional feasible mitigation measures are available. Therefore, this impact would remain significant and unavoidable.</p>	SU
<p><u>CULT-2</u>: Build-out of the Draft General Plan would result in the potential for impacts to archaeological deposits that qualify as unique archaeological resources under CEQA.</p>	S	<p><u>CULT-2</u>: None available. While implementation of the policies and actions included in the Draft General Plan would reduce the severity of this impact to unique archaeological resources, no additional feasible mitigation measures are available. Therefore, this impact would remain significant and unavoidable.</p>	SU
J. BIOLOGICAL RESOURCES			
<p><u>BIO-1</u>: Build-out of the Draft General Plan may result in loss or destruction of riparian habitats and the wildlife and plants that depend on those habitats.</p>	S	<p><u>BIO-1a</u>: Implement Mitigation Measure LU-2b that revises Policy CC-4.11 of the Draft General Plan.</p>	SU

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
		<p>BIO-1b: Amend Policy CO-2.22 of the Draft General Plan as follows:</p> <p>Policy CO-2.22: Prohibit development within a minimum of 100 feet from the top of banks for all lakes, perennial ponds, rivers, creeks, sloughs, and perennial streams. The setback will allow for fire and flood protection, a natural riparian corridor (or wetland vegetation), a planned recreational trail where applicable, and vegetated landscape for storm water to pass through before it enters the water body. <u>Recreational trails and other features established in the setback should be unpaved and located along the outside of the riparian corridors whenever possible to minimize intrusions and maintain the integrity of the riparian habitat.</u> Exceptions to this action include irrigation pumps, roads and bridges, levees, docks, <u>public</u> boat ramps, and similar uses. <u>In all cases where intrusions into the riparian buffer are made, only the minimum amount of riparian vegetation necessary to construct the feature shall be removed.</u></p>	
BIO-1 <i>Continued</i>		<p>BIO-1c: The Draft General Plan shall be amended to include the following new policy in the Conservation and Open Space Element.</p> <p>Policy CO-#: Require that all mitigation and monitoring activities be fully funded with a secure funding source prior to implementation of habitat or species mitigation and monitoring plans. Habitat preserved as part of any mitigation and monitoring plan should be preserved in perpetuity through a conservation easement, deed restriction, or other method to ensure that the habitat remains protected.</p>	

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
		<p>BIO-1d: The Draft General Plan shall be amended to include the following new action in the Conservation and Open Space Element.</p> <p>Action CO-A#: Where applicable, in riparian areas, ensure that required state and federal permits/approvals are secured prior to implementation.</p> <p>Implementation of these mitigation measures, in addition to the policies and actions contained in the Draft General Plan, would reduce potential adverse effects on riparian habitats but not to a less than significant level. Therefore, impacts to riparian habitats would remain significant and unavoidable.</p>	
<p>BIO-2: Build-out of the Draft General Plan may result in loss or destruction of wetlands and vernal pools and the wildlife and plants that depend on those habitats.</p>	S	<p>BIO-2: Implement Mitigation Measures BIO-1a, BIO-1b, BIO-1c, and BIO-1d.</p> <p>Implementation of these mitigation measures, in addition to the policies and actions contained in the Draft General Plan, would reduce potential adverse effects to wetlands and vernal pools but not to a less than significant level. Therefore, impacts to wetlands or vernal pool habitats would remain significant and unavoidable.</p>	SU
<p>BIO-3: Build-out of the Draft General Plan may result in loss or destruction of oak woodlands and the wildlife and plants that depend on those habitats.</p>	S	<p>BIO-3a: Amend Policy CO-2.14 of the Draft General Plan as follows:</p> <p>Policy CO-2.14: Ensure no net loss of oak woodlands, alkali sinks, rare soils, vernal pools, or geological substrates that support rare endemic species, <u>with the following exception</u>. The limited loss of blue oak woodland and grasslands may be acceptable, where the fragmentation of large forests exceeding 10 acres is avoided, and <u>where</u> losses are mitigated to the extent <u>feasible</u>.</p> <p>BIO-3b: Implement Mitigation Measures BIO-1a, BIO-1b, BIO-1c, and BIO-1d.</p> <p>Implementation of these mitigation measures, in addition to the policies and actions contained in the Draft General Plan, would reduce potential adverse effects to oak woodlands but not to a less than significant level. Therefore, impacts to oak woodlands would remain significant and unavoidable.</p>	SU

