

FEB 21 2017

BY Lupita Ramirez
DEPUTY CLERK OF THE BOARD

ATTACHMENT B

RESOLUTION NO. 17-25

**RESOLUTION OF THE YOLO COUNTY BOARD OF SUPERVISORS
ADOPTING GENERAL PLAN AMENDMENT 2017-001 AND
A NEGATIVE DECLARATION**

WHEREAS, an application for a Dunnigan Specific Plan was originally submitted to Yolo County in 2009, and a revised plan was resubmitted in 2012; and

WHEREAS, in 2015, the applicant requested that the County initiate an environmental impact report for the project, during which the jobs/housing and vehicle miles travelled (VMT) goals, and all other issues would be resolved; and

WHEREAS, on April 26, 2016, the Yolo County Board of Supervisors directed staff not to proceed with environmental review of the proposed Dunnigan Specific Plan; and

WHEREAS, on May 31, 2016 the Board authorized staff to proceed with a General Plan Amendment Study that will remove all references to the Dunnigan Specific Plan from General Plan and zoning documents; and

WHEREAS, on February 21, 2017 the Yolo County Board of Supervisors held a public hearing and considered a recommendation from the Planning Commission’s January 19, 2017 decision on the Dunnigan General Plan Amendment 2017-001 (Zone File ZF2016-0028);

WHEREAS, the proposed General Plan Amendment requires the adoption of an amendment to:

- redesignate approximately 450 properties to delete the “Specific Plan” and “Specific Plan Overlay” designations (see Figure 1 and Table 1);
- redesignate 2.8 acres of a 50-acre parcel (APN: 052-030-003) from Specific Plan to Commercial (see Figure 2); and
- revise six figures, five tables, seven existing policies, and some accompanying text in the Land Use, Circulation, and Health and Safety Elements of the 2030 Yolo Countywide General Plan; (see Figure 3); and
- add one General Plan policy identifying two potential future growth areas (see Figure 3); and

WHEREAS, the proposed General Plan Amendment is consistent with all policies, goals, and objectives of the Yolo County General Plan; and

WHEREAS, the proposed General Plan Amendment encourages intensive agricultural uses and is consistent with the Yolo Countywide General Plan and Agriculture and Economic Development Element policies encouraging such uses; and

WHEREAS, the County prepared an Initial Study/Negative Declaration in connection with the proposed project; and

WHEREAS, notice and availability of the Initial Study/Negative Declaration for the project was sent out to all relevant County agencies and interested parties and was circulated for 30-day review between November 23, 2016 and December 24, 2016, and was posted to the Yolo County Web site; and

WHEREAS, prior to the Planning Commission's decision on January 19, 2017 to recommend approval of the General Plan Amendment, the Commission reviewed and considered the Initial Study/ Negative Declaration; and

WHEREAS, the Initial Study/Negative Declaration considered by the Planning Commission on January 19, 2017, 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 February 21, 2017;

WHEREAS, as explained fully in the Initial Study/Negative Declaration, 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/Negative Declaration, 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/Negative Declaration 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/Negative Declaration has been completed in compliance with CEQA and all other legal requirements.
 - B. The proposed amendment to the General Plan land use map is necessary to fulfill the policies, goals, and objectives of the Yolo County General Plan, in particular to encourage intensive agricultural uses.
 - C. There is no substantial evidence, on the basis of the entire record, that the Project will have a significant environmental effect.
4. For the foregoing reasons, and for all reasons described in the Initial Study/ Negative Declaration as well as all other documents in the record for this matter, the Board thus adopts the Initial Study/Negative Declaration as the appropriate level of environmental review for the project.

5. The Director of the Community Services Department, located at 292 West Beamer Street in Woodland, California, shall serve as the custodian of the administrative record.

