

OCT 07 2015

## Attachment B

RESOLUTION NO. 2015-110

BY Julie Kachets CLERK OF THE BOARD  
DEPUTY

**RESOLUTION OF THE YOLO COUNTY BOARD OF SUPERVISORS AMENDING THE YOLO COUNTY GENERAL PLAN TO RESCIND THE 2001 CLARKSBURG GENERAL PLAN AND ADOPT THE 2015 CLARKSBURG AREA COMMUNITY PLAN, WHICH INCLUDES A LAND USE DESIGNATION CHANGE AT THE OLD SUGAR MILL FROM INDUSTRIAL TO COMMERCIAL GENERAL**

**WHEREAS**, the Clarksburg General Plan was originally prepared and adopted by the Yolo County Board of Supervisors in 1982, reaffirmed in 1992, and later updated in 2001; and

**WHEREAS**, in accordance with Community Character Policy CC-3.2 of the 2030 Countywide General Plan, all Area General Plans are to be updated in the form of new or updated Area Community Plans; and

**WHEREAS**, the County initiated the amendment of the Clarksburg Area Community Plan, prepared in 2001, to supplement the Yolo County General Plan by providing land use policies, goals and programs specific to the Clarksburg community, and to change the land use designation at the Old Sugar Mill site to better reflect existing and future uses; and

**WHEREAS**, County staff held duly noticed public workshops with the Planning Commission on August 14, 2014, January 15, 2015, and July 9, 2015, and meetings with the Clarksburg Citizens Advisory Committee between April 10, 2014, and June 16, 2015, with regard to the update of the Clarksburg Area Community Plan, specifically seeking public input regarding plan content, a land use change at the Old Sugar Mill, and other relevant updates; and

**WHEREAS**, on June 16, 2015, following extensive review and deliberation, and community meetings and public input, the Clarksburg Citizens Advisory Committee recommended a final draft of the revised and updated Clarksburg Area Community Plan; and

**WHEREAS**, in addition to a comprehensive update to revise the Clarksburg Area Community Plan, the land use designation at the Old Sugar Mill site has been changed from Industrial (IN) to Commercial General (CG), which is more particularly shown in Exhibit 2, and incorporated herein by reference, and includes Assessor's Parcels Numbers 043-240-006, 043-240-007, 043-240-009, 043-240-029, 043-240-030, and 043-240-031; and

**WHEREAS**, the Clarksburg Area Community Plan, the land use designation change, and supporting environmental documents were made available to the public for a 30-day public review period from July 1 and July 31, 2015; and

**WHEREAS**, the Yolo County Planning Commission held a duly noticed public hearing on September 10, 2015, to receive public testimony regarding the 2015 Clarksburg Area Community Plan, the Negative Declaration prepared in accordance with the requirements of the California Environmental Quality Act, and a related rezoning ordinance, and to make recommendations to the Board of Supervisors; and

**WHEREAS**, the Board, based on oral testimony and documentary evidence submitted during the public hearing, now finds it proper to rescind the 2001 Clarksburg Area General Plan, adopt the 2015 Clarksburg Area Community Plan, and incorporate it into the County General Plan, and take certain related actions by a separate Resolution and Ordinance adopted concurrently herewith;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the County of Yolo as follows:

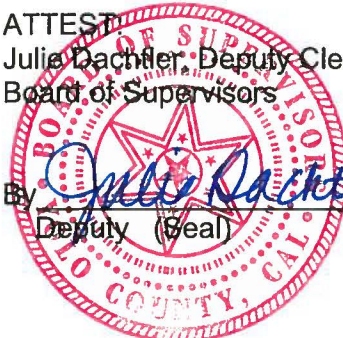

1. The foregoing recitals are true and correct.
2. The Board finds that the actions as set forth in this Resolution are in the public interest and necessary to public health, safety, and welfare.
3. The Board of Supervisors hereby rescinds the 2001 Clarksburg General Plan and adopts the 2015 Clarksburg Area Community Plan.
4. The Board of Supervisors hereby amends the Yolo County General Plan to include the 2015 Clarksburg Area Community Plan, change the land use designation at the Old Sugar Mill from IN to CG, and revise Table IN-5 in the County General Plan, dated September 29, 2015, attached hereto as Exhibit 1.
5. This Resolution shall take effect and be in force thirty (30) days after its passage, and prior to expiration of fifteen (15) days after its passage thereof, shall be published by title and summary only in the Davis Enterprise together with the names of members of the Board of Supervisors voting for and against the same.