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<p><u>BIO-4</u>: Build-out of the Draft General Plan may result in the disruption of movement corridors and nursery sites on which local wildlife depend.</p>	<p>S</p>	<p><u>BIO-4a</u>: The Draft General Plan shall be amended to include the following new policy in the Conservation and Open Space Element: Policy CO-#: Avoid adverse impacts to wildlife movement corridors and nursery sites (e.g., nest sites, dens, spawning areas, breeding ponds). Preserve the functional value of movement corridors to ensure that essential habitat areas do not become isolated from one another due to the placement of either temporary or permanent barriers within the corridors. Encourage avoidance of nursery sites (e.g., nest sites, dens, spawning areas, breeding ponds) during periods when the sites are actively used and that nursery sites which are used repeatedly over time are preserved to the greatest feasible extent or fully mitigated if they cannot be avoided.</p>	<p>SU</p>
<p><i>BIO-4 Continued</i></p>		<p><u>BIO-4b</u>: The Draft General Plan shall be amended to include the following new action in the Conservation and Open Space Element: Action CO-#: Require new or retrofitted bridges, and new or expanded roads to incorporate design and construction measures to maintain the functional value of wildlife movement corridors.</p> <p><u>BIO-4c</u>: The Draft General Plan shall be amended to include the following new action in the Conservation and Open Space Element: Action CO-#: Preserve grassland habitat within 2,100 feet of California tiger salamander breeding ponds and require that unavoidable impacts be fully mitigated consistent with local, State, and Federal requirements.</p>	

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
		<p><u>BIO-4d</u>: Implement Mitigation Measures BIO-1a, BIO-1b, BIO-1c, and BIO-1d.</p> <p>Implementation of these mitigation measures, in addition to the policies and actions contained in the Draft General Plan, would reduce potential adverse effects to movement corridors and nursery sites but not to a less than significant level. Therefore, impacts to movement corridors and nursery sites would remain significant and unavoidable.</p>	
<p><u>BIO-5</u>: Build-out of the Draft General Plan may result in the loss or destruction of special-status plants and their habitats, and/or to special-status fish and wildlife and their habitats.</p>	S	<p><u>BIO-5a</u>: The Draft General Plan shall be amended to include the following new policy in the Conservation and Open Space Element:</p> <p>Policy CO-#: Require that impacts to species listed under the State or federal Endangered Species Acts, or species identified as special-status by the resource agencies, be avoided to the greatest feasible extent. If avoidance is not possible, fully mitigate impacts consistent with applicable local, State, and Federal requirements.</p>	SU
<p>BIO-5 <i>Continued</i></p>		<p><u>BIO-5b</u>: The Draft General Plan shall be amended to include the following new policy in the Conservation and Open Space Element:</p> <p>Action CO-#: Projects with the potential to impact Swainson's hawk foraging habitat shall follow the Agreement Regarding Mitigation for Impacts to Swainson's Hawk Foraging Habitat in Yolo County entered into by the CDFG and the Yolo County HIP/NCCP Joint Powers Agency.</p>	