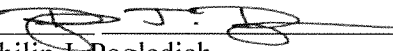
PASSED AND ADOPTED by the Board on this 21st day of February, 2017, by the following vote:

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




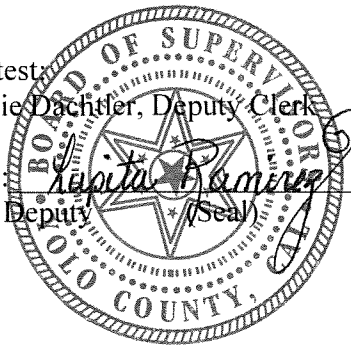
Supervisor Duane Chamberlain, Chair
Yolo County Board of Supervisors

Approved As To Form:
Philip J. Pogledich, County Counsel

By: 

Philip J. Pogledich

Attest:
Julie Dächler, Deputy Clerk
By: 

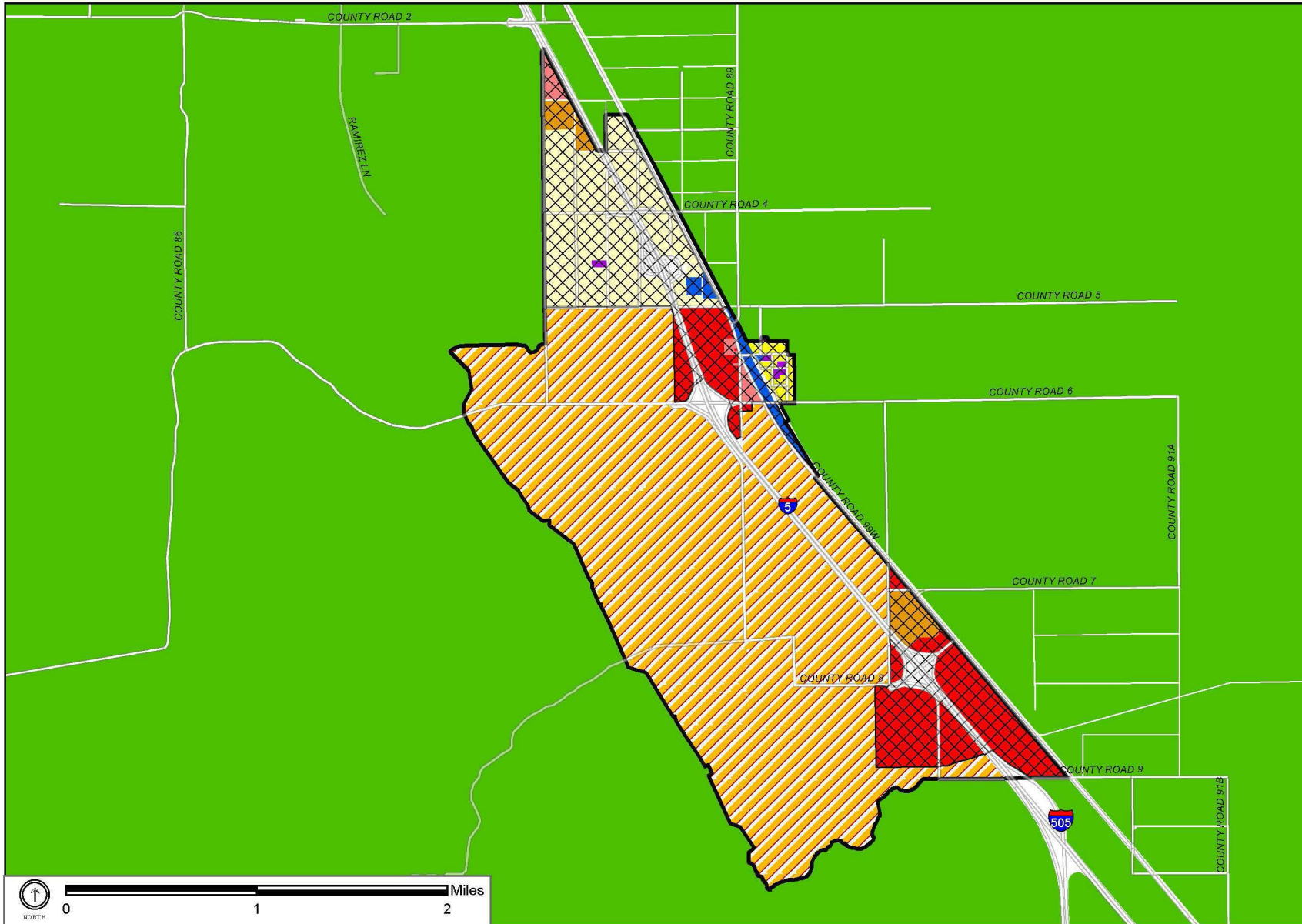
Deputy


Attachments:

