

**PLANNING COMMISSION RECOMMENDATION  
TO THE BOARD OF SUPERVISORS  
ON A PREFERRED LAND USE ALTERNATIVE  
FOR THE GENERAL PLAN UPDATE**

On December 20, 2006 the Planning Commission voted 7:0 to recommend the following to the Board of Supervisors. It should be noted that not all Commissioners supported every item (as reflected in the individual "straw votes" documented below), however, the Commission voted unanimously to send the recommendation forward as a package.

**Capay Valley:**

**Residential:** No change to potential for 27 residential units in Capay and 26 residential units in Guinda under build-out of the existing General Plan.

*(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters.)*

**Commercial/Industrial:** No change to potential for 12 acres of non-residential development under build-out of existing General Plan.

*(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters.)*

**Clarksburg:**

**Residential:** No change to potential for 22 residential units under build-out of the existing General Plan.

*(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters.)*

**Commercial/Industrial:** Add 100 acres of agricultural industrial zoning in the area.

*(Approved 6-1: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Winters. Noes: Peart.)*

**Dunnigan:**

**Residential:** Add 2,500 new residential units.

*(Approved 4-3: Ayes: Bertolero, Cornejo, Liu, Winters. Noes: Cameron, Merwin, Peart.)*

Develop housing with an average density of 8 units per acre; generally located south of Road 5 and west of Interstate-5, to connect the Hardwood Subdivision and the Old Town area, growing to the western hills. Smaller lots and higher densities would be located on the valley floor, while larger lots and lower densities would be located in the poorer hill soils. Any future growth would proceed south of Road 6. Schools should be located immediately south of the Hardwood Subdivision.

*(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters.)*

**Commercial/Industrial:** Identify 150 total (vacant already planned, plus new) commercial/industrial acres, proportionate to meet local retail demand and to ensure a jobs/housing balance. Concentrate commercial and industrial uses between Interstate-5 and Road 99W. Commercial trucking uses should continue to be concentrated at the County Road 8 and Interstate-5 interchange.

*(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters.)*

**Esparto:**

**Residential:** No change to potential for 985 residential units (staff recalculated this build-out number based on existing conditions) under build-out of the existing General Plan.

*(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters.)*

**Commercial/Industrial:** No change to potential for 124 acres of non-residential development (staff recalculated this build-out number based on existing conditions) under build-out of the existing General Plan.

*(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters.)*

**Knights Landing:**

**Residential:** Reduce development potential from 993 to 650 residential units under build-out of the existing General Plan. The residential lots should be large enough to be fiscally positive.

*(Approved 5-2: Ayes: Bertolero, Cameron, Cornejo, Liu, Peart. Noes: Merwin, Winters.)*

**Commercial/Industrial:** No change to potential for 50 acres of non-residential development under build-out of the existing General Plan.

*(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters.)*

Transfer 3 acres of the existing commercial designation mentioned above to the intersection of County Road 102 and State Route 113.

*(Approved 5-2: Ayes: Bertolero, Cameron, Liu, Merwin, Peart. Noes: Cornejo, Winters.)*

**Madison:**

**Residential:** No change to potential for 83 residential units under build-out of the existing General Plan.

*(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters.)*

**Commercial:** Add 23 acres highway commercial at State Route 16 and Interstate-505 interchange. Change 3 acres of existing developed industrial land along the south side of State Route 16 (west of County Road 89) to commercial use. *(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters.)*

**Monument Hills:**

**Residential:** Add 150 new units of infill by reducing the minimum parcel size from 5 acres to 2.5 acres. Do not expand the Monument Hills area boundaries.  
*(Approved 4-3: Ayes: Cameron, Cornejo, Merwin, Peart. Noes: Bertolero, Liu, Winters.)*

**Commercial/Industrial:** Add 3 acres of commercial use at the intersection of County Road 94B and State Route 16.  
*(Approved 6-1: Ayes: Cameron, Cornejo, Liu, Merwin, Peart, Winters. Noes: Bertolero.)*

**Yolo:**

**Residential:** No change to potential for 56 residential units (staff to recalculate build-out number based on existing conditions) under build-out of the existing General Plan.  
*(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters.)*

**Commercial/Industrial:** No change to potential for 3 acres of non-residential development under build-out of the existing General Plan.  
*(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters.)*