**PASSED AND ADOPTED** by the Board of Supervisors of the County of Yolo following a noticed public hearing on the 29th day of September 2015, by the following vote:

**AYES:** Provenza, Chamberlain, Villegas, Saylor, Rexroad.  
**NOES:** None.  
**ABSENT:** None.  
**ABSTAIN:** None.

  
\_\_\_\_\_  
Matt Rexroad, Chair  
Yolo County Board of Supervisors

ATTEST  
Julie Dachler, Deputy Clerk  
Board of Supervisors

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

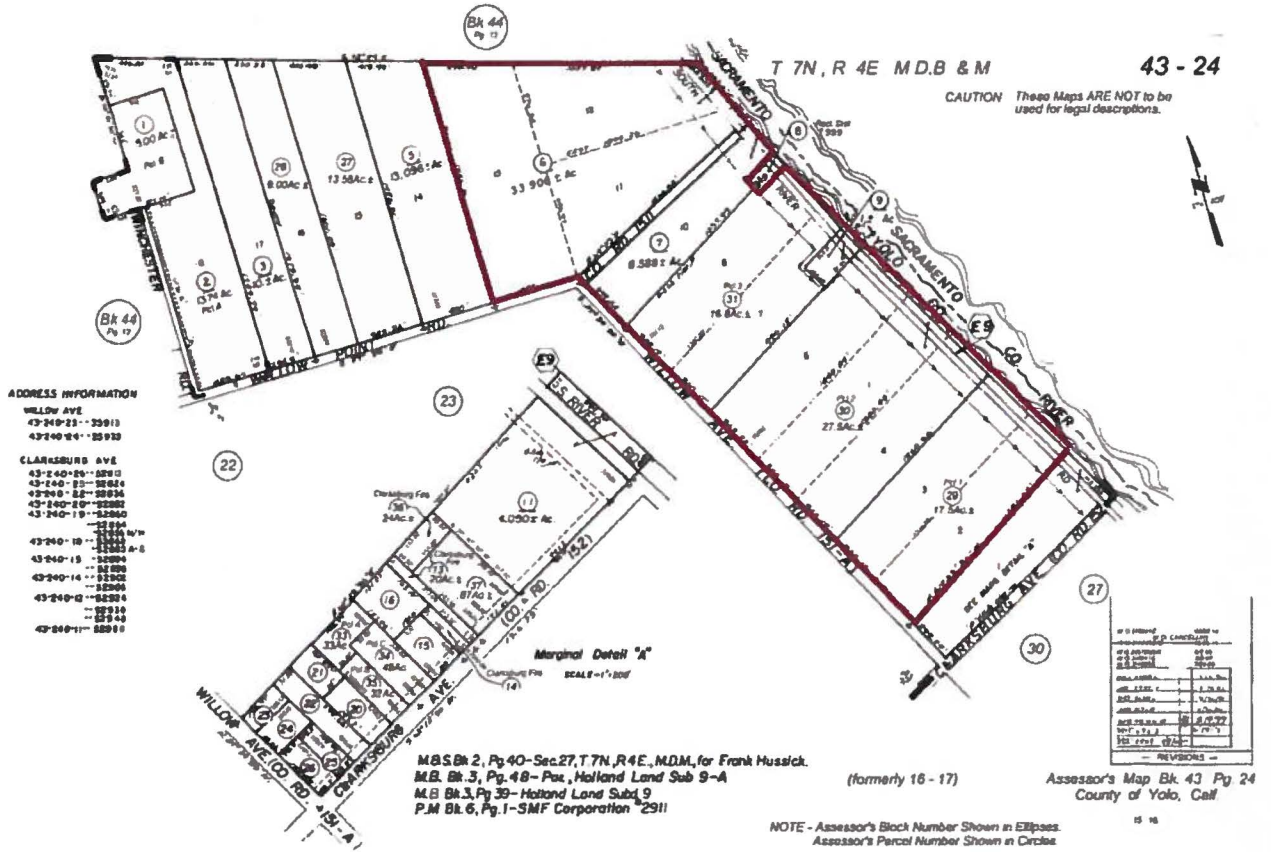
APPROVED AS TO FORM;  
Philip J. Pogledich, County Counsel

By  \_\_\_\_\_  
Eric May, Deputy County Counsel

# EXHIBIT 1

## 2015 CLARKSBURG AREA COMMUNITY PLAN

# EXHIBIT 2



# EXHIBIT 1

## 2015 CLARKSBURG AREA COMMUNITY PLAN





FILED

OCT 07 2015

**Attachment C**

**ORDINANCE NO. 1460**

CLERK OF THE BOARD  
BY Julie Dachtler  
DEPUTY

**ORDINANCE OF THE YOLO COUNTY BOARD OF SUPERVISORS CHANGING THE ZONING OF CERTAIN REAL PROPERTIES IN ACCORDANCE WITH THE 2015 CLARKSBURG AREA COMMUNITY PLAN**