- Figure 1: Existing General Plan Map for Dunnigan
- Table 1: List of Parcels to be Redesignated
- Figure 2: Proposed Redesignation of 2.8 Acres from Specific Plan to Commercial
- Figure 3: Full Text of General Plan Amendment

LAND USE AND COMMUNITY CHARACTER ELEMENT

FIGURE LU-1B GENERAL PLAN LAND USE MAP



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

Source: Yolo County GIS

EXISTING AND PROPOSED ZONING AND GENERAL PLAN

DUNNIGAN SPECIFIC PLAN AREA EXCEPTING OUT THE OLD TOWN AND YOLO HARDWOODS AREAS

ASSESSOR PARCEL No.	OWNER*	APN AREA (Acre)	EXISTING ZONING	PROPOSED ZONING	EXISTING GENERAL PLAN	PROPOSED GENERAL PLAN
051-150-009	LAURIE HAYES	146.79**	S-P	A-N	SP	AG
051-160-004	STAR HOLDINGS CO. LLC	2.41	C-H/SP-O	C-H	CG/SP-O	CG
051-160-005	R & S CORDES	16.08	C-H/SP-O	C-H	CG/SP-O	CG
051-160-007	THOMAS MUMMA TRUST	0.147	C-L/SP-O	C-L	CL/SP-O	CL
051-160-008	THOMAS MUMMA TRUST	0.207	C-H/SP-O	C-H	CG/SP-O	CG
051-160-009	STEPHEN MUMMA TRUST	6.00	C-H/SP-O	C-H	CG/SP-O	CG
051-160-010	THOMAS MUMMA	0.55	C-H/SP-O	C-H	CG/SP-O	CG
051-160-012	THOMAS MUMMA TRUST	2.00	C-H/SP-O	C-H	CG/SP-O	CG
051-160-013	THOMAS MUMMA TRUST	53.73	C-H/C-L/SP-O	C-H/C-L	CG/CL/SP-O	CG
051-160-020	DUNNIGAN EAST LLC	169.13	S-P	A-N	SP	AG
051-160-023	RICHARD BARTHELS	14.06	S-P	A-N	SP	AG
051-160-024	MCCULLOUGH TRUST	32.41	S-P	A-N	SP	AG
052-010-006	LAURIE HAYES	104.644	S-P	A-N	SP	AG
052-010-007	LAURIE HAYES	2.806	S-P	A-N	SP	AG
052-020-001	DOHERTY PARTNERS 1750	160.00	S-P	A-N	SP	AG
052-020-002	MICHAEL DOHERTY	123.90	S-P	A-N	SP	AG
052-020-003	BILL AND KATHYS INC.	5.07	C-H/SP-O	C-H	CG/SP	CG
052-020-004	SACRAMENTO & DUNNIGAN PROPERTY INC.	1.00	C-H/SP-O	C-H	CG/SP	CG
052-020-005	BILL AND KATHYS INC.	5.25	S-P	A-N	SP	AG
052-020-006	DOHERTY PARTNERS 1750	160.00	S-P	A-N	SP	AG