**Zamora:**

**Residential:** No change to potential for 14 residential units under build-out of the existing General Plan .  
*(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters.)*

**Commercial/Industrial:** Add 16 acres of agricultural commercial use between Interstate-5 and Road 99W, south of County Road 13.  
*(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters.)*

**Other Economic Development Items:**

**Elk Horn Property:** Add 100 acres of commercial and industrial uses along Interstate-5, generally located south of County Road 22 and along County Road 118.  
*(Approved 6-1: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart. Noes: Winters.)*

**County Airport Property:** No change to potential for approximately 160 acres of industrial and commercial development under build-out of the existing General Plan.  
*(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters.)*

**Spreckels Property:** See Woodland edge recommendation.

**Interstate-505 Interchanges:** Add highway commercial and/or agricultural commercial at either the County Road 12A or County Road 14 interchange (not both), whichever location is best suited depending on factors such as soils, flooding, and marketability.

*(Approved 6-1: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Winters. Noes: Peart.)*

Make no other changes to land use at other Interstate-505 interchanges between State Route 16 and Winters.

*(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters)*

See Winters edge recommendation.

**Interstate-5 Interchanges:** See Dunnigan, Yolo, and Zamora recommendation.

**Interstate-80 Interchanges:** See Davis edge recommendation.

### **Agricultural Preservation Items:**

Establish growth boundaries for each unincorporated community.

*(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters.)*

Establish agricultural districts to support and encourage agricultural endeavors in special areas, which may include tailored zoning requirements and/or marketing efforts.

*(Approved 5-2: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin. Noes: Peart, Winters.)*

Control rural home site development by establishing specific criteria for approval. Proposed homes that comply with the criteria would be issued Building Permits, while those that are not consistent with the criteria would require approval of a Use Permit. Criteria may apply to both the primary and the ancillary home, and would include but not be limited to the following:

*(Approved 5-2: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin. Noes: Peart, Winters.)*

Size of the home(s);

*(Approved 4-3: Ayes: Bertolero, Cameron, Cornejo, Liu. Noes: Merwin, Peart, Winters.)*

Location of the home(s) within the property;

*(Approved 4-3: Ayes: Bertolero, Cameron, Cornejo, Winters. Noes: Liu, Merwin Peart.)*

A stewardship plan demonstrating how the property would be farmed;

*(Approved 5-2: Ayes: Bertolero, Cornejo, Liu, Merwin, Winters. Noes: Cameron, Peart.)*

Placement of the remainder of the property, outside of any home site(s), in a permanent agricultural conservation easement.

*(Approved 6-1: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Winters. Noes: Peart.)*

Reduce development restrictions for new and/or expanded agricultural processing, on-site agricultural sales, and possibly bio-diesel production.

*(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters)*

Create a new agricultural commercial land use designation that would allow direct marketing opportunities with limited discretionary review.

*(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters)*

Reject a minimum 80-acre parcel size for the construction of any new home(s) in the agricultural area.

*(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters)*

### **Natural Resources:**

Integrate the HCP/NCCP into the General Plan.

*(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters)*

### **City Edge Items:**

#### **General:**

Any new development at the edge of a city should occur in such a manner as to ensure that the project provides fiscal benefits to the County.

*(Approved by consensus.)*

#### **Davis:**

**Residential:** Add 2,100 new units in the northwest quadrant, generally located west of State Route 113 and north of Covell Boulevard.

*(Approved 5-2: Ayes: Bertolero, Cameron, Cornejo, Liu, Winters. Noes: Merwin, Peart.)*

Reject residential units in the north-central quadrant.

*(Approved 6-1: Ayes: Bertolero, Cornejo, Liu, Merwin, Peart, Winters. Noes: Cameron)*

Reject residential units in the northeast quadrant.

*(Approved 5-2: Ayes: Cameron, Cornejo, Merwin, Peart, Winters. Noes: Bertolero, Liu.)*

Reject residential units in the southeast or west quadrants. *(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters.)*

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**Commercial/Industrial:** Expand existing commercial use at Chiles Road and Interstate-80. Identify commercial use at Mace Road and Interstate-80, specifically including the properties south of Road 32A.