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
		<p>BIO-5c: The Draft General Plan shall be amended to include the following new action in the Conservation and Open Space Element:</p> <p>Action CO-#: For all projects that would impact potential California tiger salamander breeding or terrestrial habitat in the Dunnigan Hills area, require an assessment be conducted to determine the potential of development projects (such as roads, structures) to impact California tiger salamander upland or breeding habitat (if such assessment has not already been done as part of an approved HCP/NCCP). Such an assessment will be required for all projects located within 1.3 miles of a known or potential breeding site. Development activities that would result in isolation of the breeding or upland habitat will be required to mitigate for such impacts. Mitigation shall consist of two components: 1) habitat preservation and enhancement of suitable upland habitat, and 2) preservation and construction of new breeding habitat. CTS upland habitat will be mitigated at a ratio of 3:1 (preserved:impacted). Preserved upland habitat must be located within 2,100 feet of an occupied habitat and must have at least one suitable breeding pond.</p>	
BIO-5 <i>Continued</i>		<p>BIO-5d: Implement Mitigation Measures BIO-1a, BIO-1b, BIO-1c, BIO-1d, BIO-4a, BIO-4b, and BIO-4c.</p> <p>Implementation of these mitigation measures, in addition to the policies and actions contained in the Draft General Plan, would reduce potential adverse effects to special-status plant and animal species but not to a less than significant level. Therefore, impacts to special-status plant and animal species would remain significant and unavoidable.</p>	

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<p><u>BIO-6:</u> Build-out of the Draft General Plan would result in a general loss of habitat in natural and agricultural areas.</p>	S	<p><u>BIO-6:</u> None available. Implementation of the policies and actions contained in the Draft General Plan would reduce impacts associated with general loss of habitat, natural and agricultural areas; however not to a less than significant level. Therefore, the reduction of habitat associated with build-out of the Draft General Plan in the County remains significant and unavoidable.</p>	SU
K. HYDROLOGY AND WATER QUALITY			
<p><u>HYD-1:</u> Build-out of the Draft General Plan could result in increased overdraft of County aquifers and a reduction of aquifer recharge resulting in a net reduction aquifer capacity, availability of groundwater resources, and ground surface subsidence.</p>	S	<p><u>HYD-1a:</u> Amend Policy CO-5.3 of the Draft General Plan as follows: Policy CO-5.3: Strive to manage the County's groundwater resources on a sustainable yield basis that can provide water purveyors and individual users with reliable, high quality groundwater to serve existing and planned land uses during prolonged drought periods.</p> <p><u>HYD-1b:</u> The Draft General Plan shall be amended to include the following new policy in the Conservation and Open Space Element. Policy CO-#: Strive to increase artificial recharge of important aquifers with surplus surface water supplies.</p>	LTS
<p><u>HYD-2:</u> Build-out of the Draft General Plan would expose more people and structures flood hazards and may impede or redirect flood flows, resulting in increased flood hazards.</p>	S	<p><u>HYD-2:</u> None available. While implementation of the policies and actions included in the Draft General Plan would reduce the severity of this impact, under build-out of the Draft General Plan new growth would occur within flood zones. Other than avoiding all development within floodplain areas, which the County does not consider to be practical or feasible, there are no additional mitigation measures available to reduce this impact. Therefore, this impact would remain significant and unavoidable.</p>	SU

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<p><u>HYD-3</u>: Build-out of the Draft General Plan would expose more people and structures flood hazards as a result of climate-induced sea level rise.</p>	<p>S</p>	<p><u>HYD-3</u>: None available. While implementation of the policies and actions included in the Draft General Plan would reduce the severity of this impact, under build-out of the Draft General Plan new growth would occur within existing and future flood zones under global climate change conditions. There are no additional mitigation measures available to reduce this impact. Therefore, this impact would remain significant and unavoidable.</p>	<p>SU</p>
<p>L. GEOLOGY, SOILS, SEISMICITY AND MINERAL RESOURCES</p>			
<p><u>GEO-1</u>: Implementation of the Draft General Plan could result in the destruction or modification of a unique geologic feature.</p>	<p>S</p>	<p><u>GEO-1a</u>: The Draft General Plan shall be amended to include the following new policy in the Conservation and Open Space Element. Policy CO-#: The County's unique geologic or physical features, which include geologic or soil "type localities" and formations or outcrops of special interest, shall be preserved and protected.</p> <p><u>GEO-1b</u>: The Draft General Plan shall be amended to include the following new action in the Conservation and Open Space Element. Action CO-A#: The County's unique geologic or physical features, which include geologic or soil "type localities" and formations or outcrops of special interest, shall be researched, inventoried, mapped, and data added to the County GIS database.</p>	<p>LTS</p>