052-020-008	DOHERTY PARTNERS 1750	130.94	S-P	A-N	SP	AG
052-030-001	DUNNIGAN INVESTMENTS INC.	1.19	C-H/SP-O	C-H	CG/SP	CG
052-030-003	DUNNIGAN EAST LLC	48.81	S-P	A-N	SP	AG
052-030-004	S & J SOARES	16.93	S-P	A-N	SP	AG
052-030-005	DUNNIGAN EAST LLC	86.83	S-P	A-N	SP	AG
052-030-007	TL INVESTMENTS LP	77.33	S-P	A-N	SP	AG
052-030-008	HUGO GUTIERREZ	5.165	C-H/SP-O	C-H	CG/SPO	CG
052-030-016	S & J SOARES	28.76	S-P	A-N	SP	AG
052-030-017	STATE OF CALIFORNIA	8.20	S-P	A-N	SP	AG
052-030-020	KENT RAMOS	2.12	S-P	A-N	SP	AG
052-050-001	COUNTY OF YOLO	8.20	S-P	A-N	SP	AG
052-050-026	B & H KIM	2.31	S-P	A-N	SP	AG
052-050-080	PILOT CORPORATION	15.87	C-H/SP-O	C-H	CG/SPO	CG
052-050-083	GRANT PARK DEVELOPMENT INC.	34.31	R-M/SP-O	R-M	RM/SPO	RM
052-050-086	RICHIE BROS PROPERTIES INC.	90.39	C-H/SP-O	C-H	CG/SPO	CG
052-050-087	COUNTY OF YOLO	0.02	S-P	A-N	SP	AG
052-050-091	GRANT PARK DEVELOPMENT INC.	7.88	C-H/SP-O	C-H	CG/SPO	CG
052-050-092	GRANT PARK DEVELOPMENT INC.	1.89	C-H/SP-O	C-H	CG/SPO	CG
052-060-001	DUNNIGAN EAST LLC	182.98	S-P	A-N	SP	AG
052-060-002	DOHERTY PARTNERS 1750	46.50	S-P	A-N	SP	AG
052-060-005	J & K MUMMA	45.91	C-H/A-N/SP-O	C-H	CG/SPO	CG
052-060-008	JDS PARTNERSHIP	6.76	C-H/SP-O	C-H	CG/SPO	CG
052-060-011	AULMAN LLC	100.00	C-H/A-N/SP-O	C-H	CG/SPO	CG
052-060-012	COTTER TRUST	135.07	S-P	A-N	SP	AG
052-060-013	DOHERTY PARTNERS 1750	232.34**	S-P	A-N	SP	AG
052-070-006	DOHERTY PARTNERS 1750	50.90	S-P	A-N	SP	AG
052-070-009	DOHERTY PARTNERS 1750	159.78	S-P	A-N	SP	AG
052-070-010	DOHERTY PARTNERS 1750	12.05	S-P	A-N	SP	AG
052-070-013	DOHERTY PARTNERS 1750	44.73	S-P	A-N	SP	AG
052-070-015	TIMOTHY DOHERTY	40.00	S-P	A-N	SP	AG
052-070-016	DOHERTY PARTNERS 1750	8.50	S-P	A-N	SP	AG
052-110-001	DOHERTY PARTNERS 1750	80.00**	S-P	A-N	SP	AG
052-110-006	JANET BUTLER	160.00**	S-P	A-N	SP	AG