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

**Section 1. PURPOSE**

The 2015 Clarksburg Area Community Plan strongly supports continued conservation and preservation of agricultural land, while allowing for additional agricultural commercial and agricultural industrial uses. It also anticipates commercial revitalization in the Clarksburg town area balanced with preserving the community's small town character. The plan provides greater opportunities for enhancing tourism, including expansion of commercial uses in support of the wine-making industry at the Old Sugar Mill. The zoning change that is the subject of this Ordinance is necessary toward addressing these commitments and implementing the 2015 Clarksburg Area Community Plan.

Considerable care and attention has been given to ensure opportunities for agricultural commercial and future tourism-related uses continue to prosper at the Old Sugar Mill. Given the site's reuse as an ever-evolving place for boutique wineries, community gatherings, and hosting regional events, a land use change has been established in the 2015 Clarksburg Area Community Plan that will re-designate the Old Sugar Mill site from Industrial (IN) to Commercial General (CG). The zoning changes that are the subject of this ordinance are necessary to set in motion goals, policies, and measures in accordance with the 2015 Clarksburg Area Community Plan.

**Section 2. FINDINGS**

The Board of Supervisors finds as follows:

- (a) Yolo County has previously adopted the Yolo County General Plan and the Yolo County Zoning Code that implements the Yolo County General Plan; and
- (b) Government Code Sections 65850 – 65863 provide for amendment of a zoning code and corresponding zoning map from time to time; and
- (c) Following a duly noticed public hearing, the Yolo County Planning Commission recommended adoption of the 2015 Clarksburg Area Community Plan that included a land use change at the Old Sugar Mill site from IN to CG; and, in doing so, recommended a zoning change that is the subject of this Ordinance; and
- (d) After receiving and considering the recommendation of the Planning Commission regarding the 2015 Clarksburg Area Community Plan and zoning change that is the subject of this Ordinance, following a duly noticed public hearing, this Board desires to change the zoning of certain real properties that make up the Old Sugar Mill site; and
- (e) In connection with the adoption of this Ordinance, the Board further finds that the rezoning is consistent with the land use designation for the Old Sugar Mill, as prescribed in the 2015 Clarksburg Area Community Plan.

**Section 3.**

In accordance with the 2015 Clarksburg Area Community Plan, approximately 105.3 acres of real property, as shown in Exhibit 1 and incorporated herein by this reference, is hereby rezoned from Heavy Industrial (I-H) to General Commercial (C-G), to better reflect existing

and future uses at the Old Sugar Mill site. Affected properties include Assessor's Parcel Numbers: 043-240-006, 043-240-007, 043-240-009, 043-240-029, 043-240-030, and 043-240-031.

**Section 4.**

The Zoning Map of the County of Yolo, which is incorporated by reference in Section 8-2.108 of the Yolo County Code, and incorporated herein by this reference, is amended by the re-designation of certain lands as is reflected on said Exhibit identified in Section 3 of this Ordinance.

**Section 5.**

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

**Section 6.**

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

**Section 7.**

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

I HEREBY CERTIFY that the foregoing Ordinance was introduced before the Board of Supervisors of the County of Yolo, at the meeting of the Board of Supervisors of said County, and after a noticed public hearing, said Board adopted this Ordinance on the 29th day of Sept. 2015, by the following vote:

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


NOES: **None.**

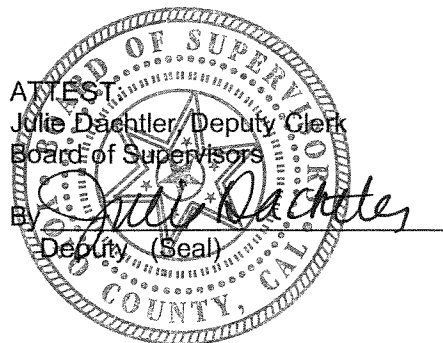
ABSENT: **None.**

ABSTAIN: **None.**

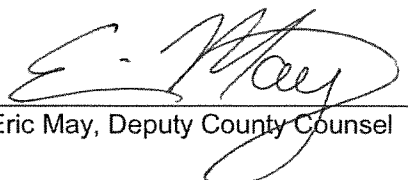


\_\_\_\_\_  
Matt Rexroad, Chair  
Yolo County Board of Supervisors

ATTEST  
Julie Daehler, Deputy Clerk  
Board of Supervisors  
By  \_\_\_\_\_  
Deputy (Seal)



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

By  \_\_\_\_\_  
Eric May, Deputy County Counsel