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
M. HAZARDS AND HAZARDOUS MATERIALS			
<p><u>HAZ-1:</u> The public may be exposed to health risks from agricultural chemical residues in soils as a result of redevelopment of former agricultural properties that may occur under the Draft General Plan.</p>	S	<p><u>HAZ-1:</u> Amend Action HS-A47 of the Draft General Plan as follows: Action HS-A47: New development and redevelopment in areas previously used for <u>agricultural</u>, commercial, or industrial uses shall ensure that soils, groundwater, and buildings affected by hazardous material releases from prior land uses, as well as lead paint and/or asbestos potentially present in building materials, will not have the potential to affect the environment or health and safety of future property owners or users, and any affected areas shall be properly abated. A Phase I Environmental Site Assessment (ESA) to American Society for Testing and Materials (ASTM) standards shall be required where <u>appropriate</u> redevelopment may expose sensitive populations to hazardous materials, and a Phase II ESA may be required in certain circumstances based on the recommendations/results of the Phase I. A Phase I ESA will be required for residential and other sensitive development on former industrial, commercial, and agricultural properties, and for commercial development on former industrial properties. <u>Where the Phase I report has identified agricultural cultivation prior to the 1980s, a shallow soil investigation shall be performed at the property in accordance with DTSC guidance for sampling agricultural properties.</u></p>	LTS
<p><u>HAZ-2:</u> New development under the Draft General Plan may impair emergency response during peak traffic periods.</p>	S	<p><u>HAZ-2:</u> None available. While implementation of the policies and actions included in the Draft General Plan would reduce the severity of the impact to emergency responses, no additional feasible mitigation measures are available. Therefore, this impact would remain significant and unavoidable.</p>	SU
<p><u>HAZ-3:</u> The public may be exposed to safety hazards due to new development near private and informal airstrips.</p>	S	<p><u>HAZ-3:</u> Amend Policy HS-5.2 of the Draft General Plan as follows: Policy HS-5.2: Ensure that new development <u>near commercial and public use airports</u> is consistent with setbacks, height, and land use restrictions as determined by the Federal Aviation Administration and the Sacramento Area Council of Governments Airport Land Use Commission. <u>Ensure that development proximate to private airstrips addresses compatibility issues.</u></p>	LTS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
N. VISUAL AND SCENIC RESOURCES			
<p><u>VIS-1</u>: Build-out of the Draft General Plan would result in new growth that degrades the existing visual character and quality of the County.</p>	S	<p><u>VIS-1</u>: None available. While implementation of the policies and actions included in the Draft General Plan would reduce the severity of this impact to unique visual and scenic resources, no additional feasible mitigation measures are available. Therefore, this impact would remain significant and unavoidable.</p>	SU
<p><u>VIS-2</u>: Implementation of the Draft General Plan could result in additional uses that would create new sources of substantial light or glare, which could adversely affect nighttime views outside of identified growth areas.</p>	S	<p><u>VIS-2</u>: Implement Mitigation Measure LU-2b. Implementation of this mitigation measure and the policies in the Draft General Plan will reduce this impact, but the potential impacts that may result are still considered significant and unavoidable.</p>	SU
CUMULATIVE IMPACTS AND MITIGATION MEASURES			
<p><u>GROWTH INDUCING-1</u>: Build-out of the Draft General Plan would result in growth inducing impacts.</p>	S	<p><u>GROWTH INDUCING-1</u>: None available.</p>	SU
<p><u>IRREVERSIBLE CHANGES-1</u>: Build-out of the Draft General Plan would result in significant irreversible changes.</p>	S	<p><u>IRREVERSIBLE CHANGES-1</u>: None available.</p>	SU
<p><u>CUMULATIVE LU-1</u>: Build-out of the Draft General Plan in conjunction with other planned development in the region would contribute cumulatively to land use and housing impacts in the region.</p>	S	<p><u>CUMULATIVE LU-1</u>: None available.</p>	SU
<p><u>CUMULATIVE AG-1</u>: Build-out of the Draft General Plan in conjunction with other planned development in the region would contribute cumulatively to loss of agricultural land.</p>	S	<p><u>CUMULATIVE AG-1</u>: None available.</p>	SU
<p><u>CUMULATIVE CI-1</u>: Build-out of the Draft General Plan in conjunction with other planned development in the region would contribute cumulatively to transportation and circulation impacts in the region.</p>	S	<p><u>CUMULATIVE CI-1</u>: None available.</p>	SU
<p><u>CUMULATIVE AIR-1</u>: Build-out of the Draft General Plan, in conjunction with other planned development in the region would contribute cumulatively to air quality impacts in the region.</p>	S	<p><u>CUMULATIVE AIR-1</u>: None available.</p>	SU
<p><u>CUMULATIVE NOISE-1</u>: Build-out of the Draft General Plan in conjunction with other planned development in the region would contribute cumulatively to noise impacts in the region.</p>	S	<p><u>CUMULATIVE NOISE-1</u>: None available.</p>	SU
<p><u>CUMULATIVE GCC-1</u>: Build-out of the Draft General Plan, in conjunction with other planned development in the region would contribute cumulatively to global climate change.</p>	S	<p><u>CUMULATIVE GCC-1</u>: None available.</p>	SU

