



County of Yolo

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DEPARTMENT OF COMMUNITY SERVICES

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NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Notice is hereby given that the County of Yolo, as lead agency, has prepared an Initial Study/Negative Declaration (IS/ND) for the below referenced project. The IS/ND analyzes the potential environmental effects associated with the proposed project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15072 of the CEQA Guidelines, the Yolo County has prepared this Notice of Intent to provide responsible agencies and other interested parties with notice of the availability of the IS/ND and solicit comments and concerns regarding the environmental issues associated with the proposed project.

LEAD AGENCY: Yolo County
292 West Beamer Street
Woodland, CA 95695

CONTACT PERSON: Eric Parfrey, Principal Planner
530-666-8043
eric.parfrey@yolocounty.org

PROJECT TITLE: Specific Plans General Plan Amendment and Rezoning
(ZF#2016-0048)

PROJECT LOCATION: The project involves several hundred individual parcels in and around the towns of Knights Landing and Madison, and in the Elkhorn area

PROJECT DESCRIPTION:

The project is a General Plan Amendment and Rezoning to remove three Specific Plans from the Yolo 2030 Countywide General Plan, and the associated redesignation and rezoning of 17 individual properties from commercial to residential use, and from Light Industrial to Heavy Industrial and Highway Commercial, within the town of Madison. The project includes an associated General Plan text amendment to remove the Haines Store (29088 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 17 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.

The proposed action will remove the "Specific Plan" and "Specific Plan Overlay" designations and zoning that apply to 963 acres of agricultural land and several hundred individual parcels that are already developed within the towns of Knights Landing and Madison. The agricultural

land will be redesignated and rezoned to "Agriculture" and the in-town properties will be redesignated and rezoned to retain their existing underlying designation and base zoning which includes Low Density Residential, General or Highway Commercial, Industrial, etc. The only change will be to remove the overlaying "Specific Plan Overlay" General Plan designation (abbreviated SPO) and the zoning Specific Plan Zoning Overlay District (SP-O).

The proposed action will delete all text references in the General Plan to the three Specific Plans. This will require revision of several policies, as well as background text, maps, and tables

None of the parcels involved are listed on the Hazardous Waste and Substances Sites List as set forth in Government Code Section 65962.5.

PUBLIC REVIEW PERIOD: A 30 day public review period of the Initial Study/Negative Declaration will commence **on April 10, 2017 and end on May 10, 2017** during which interested individuals and public agencies may submit written comments on the document. Any written comments on the IS/ND must be received at the above address within the public review period.

AVAILABILITY OF DOCUMENTS: The Initial Study/Negative Declaration is now available for public review at the following location during normal business hours: Yolo County Community Services Department, 292 W. Beamer Street, Woodland, CA 95695. **The IS/ND has been posted to the Yolo County Web site and may be downloaded and printed at <http://www.yolocounty.org/community-services/planning-public-works/planning-division/current-projects>.** A PDF digital file of the IS/ND, or a hard (paper) copy of the IS/ND, is also available upon request from the Planning Division at the address or e-mail depicted below.

The Initial Study/ Negative Declaration may be obtained from, and comments (written, e-mailed, or oral) may be directed to:

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

The Yolo County Planning Commission is **tentatively** scheduled to hold a public hearing on the proposed Tentative Parcel Map and Rezoning on **May 11, 2017** at 8:30 a.m. in the Board of Supervisors Chambers (Room 206) at 625 Court Street, Woodland, to hear public comments, discuss the project, and consider a recommendation to the Board of Supervisors on the proposal. A separate notice will be sent out in advance of the Planning Commission hearing. A hearing before the Board of Supervisors will be scheduled after the Planning Commission has approved a recommendation.

All interested parties are invited to attend the public hearing(s) or send written communications to the Yolo County Community Services Department no later than the relevant hearing date(s).

Pursuant to California Government Code Section 65009(b)(2) and other provisions of law, any lawsuit challenging the approval of a project described in this notice shall be limited to only those issues raised at the public hearings before the Planning Commission and Board of Supervisors or described in written correspondence delivered for consideration before the hearings are closed.