*(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters.)*

**West Sacramento:**

**Residential/Commercial/Industrial:** No new development.

*(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters.)*

**Winters:**

**Residential:** No new development.

*(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters.)*

**Commercial/Industrial:** Add 96 acres of agricultural industrial and/or commercial use at the southeast quadrant of intersection of State Route 128 and Interstate-505.

*(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters.)*

**Woodland:**

**Residential:** No new development.

*(Approved 7-0: Ayes: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters.)*

**Commercial/Industrial:** Add 160 acres of industrial or agricultural industrial uses on the central and eastern portions of the Spreckels' site.

Planning Commission Recommended Preferred Alternative <sup>1</sup>				
Area	Residential Units		Non Residential Acreage	
	Build-Out Under Existing GP	Added New Units Under the Alt	Build-Out Under Existing GP <sup>2</sup>	Added New Acreage Under the Alt
Capay Valley <sup>3</sup>	53	0	12 <sup>4</sup>	0
Clarksburg <sup>5</sup>	22	0	1	100
Dunnigan	173	2,500	94 <sup>6</sup>	56 <sup>6</sup>
Esparto	985 <sup>7</sup>	0	124	0
Knights Landing	650 <sup>8</sup>	0	47 <sup>8</sup>	3 <sup>9</sup>
Madison	83	0	1	26 <sup>10</sup>
Monument Hills	0	150	0	3 <sup>11</sup>
Yolo	56	0	3	0
Zamora	14	0	1	16 <sup>12</sup>
Elkhorn Property	0	0	0	100
County Airport	0	0	150 <sup>13</sup>	0
I-505/CR12A or CR14	0	0	0	15
Rural Residential	1,610 <sup>14</sup>	0	0	0
Davis Edge	0	2,100	0	43 <sup>15</sup>
West Sac Edge	0	0	0	0
Winters Edge	0	0	0	96 <sup>16</sup>
Woodland Edge	0	0	0	160 <sup>17</sup>
Sub-Totals	3,646 units	4,750 units	433 acres	618 acres
<b>TOTALS</b>	<b>8,396 units</b>		<b>1,051 acres</b>	

Source: Yolo County General Plan Team, January 5, 2007.  
Notes: 1/ Based on actions of Planning Commission taken December 19 and 20, 2006.  
2/ Combines Retail/Services, Industrial, Public/Quasi-Public, Office/Other, and Lodging acreage as identified in Yolo County General Plan Land Use and Circulation Conceptual Alternatives (page 7, January 2005) updated and corrected by staff.  
3/ Includes Guinda.  
4/ 12 existing vacant acres left out of Alternative 1 in error.  
5/ Does not include the Old Sugar Mill project. At the time the original four alternatives were developed the project was in process with no approvals. At the time of the PC direction, the project was approved but pending on appeal at Delta Protection Commission. The Old Sugar Mill project consists of 162 residential units and 77 acres of non-residential uses. These uses would fall under the category of Build-Out Under Existing GP.  
6/ Total 150 acres estimated by GP Team to be "commensurate" with residential growth and highway commercial opportunities, per PC direction. Alternative 1 estimate of 108 acres has been corrected.  
7/ Alternative 1 estimates for both residential and non-residential build-out have been corrected to reflect subsequent development.  
8/ Includes 457 residential units and 35 acres non-residential on the 145-acre Howald property which has a mixed use designation under the existing General Plan and was left out of Alternative 1 in error. Under the existing land use designation, the Howald property is projected to build-out with 800 units and 38 acres of non-residential.  
9/ At CR 102 and SR 113 per PC direction.  
10/ 23 acres at SW quadrant of SR 16 and I 505, and 3-acre Feenstra and Cummings properties (existing Industrial changed to Commercial).  
11/ At CR 94B and SR 16.  
12/ Agricultural Commercial at Bayliss property.  
13/ Originally included in Alternative 4 in error; now included in Alternative 1.  
14/ This does not represent potential "full" build-out but rather a projection of future rural residential units through 2030 based on past trends. Assumes an average of 70 rural residential units annually over 23 years.  
15/ 13 acres at Mace Blvd/I-80 south of CR 32A; 30 acres at Chiles Rd/I-80.  
16/ At SE quadrant of I-505 and SR 128.  
17/ The central and eastern portions of the Spreckels property.