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<u>CUMULATIVE UTIL-1</u> : Build-out of the Draft General Plan in conjunction with other planned development in the region would contribute cumulatively to water supply and infrastructure impacts.	S	<u>CUMULATIVE UTIL-1</u> : None available.	SU
<u>CUMULATIVE UTIL-2</u> : Build-out of the Draft General Plan in conjunction with other planned development in the region would contribute cumulatively to energy impacts.	S	<u>CUMULATIVE UTIL-2</u> : None available.	SU
<u>CUMULATIVE BIO-1</u> : Build-out of the Draft General Plan in conjunction with other planned development in the region would contribute cumulatively to biological resources.	S	<u>CUMULATIVE BIO-1</u> : None available.	SU
<u>CUMULATIVE HYDRO-1</u> : Build-out of the Draft General Plan, in conjunction with other planned development in the region would contribute cumulatively to hydrology and water quality impacts.	S	<u>CUMULATIVE HYDRO-1</u> : None available.	SU

Source: LSA Associates, Inc., 2009.

**YOLO COUNTY BOARD OF SUPERVISORS
NOTICE OF PUBLIC HEARING/SUMMARY OF ORDINANCES**

The Yolo County Board of Supervisors will be conducting a public hearing on Tuesday, July 15, 2014 at **9:00 a.m.**, or as soon thereafter as the matter may be heard, in the Board of Supervisors Chambers, Room 206, at the Erwin Meier Administration Center (625 Court Street, Woodland, CA) on the General Plan Amendment 2014-01. Following the hearing on July 15, 2014 the Board may take final action to approve the General Plan Amendment 2014-01.

Applicant: Yolo County

File Number: ZF #2014-0012

Description of Project: The "project" is General Plan Amendment 2014-01 (GPA), which would change the land use redesignations on the 2030 Yolo Countywide General Plan land use map for several properties in the Patwin Road, Esparto, and Clarksburg areas. The GPA would also revise, add, or delete several tables or policies in the General Plan text, to be consistent with the Updated Zoning Code, which is also scheduled for adoption by the Board of Supervisors at a separate public hearing on July 15, 2014.

In the Patwin Road area outside Davis 36 residential parcels would be redesignated from Residential Low (RL) to Residential Rural (RR) to conform with the new RR-1 zoning. In Esparto, eleven residential parcels would be redesignated from Residential High (RH) to Residential Medium (RM). In Clarksburg a seven-acre parcel would be redesignated from RL to AG for consistency with the Delta Protection Commission's Land Use and Resource Management Plan. The existing Shorty's restaurant outside Clarksburg would also be redesignated from Commercial Local (CL) to Agriculture (AG), to be consistent with the proposed Agricultural Commercial (A-C) zone.