* Ownership information is from 2011.

EXISTING AND PROPOSED ZONING AND GENERAL PLAN

DUNNIGAN OLD TOWN AREA WITHIN THE DUNNIGAN SPECIFIC PLAN AREA						
ASSESSOR PARCEL No.	OWNER*	APN AREA (Acre)	PROPOSED ZONING	PROPOSED ZONING	GENERAL PLAN	GENERAL PLAN
051-210-003	UNION CHURCH OF DUNNIGAN	0.38	PQP/SP-O	PQP	PQ/SPO	PQ
051-221-001	COUNTY OF YOLO	0.39	PQP?/SP-O	PQP	PQ/SPO?	PQ
051-221-014	C. LONG TRUST	0.36	R-L/SP-O	R-L	RL/SPO	RL
051-221-015	CATHERINE CASSEVAH	0.97	R-L/SP-O	R-L	RL/SPO	RL
051-222-001	LARRY FILBERT	1.13	R-L/SP-O	R-L	RL/SPO	RL
051-222-002	DANIEL MILLER	0.79	R-L/SP-O	R-L	RL/SPO	RL
051-222-003	M & C MAY TRUST	0.53	R-L/SP-O	R-L	RL/SPO	RL
051-222-004	M & C MAY TRUST	1.29	R-L/SP-O	R-L	RL/SPO	RL
051-222-005	BRUCE MYERS	1.48	R-L/SP-O	R-L	RL/SPO	RL
051-223-001	J & I DIAZ	0.40	R-L/SP-O	R-L	RL/SPO	RL
051-223-002	BRYAN BOSSE	0.40	R-L/SP-O	R-L	RL/SPO	RL
051-223-003	SIDNEY T. MUMMA TRUST	0.51	R-L/SP-O	R-L	RL/SPO	RL
051-224-001	USA	0.88	PQP/SP-O	PQP	PQ/SPO	PQ
051-224-002	E & D THOMAS	0.44	R-L/SP-O	R-L	RL/SPO	RL
051-225-001	BRUCE MYERS	0.98	R-L/SP-O	R-L	RL/SPO	RL
051-231-001	C. LONG TRUST	0.55	I-H?/SP-O	I-H	IN/SPO	IN
051-231-006	DUNNIGAN FIRE DISTRICT	0.85	PQP/SP-O	PQP	PQ/SPO	PQ
051-232-001	C. LONG TRUST	0.62	R-L/SP-O	R-L	RL/SPO	RL
051-232-002	C. LONG TRUST	0.44	R-L/SP-O	R-L	RL/SPO	RL
051-233-002	ADAMS WAREHOUSE CO. INC.	3.27	I-H/SP-O	I-H	IN/SPO	IN
051-234-001	BILL AND KATHYS INC.	0.55	C-L/SP-O	C-L	CL/SPO	CL
051-234-002	BILL AND KATHYS INC.	0.64	C-L/SP-O	C-L	CL/SPO	CL
051-241-001	S & M DYER	0.77	R-L/SP-O	R-L	RL/SPO	RL
051-241-002	AMY TERRELL	0.50	R-L/SP-O	R-L	RL/SPO	RL
051-241-006	Y. STRONG TRUST	0.59	R-L/SP-O	R-L	RL/SPO	RL
051-241-007	Y. STRONG TRUST	0.29	R-L/SP-O	R-L	RL/SPO	RL
051-241-008	Y. STRONG TRUST	0.59	R-L/SP-O	R-L	RL/SPO	RL
051-241-009	K & C WILLIAMS REV. TRUST	0.70	R-L/SP-O	R-L	RL/SPO	RL
051-242-001	USA	1.36	PQP/SP-O	PQP	PQ/SPO	PQ
051-242-002	USA	0.33	PQP/SP-O	PQP	PQ/SPO	PQ
051-242-003	C. LONG TRUST	0.33	R-L/SP-O	R-L	RL/SPO	RL
051-242-004	C. LONG TRUST	0.99	R-L/SP-O	R-L	RL/SPO	RL
051-242-005	C. LONG TRUST	0.33	R-L/SP-O	R-L	RL/SPO	RL
051-243-001	C. LONG TRUST	0.28	R-L/SP-O	R-L	RL/SPO	RL
051-243-002	C. LONG TRUST	0.73	R-L/SP-O	R-L	RL/SPO	RL
051-244-001	R & V WALTON TRUST	0.37	R-L/SP-O	R-L	RL/SPO	RL
051-244-002	LOIS PRESTON	0.30	R-L/SP-O	R-L	RL/SPO	RL
051-244-003	L & G HUNT TRUST	2.11	R-L/SP-O	R-L	RL/SPO	RL
051-245-001	BILL AND KATHYS INC.	0.38	C-L/SP-O	C-L	CL/SPO	CL
051-245-002	BILL AND KATHYS INC.	0.56	C-L/SP-O	C-L	CL/SPO	CL
051-245-003	BILL AND KATHYS INC.	0.56	C-L/SP-O	C-L	CL/SPO	CL
051-245-004	JIMMY NAGI	0.48	C-L/SP-O	C-L	CL/SPO	CL
051-245-005	KELLY STRONG	0.70	C-L/SP-O	C-L	CL/SPO	CL
051-245-006	BILL AND KATHYS INC.	2.05	C-L/SP-O	C-L	CL/SPO	CL
051-245-007	BILL AND KATHYS INC.	0.82	C-L/SP-O	C-L	CL/SPO	CL
051-245-008	BILL AND KATHYS INC.	0.26	C-L/SP-O	C-L	CL/SPO	CL

* Ownership information is from 2011.

