

County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

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NOTICE OF PUBLIC WORKSHOP

TO: Property Owners and Interested Parties
FROM: Yolo County Community Services Department
DATE: October 28, 2016
SUBJECT: Notice of **Planning Commission Public Workshop on November 10, 2016**
for the Specific Plans General Plan Amendment

Applicant: Yolo County

File Number: ZF #2016-0048

You are receiving this notice because you are an owner of property that will be affected by this proposed General Plan Amendment and rezoning, or you are an interested party.

The Yolo County Planning Commission will hold a public workshop (not a formal public hearing) to discuss this project on **November 10, 2016 at 8:30 a.m.** in the Board of Supervisors Chambers (Room 206) at 625 Court Street, Woodland. The Planning Commission will not take action on the project on that date, however public comment is welcomed. Formal public hearings at the Planning Commission and the Board of Supervisors will be scheduled later this year to consider approval of the proposed General Plan Amendment and rezoning.

All interested parties are invited to attend the public workshops (and subsequent public hearings) or send written communications to the Yolo County Community Services Department no later than the relevant workshop and hearing dates.

Information about the proposed project is provided below. Maps of the properties that are proposed for redesignation and rezoning are attached to this notice.

The project is a General Plan Amendment Study to consider the removal of three Specific Plans from the Yolo 2030 Countywide General Plan, and the associated redesignation and rezoning of 14 individual properties from commercial to residential use within the town of Madison, including an associated General Plan text amendment to remove the Haines Store (1110 Main Street) from the Historic Resources list to allow its demolition for health and safety reasons.

The three Specific Plan areas that would be affected are in the Elkhorn area (343 acres), in the Knights Landing area (212 acres); and in the Madison area (413 acres, plus an additional 14 parcels in the town).

A total of five Specific Plan areas were designated for future urban growth in the unincorporated area when the Yolo 2030 Countywide General Plan was approved in November, 2009. However, since the 2009 General Plan was adopted, there have been no plans submitted to the County to proceed with urban development in four of the five Specific Plan areas. Only one draft Specific Plan was prepared and submitted, for Dunnigan. The application for the Dunnigan Specific Plan was withdrawn earlier this year and in May, 2016, the Board of Supervisors directed staff to remove all references to the Dunnigan Specific Plan from the 2030 Countywide General Plan and from the County Zoning Code. On October 11, 2016, the Board of Supervisors directed staff to proceed with a General Plan Amendment (GPA) study to examine the possible removal of three of the four remaining Specific Plans from the General Plan, excluding the Specific Plan for the Covell site in Davis.

Since the General Plan was adopted, there have been changed circumstances that have affected the viability of the proposed Specific Plans, including recently adopted FEMA flood restrictions and a depressed real estate market that is only now recovering in unincorporated Yolo County.

Other than in Dunnigan, there has been no developer interest in proceeding with a Specific Plan. Most of the land that is designated for Specific Plans is in active intensive agricultural production. Some substantial agricultural investments have been made in the Specific Plan areas, and more can be anticipated. General Plan policies and zoning regulations governing what interim uses may be approved on lands designated as "Specific Plan" have restricted some proposals, and removing the Specific Plan requirements may assist some landowners in these areas.

Following the public workshop at the Planning Commission on November 10, 2016, a Mitigated Negative Declaration (MND) environmental study will be completed for the project and will be circulated for a 30-day public review period. When completed, the MND will be posted for review on the County website at <http://www.yolocounty.org/community-services/planning-public-works/planning-division/current-projects> and will be available at the public counter of the County Community Services Department at 292 West Beamer Street, Woodland, CA 95696.

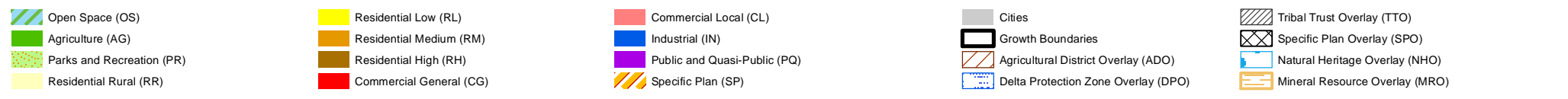
Availability of Documents: All public documents pertaining to this workshop and the upcoming public hearings will be available for public review, one week prior to the workshop or hearing date, at the Yolo County Community Services Department, 292 W. Beamer Street, Woodland, CA. 95695. The staff report and related documents for the project will be available at the Planning Commission Web site one week before the hearing, at <http://www.yolocounty.org/community-services/planning-public-works/planning-division/planning-commission-information/planning-commission-meeting-materials>.