In addition, the following text and policies in the General Plan are proposed to be updated and revised:

- Revise Table LU-4 to reverse the floor area ratios (FARs) for Commercial Local and Commercial General, and to add private airports to Public and Quasi-Public allowed uses (page LU-74);.
- Update Table LU-6 Zoning/General Plan Consistency (page LU-12), to replace the old zoning districts with the new zones.
- Delete Action CI-A20 (regarding aviation easements) (page CI-49)
- Delete Action AG-A23 related to requirement of a Use Permit for homes on parcels of 20 acres or less (page AG-37)
- Add a policy and action to address the Davis-Woodland 11,000-acre buffer, as indicated in the text of the Agriculture and Economic Development Element (page AG-18)
- Delete Action ED-A15 related to redevelopment areas (page AG-49)
- Revise Policy CO-1.17 (page CO-15), as follows, to bring the General Plan policy into compliance with the adopted Habitat Mitigation Ordinance

An Initial Study/Environmental Determination has been prepared for the project in reliance on the Environmental Impact Report (EIR) for the 2030 Countywide General Plan. The proposed adoption of the General Plan Amendment 2014-01, like the Zoning Code Update, is a major action anticipated under the 2030 Countywide General Plan, and compliance with CEQA is provided by the General Plan

EIR (SCH #2008102034). The General Plan EIR was certified by the Yolo County Board of Supervisors on November 10, 2009 (Resolution 09-189). The General Plan EIR is a “program” EIR that contemplated the subsequent implementation of individual programs, projects, and other actions to implement the General Plan. Pursuant to Section 15168(c)(2) of the CEQA Guidelines, no further environmental review or documentation is required if no new effects could occur or no new mitigation measures would be required. This General Plan Amendment is within the scope of the General Plan Update analyzed in the General Plan EIR. Chapter 4 of the General Plan Update, which describes the setting, impacts, and mitigation measures for each affected environmental resource, has been incorporated by reference into the Initial Study/Environmental Determination. No significant changes are proposed to the General Plan designations and policies that were approved in 2009 and no new growth is proposed beyond that envisioned as part of the 2030 General Plan. In fact, the changes to land use designations and policies in the General Plan Amendment would reduce the amount of growth allowed under the adopted General Plan. There is no substantial evidence, on the basis of the entire record, that the Project will have a significant environmental effect.

The Yolo County Planning Commission held a public hearing to consider the proposed General Plan Amendment 2014-01 on June 12, 2014 and by a unanimous vote, the Planning Commission recommended that the Board of Supervisors adopt the General Plan Amendment 2014-01.

Pursuant to California Government Code Section 65009(b)(2) and Public Resources Code Section 21177, any lawsuit challenging the approval of the proposed ordinance and related actions, including adoption of the determination pursuant to CEQA, may be limited to only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors or the Planning, Public Works, and Environmental Services Department at, or prior to, the public hearing.

A Board letter describing the ordinance will be available in hard copy and electronically on the Friday prior to the meeting. Copies of the ordinances are available online at the link noted above, and may also be requested from Eric Parfrey, Yolo County Planning, Public Works, and Environmental Services Department, 292 West Beamer Street, Woodland CA 95695, via e-mail (to eric.parfrey@yolocounty.org) or by telephone (530-666-8043).

Dated: July 3, 2014

Julie Dachtler, Deputy Clerk
Yolo County Board of Supervisors

(2015.5 C.C.P.)