EXISTING AND PROPOSED ZONING AND GENERAL PLAN FOR HARDWOODS

ASSESSOR'S PARCEL No.	OWNER*	A.P.N. AREA (Ac.)	EXISTING ZONING	PROPOSED ZONING	EXISTING GENERAL PLAN	PROPOSED GENERAL PLAN
051-090-003	JOAN LIEB	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-090-004	JERRY & TRACY HERNANDEZ	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-090-006	LEO & MILDRED LATHUM	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-090-007	LEO LATHUM	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-090-008	BERNARD BEHEREGARAY	1.83	RR-1/SP-O	RR-1	RR/SPO	RR
051-090-009	JOYCE MITCHELL	2.93	RR-1/SP-O	RR-1	RR/SPO	RR
051-090-018	LEONEL & ANA URRUTIA	1.86	RR-1/SP-O	RR-1	RR/SPO	RR
051-090-019	LEONEL & ANA URRUTIA	1.59	RR-1/SP-O	RR-1	RR/SPO	RR
051-090-022	G RODRIGUEZ & S OCHOA	2.45	RR-1/SP-O	RR-1	RR/SPO	RR
051-090-023	MARICELA ROBLES	1.35	RR-1/SP-O	RR-1	RR/SPO	RR
051-090-024	DENNIS & WANDA LATHUM	1.04	RR-1/SP-O	RR-1	RR/SPO	RR
051-090-025	DENNIS & WANDA LATHUM	1.40	RR-1/SP-O	RR-1	RR/SPO	RR
051-090-026	DENNIS & WANDA LATHUM	1.37	RR-1/SP-O	RR-1	RR/SPO	RR
051-101-003	CHENG REV TRUST ETAL	10.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-101-009	LUCINDA MONTGOMERY	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-101-010	CORSI FAMILY TRUST	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-101-013	ABEL GUZMAN	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-101-014	BRETTA ANN KENDALL	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-101-019	JEFFREY & JOYCE NOWLIN	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-101-020	DOUG TAUZER	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-101-021	ROBERT POLK & ALICE GOMEZ	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-101-022	JEFFREY & LORI BRAGG	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-101-023	DAVID LAWRENCE IDE	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-101-024	JOSE & SARA MARTINEZ	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-101-025	CHARLES & ROSE YELTON	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-101-026	RAMON & ANGELINA VASQUEZ	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-101-027	FRANCISCO & MARAIA PEREZ	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-101-028	SANTIAGO MORENO	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-101-029	SANTIAGO MORENO	1.07	RR-1/SP-O	RR-1	RR/SPO	RR
051-101-030	GUILLERMO ROMERO	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-101-031	ROGELIO GONZALEZ	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-101-032	KIM TRUEBLOOD	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-101-033	RAY & ADELE HANAMAN	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-101-034	NAOMI CHADOR	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-101-036	JESUS MENDOZA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-101-037	RICHARD VERMILION	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-101-038	SANTIAGO MORENO	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-101-039	PECTON JONES	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-001	WILLIE THOMPSON	5.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-002	CLIFFORD BULLOCK, JR	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-003	GERALDINE JOHNSON	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-004	ALESIA MCDUFFIE	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-007	SUELLEN COAST	1.00	RR-1/SP-O	RR-1	RR/SPO	RR