FIGURE 1

ELKHORN GENERAL PLAN DESIGNATIONS

LAND USE AND COMMUNITY CHARACTER ELEMENT

FIGURE LU-7 ELKHORN NEW GROWTH CONCEPTUAL SKETCH



- Open Space (OS)
- Agriculture (AG)
- Commercial General (CG)
- Industrial (IN)
- Public and Quasi-Public (PQ)
- Specific Plan Boundary
- Specific Plan Overlay (SPO)

Source: Yolo County GIS

COUNTY OF YOLO 2030 COUNTYWIDE GENERAL PLAN

FIGURE 2

ELKHORN ZONING DISTRICTS

ADOPTED ZONING - JULY, 2014

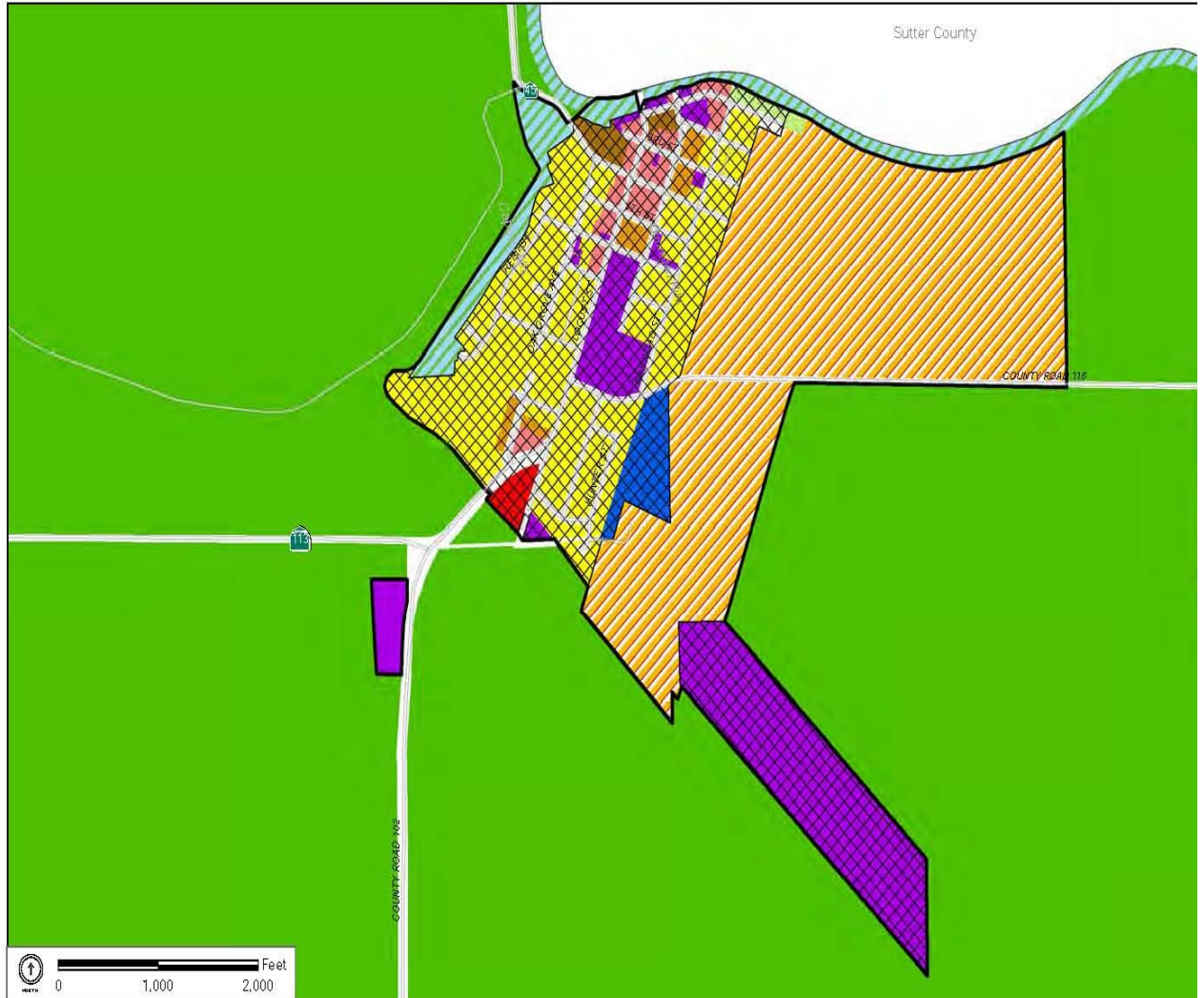


FIGURE 4

KNIGHTS LANDING GENERAL PLAN DESIGNATIONS

LAND USE AND COMMUNITY CHARACTER ELEMENT

FIGURE LU-1B GENERAL PLAN LAND USE MAP



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

Source: Yolo County GIS

COUNTY OF YOLO 2030 COUNTYWIDE GENERAL PLAN

FIGURE 4

KNIGHTS LANDING ZONING DISTRICTS

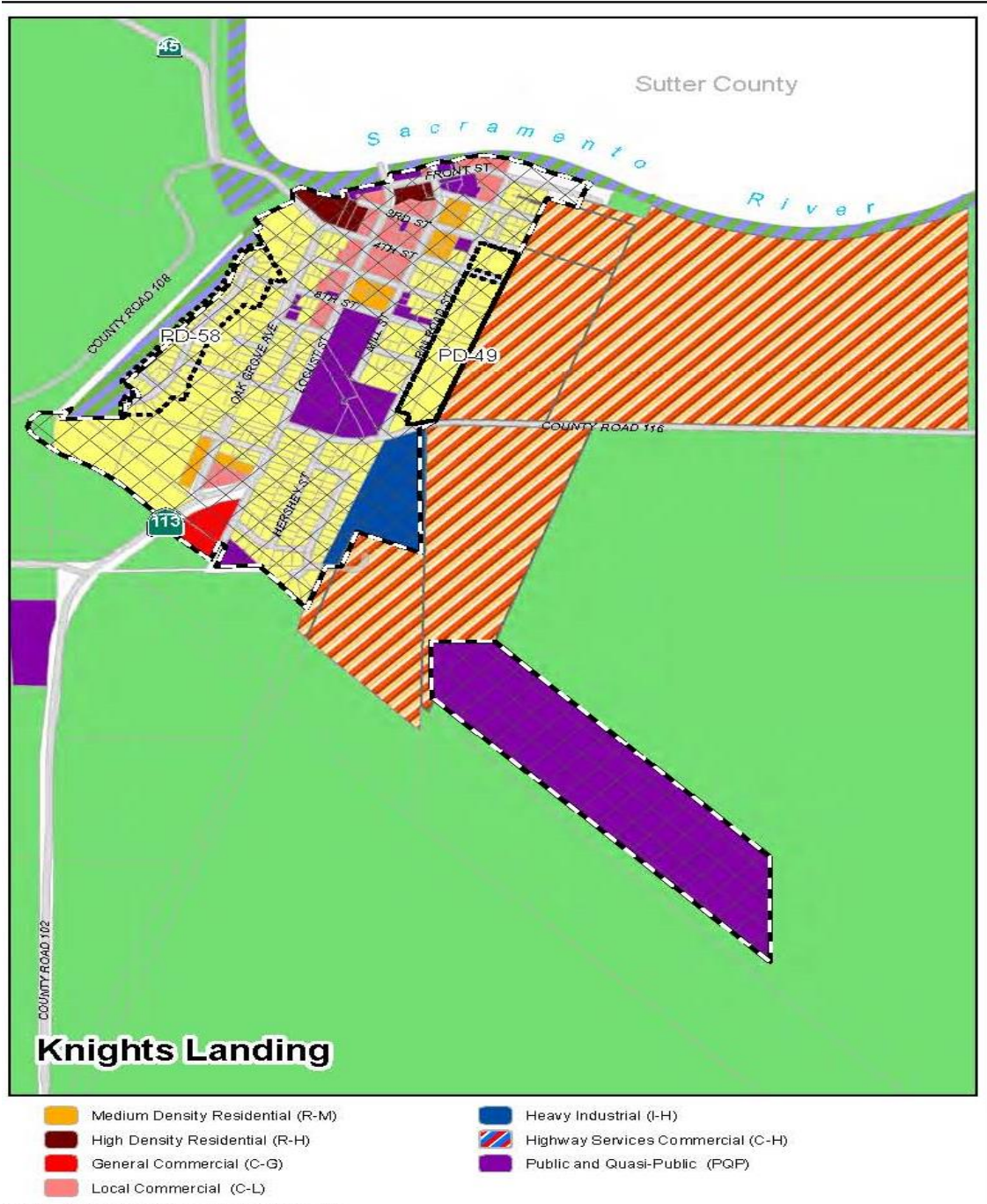
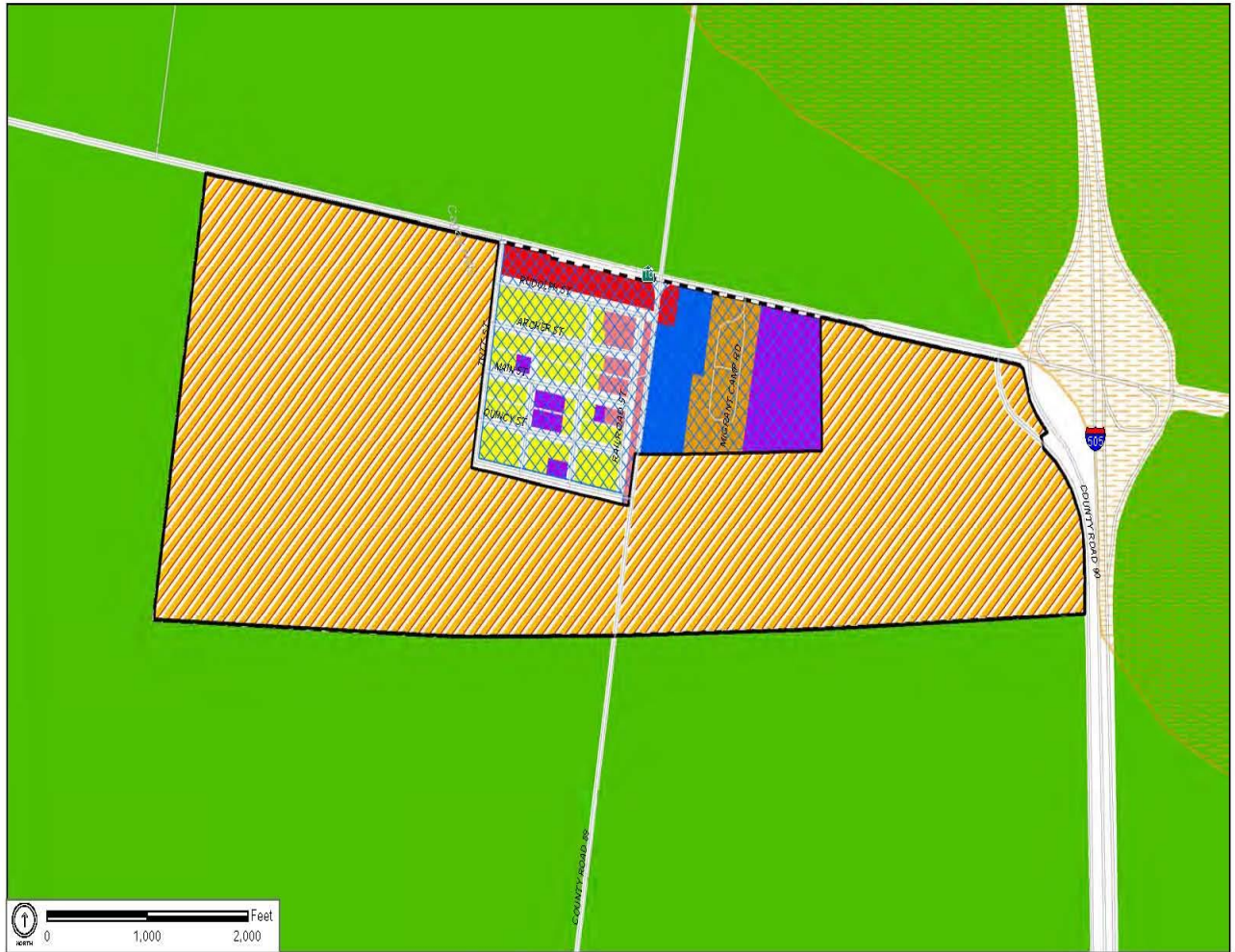


FIGURE 4

MADISON GENERAL PLAN DESIGNATIONS

LAND USE AND COMMUNITY CHARACTER ELEMENT

FIGURE LU-6 MADISON NEW GROWTH CONCEPTUAL SKETCH



- | | | |
|-------------------------|------------------------------|--------------------------------|
| 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 (PO) | Specific Plan Boundary |

Source: Yolo County GIS

COUNTY OF YOLO 2030 COUNTYWIDE GENERAL PLAN

FIGURE 6

MADISON ZONING DISTRICTS



**PROPERTIES TO BE REDESIGNATED
AND REZONED IN MADISON**