Filing Stamp

STATE OF CALIFORNIA
County of Yolo

FILED

I am a citizen of the United States and a resident of the county aforesaid. I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of

JUL 10 2014
BY Ruqita Ramirez
DEPUTY CLERK OF THE BOARD

THE DAVIS ENTERPRISE
315 G STREET

Proof of Publication
DE205840
PHN

printed and published Tuesday through Friday and Sunday in the city of Davis, County of Yolo, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Yolo, State of California, under the date of July 14, 1952, Case Number 12680. That the notice, of which the annexed is a printed copy (set in type not smaller than non-pareil), has been issue of said newspaper and not in any supplement thereof on the following dates to-wit:

July 3
All in the year(s) 2014

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Davis, California,
This 3rd day of July, 2014.

Shannon Smith
Shannon Smith
Legal Advertising Clerk



LEGAL NOTICES



LEGAL NOTICES

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NOTICE OF PUBLIC HEARING/SUMMARY OF ORDINANCES**

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Dated: July 3, 2014
Julie Dachtler, Deputy Clerk
Yolo County Board of Supervisors



COUNTY OF YOLO

Board of Supervisors

District 1, **Oscar Villegas**
District 2, **Don Saylor**
District 3, **Matt Rexroad**
District 4, **Jim Provenza**
District 5, **Duane Chamberlain**

625 Court Street, Room 204 • Woodland, CA 95695
(530) 666-8195 • FAX (530) 666-8193
www.yolocounty.org

County Administrator, **Patrick S. Blacklock**
Deputy Clerk of the Board, **Julie Dachtler**

PUBLIC NOTICE

ADOPTED ORDINANCE NO. 1447

NOTICE is hereby given that at its regularly scheduled meeting of July 15, 2014, the Yolo County Board of Supervisors adopted Ordinance No. 1447 amending the 2030 Yolo Countywide General Plan.

The Ordinance was adopted by the following vote:

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

NOES: None.

ABSENT: None.

ABSTAIN: None.

Copies of the full text of the Ordinance are available at the Office of the Clerk of the Board of Supervisors, 625 Court Street, Room 204, Woodland, CA 95695.

Dated: July 25, 2014

Julie Dachtler, Deputy Clerk
Yolo County Board of Supervisors

(2015.5 C.C.P.)

Filing Stamp

STATE OF CALIFORNIA
County of Yolo

I am a citizen of the United States and a resident of the county aforesaid. I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of

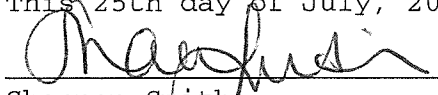
THE DAVIS ENTERPRISE
315 G STREET

printed and published Tuesday through Friday and Sunday in the city of Davis, County of Yolo, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Yolo, State of California, under the date of July 14, 1952, Case Number 12680. That the notice, of which the annexed is a printed copy (set in type not smaller than non-pareil), has been issue of said newspaper and not in any supplement thereof on the following dates to-wit:

July 25
All in the year(s) 2014

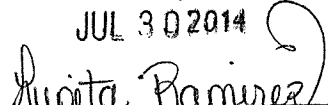
I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Davis, California,
This 25th day of July, 2014.


Shannon Smith
Legal Advertising Clerk

FILED

JUL 30 2014

BY 
DEPUTY CLERK OF THE BOARD

Proof of Publication
DE205866
Ordinance

Public Notices	Public Notices
PUBLIC NOTICE ADOPTED ORDINANCE NO. 1447	
<p>NOTICE is hereby given that at its regularly scheduled meeting of July 15, 2014, the Yolo County Board of Supervisors adopted Ordinance No. 1447 amending the 2030 Yolo Countywide General Plan.</p> <p>The Ordinance was adopted by the following vote:</p> <p>AYES: Rexroad, Provenza, Chamberlain, Villegas, Saylor. NOES: None. ABSENT: None. ABSTAIN: None.</p> <p>Copies of the full text of the Ordinance are available at the Office of the Clerk of the Board of Supervisors, 625 Court Street, Room 204, Woodland, CA 95695.</p> <p>Dated: July 25, 2014 Julie Dachtler, Deputy Clerk Yolo County Board of Supervisors</p> <p>DE205866 July 25, 2014</p>	