EXISTING AND PROPOSED ZONING AND GENERAL PLAN FOR HARDWOODS

ASSESSOR'S PARCEL No.	OWNER*	A.P.N. AREA (Ac.)	EXISTING ZONING	PROPOSED ZONING	EXISTING GENERAL PLAN	PROPOSED GENERAL PLAN
051-102-008	EDWARD & EVELYN DIMARCO	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-009	M HORNBUCKLE T BURNHAM	1.50	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-010	SAMMIE IRVIN & RITA BIRD	1.50	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-011	CARLOS MEDINA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-012	JARED & ERIN WILLIAMS	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-013	MIGUEL MEDINA	2.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-016	KATHERINE OWENS	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-017	KATHERINE OWENS	3.47	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-019	IZELL & MARY FAIRLEY	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-020	IZELL & MARY FAIRLEY	1.31	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-022	STILL FAMILY TRUST	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-023	EDWARD & AURORA VIDALES	1.95	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-024	EDWARD VIDALES, JR	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-025	EDWARD VIDALES, JR	0.98	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-026	EDWARD VIDALES, JR	0.89	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-027	EDWARD VIDALES, JR	0.75	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-029	PHILIP & NANCY WOLTMON	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-030	HUGO & ORMIDES HERNANDEZ	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-031	JAVIER HERNANDEZ	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-033	CODY GRIMES	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-034	G & B MONDRAGON	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-035	V & E HERNANDEZ	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-036	JUAN & LETICIA HERRERA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-037	DAVID & TINA BENNETT	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-038	NATHANIEL TYLER	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-102-039	JUELEAH EXPOSE-SPENCER	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-103-001	ROBERT & SABRA CARTER	1.45	RR-1/SP-O	RR-1	RR/SPO	RR
051-103-007	JESSICA RICE	0.60	RR-1/SP-O	RR-1	RR/SPO	RR
051-103-008	FRANCISCO SOLORZANO	0.90	RR-1/SP-O	RR-1	RR/SPO	RR
051-103-016	W RODDY & C LITRAL	1.58	RR-1/SP-O	RR-1	RR/SPO	RR
051-103-018	BANK OF NEW YORK	1.91	RR-1/SP-O	RR-1	RR/SPO	RR
051-103-019	JESUS & ERIKA PAIZ	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-103-020	EDWARD VASSAR	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-103-021	ROBERTO & MICAELA HUERTA	0.94	RR-1/SP-O	RR-1	RR/SPO	RR
051-103-022	MITCHELL & LELAYNE TORRES	0.82	RR-1/SP-O	RR-1	RR/SPO	RR
051-103-023	JAVIER QUIROZ	0.74	RR-1/SP-O	RR-1	RR/SPO	RR
051-103-024	JUAN JOSE MAYA	0.93	RR-1/SP-O	RR-1	RR/SPO	RR
051-103-027	AUDELIO & ELIA SOLORIO	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-103-028	RAY RICHARDSON	1.47	RR-1/SP-O	RR-1	RR/SPO	RR
051-103-029	SIMS FAMILY REV TRUST	0.84	RR-1/SP-O	RR-1	RR/SPO	RR
051-103-030	RONALD FIELDS	1.30	RR-1/SP-O	RR-1	RR/SPO	RR
051-103-031	SIMS FAMILY REV TRUST	0.93	RR-1/SP-O	RR-1	RR/SPO	RR

EXISTING AND PROPOSED ZONING AND GENERAL PLAN FOR HARDWOODS

ASSESSOR'S PARCEL No.	OWNER*	A.P.N. AREA (Ac.)	EXISTING ZONING	PROPOSED ZONING	EXISTING GENERAL PLAN	PROPOSED GENERAL PLAN
051-110-001	ZANCOR INC	7.89	R-M/SP-O	R-M	RM/SPO	RM
051-110-002	ZANCOR INC	3.00	R-M/SP-O	R-M	RM/SPO	RM
051-110-003	ZANCOR INC	1.00	R-M/SP-O	R-M	RM/SPO	RM
051-110-004	ZANCOR INC	2.00	R-M/SP-O	R-M	RM/SPO	RM
051-110-005	ZANCOR INC	2.00	R-M/SP-O	R-M	RM/SPO	RM
051-110-007	CORMACK REV TRUST	2.00	R-M/SP-O	R-M	RM/SPO	RM
051-110-008	EUNICE TILLMAN	5.00	R-M/SP-O	R-M	RM/SPO	RM
051-110-010	ZANCOR INC	2.32	R-M/SP-O	R-M	RM/SPO	RM
051-110-011	ZANCOR INC	6.04	R-M/SP-O	R-M	RM/SPO	RM
051-110-012	ZANCOR INC	0.23	R-M/SP-O	R-M	RM/SPO	RM
051-110-015	WALTER & LINDA BARKER	0.56	RR-1/SP-O	RR-1	RR/SPO	RR
051-110-016	ALVARO TAPIA	2.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-110-018	MANUEL & VIOLET MENENDEZ	2.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-110-019	MARIA VALENZUELA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-110-020	PABLO & ISABEL JAUREGUI	6.92	RR-1/SP-O	RR-1	RR/SPO	RR
051-110-021	ANTHONY VELASQUEZ	3.70	RR-1/SP-O	RR-1	RR/SPO	RR