Comments and questions regarding the project may be directed to the project planner at:

Eric Parfrey, Principal Planner
Yolo County Community Services Department
292 W. Beamer Street
Woodland, CA. 95695
(530) 666-8043
eric.parfrey@yolocounty.org

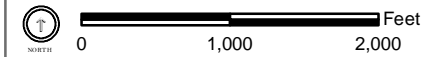
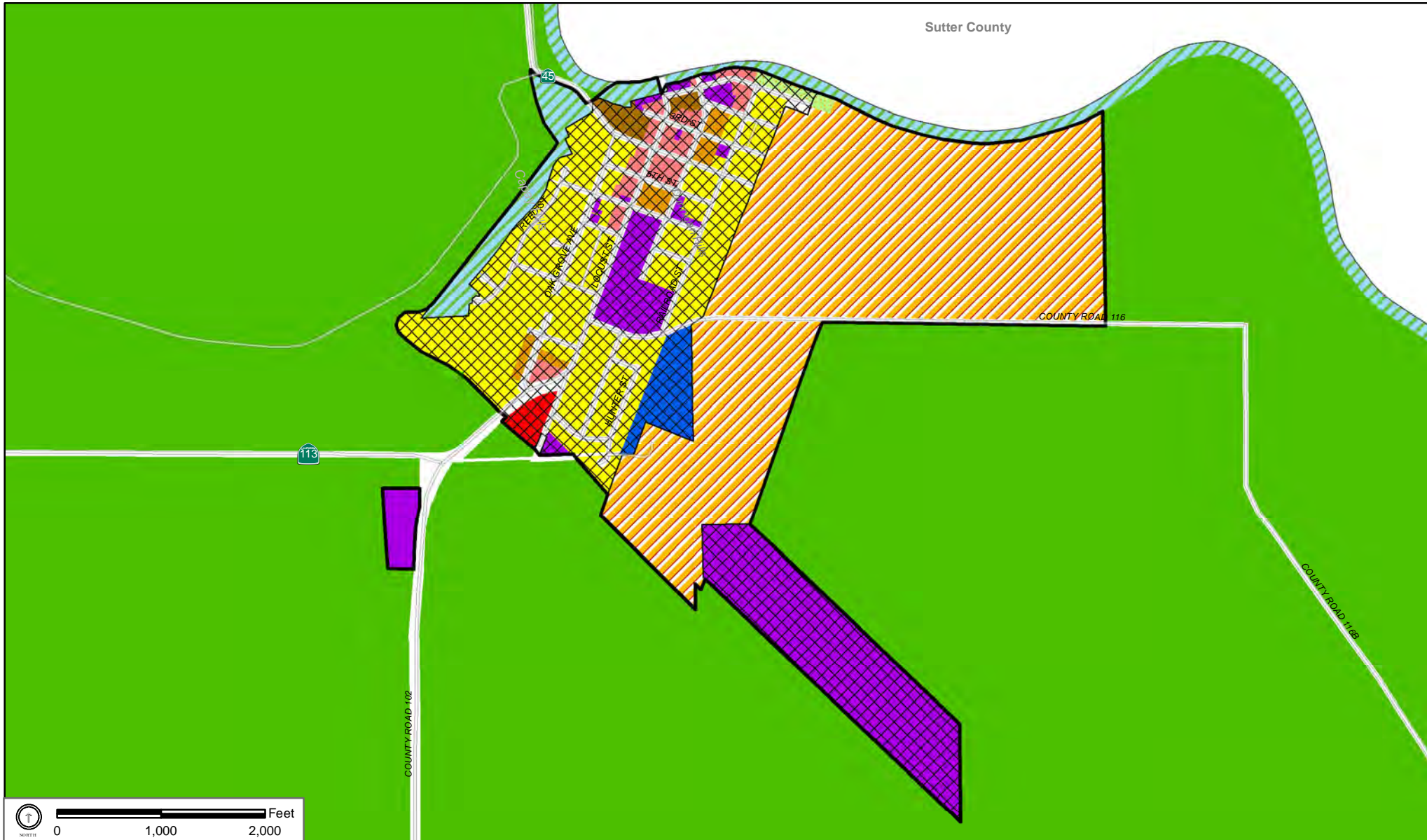
In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in these hearings, please contact the County Community Services Department at (530) 666-8811. Please make your request as early as possible and at least one-full business day before the start of the meeting.

FIGURE LU-1G GENERAL PLAN LAND USE MAP



Source: Yolo County GIS

FIGURE LU-1B GENERAL PLAN LAND USE MAP



- Open Space (OS)
- Agriculture (AG)
- Parks and Recreation (PR)
- Residential Low (RL)
- Residential Medium (RM)
- Residential High (RH)
- Commercial General (CG)
- Commercial Local (CL)
- Industrial (IN)
- Public and Quasi-Public (PQ)
- Specific Plan (SP)
- Specific Plan Overlay (SPO)
- Growth Boundary

FIGURE LU-1B GENERAL PLAN LAND USE MAP

Madison



- | | | |
|-------------------------|------------------------------|--------------------------------|
| Agriculture (AG) | Commercial General (CG) | Specific Plan Overlay (SPO) |
| Residential Low (RL) | Commercial Local (CL) | Specific Plan |
| Residential Medium (RM) | Industrial (IN) | Mineral Resource Overlay (MRO) |
| Residential High (RH) | Public and Quasi-Public (PQ) | Growth Boundary |

Source: Yolo County GIS