051-110-022	RANDER BAINS & FIRDOS SAIMA	7.50				
051-110-024		Trailer Ren	R-M/SP-O	R-M	RM/SPO	RM
051-110-026		Trailer Ren	R-M/SP-O	R-M	RM/SPO	RM
051-110-037		Trailer Ren	R-M/SP-O	R-M	RM/SPO	RM
051-110-038		Trailer Ren	R-M/SP-O	R-M	RM/SPO	RM
051-110-045		Trailer Ren	R-M/SP-O	R-M	RM/SPO	RM
051-110-046		Trailer Ren	R-M/SP-O	R-M	RM/SPO	RM
051-110-048		Trailer Ren	R-M/SP-O	R-M	RM/SPO	RM
051-110-050		Trailer Ren	R-M/SP-O	R-M	RM/SPO	RM
051-110-054		Trailer Ren	R-M/SP-O	R-M	RM/SPO	RM
051-110-056		Trailer Ren	R-M/SP-O	R-M	RM/SPO	RM
051-110-057		Trailer Ren	R-M/SP-O	R-M	RM/SPO	RM
051-110-059		Trailer Ren	R-M/SP-O	R-M	RM/SPO	RM
051-110-060		Trailer Ren	R-M/SP-O	R-M	RM/SPO	RM
051-110-061		Trailer Ren	R-M/SP-O	R-M	RM/SPO	RM
051-110-062		Trailer Ren	R-M/SP-O	R-M	RM/SPO	RM
051-110-063		Trailer Ren	R-M/SP-O	R-M	RM/SPO	RM
051-110-066		Trailer Ren	R-M/SP-O	R-M	RM/SPO	RM
051-110-067		Trailer Ren	R-M/SP-O	R-M	RM/SPO	RM

EXISTING AND PROPOSED ZONING AND GENERAL PLAN FOR HARDWOODS

ASSESSOR'S PARCEL No.	OWNER*	A.P.N. AREA (Ac.)	EXISTING ZONING	PROPOSED ZONING	EXISTING GENERAL PLAN	PROPOSED GENERAL PLAN
051-110-068	JOHN HARDEN III	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-110-069	JEFFREY & MARY MILLER	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-110-070	MELINDA IBARRA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-110-071	JAMES & FAYE SMITH	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-110-072	STANLEY RAY SMITH	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-110-074	MARK & ANITA TOMBLESON	1.08	RR-1/SP-O	RR-1	RR/SPO	RR
051-110-075	L VIVEROS & A GODINEZ	1.57	RR-1/SP-O	RR-1	RR/SPO	RR
051-110-076	ADRIAN & ROSA VIDALES	1.52	RR-1/SP-O	RR-1	RR/SPO	RR
051-120-001	ERICH LINSE, JR	12.99	C-L/SP-O	C-L	CL/SPO	CL
051-171-001	CHARLES CONNESS	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-171-002	CHARLES CONNESS	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-171-003	HROMADA FAMILY TRUST	2.50	RR-1/SP-O	RR-1	RR/SPO	RR
051-171-006	ALEX & ANNA MARIE FLOWERS	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-171-007	ELISEO & MARIA HEREDIA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-171-008	JESUS HERRERA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-171-009	ROBERTO AYALA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-171-011	BARRY MILLER	1.70	RR-1/SP-O	RR-1	RR/SPO	RR
051-171-013	HUGO GUTIERREZ	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-171-015	FLORINDA SIGUR	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-171-016	ELVIN & FRANCINE MOORE	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-171-017	D CARRILLO & G SALAZAR	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-171-018	ALFRED & SYLVIA TOFOYA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-171-019	JOSE CHAVEZ & T SERRANO	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-171-020	LUIS & MARIA LEYVA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-171-022	PHILIP & WENDY STITES	1.16	RR-1/SP-O	RR-1	RR/SPO	RR
051-171-023	OTTIE & EDITH HARRIS	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-171-024	SOCORRO BUITRON	1.50	RR-1/SP-O	RR-1	RR/SPO	RR
051-171-025	JAVIER PADILLA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-171-026	FLORINDA SIGUR	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-171-027	VERONICA JAIMES	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-171-028	C HAGGARD & F DANGELO	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-171-029	C HAGGARD & F DANGELO	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-172-002	ROSITA VIDALES	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-172-004	RENEE CHRISTINE TOWON	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-172-011	THOMAS & CONNIE WATSON	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-172-012	JOEL & MARIA GARCIA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-172-013	JOSE GARCIA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-172-014	JOSE GARCIA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-172-015	DUNNIGANS BODY JESUS CHRIS	2.00	PQP/SP-O	RR-1	PQ/SPO	RR

EXISTING AND PROPOSED ZONING AND GENERAL PLAN FOR HARDWOODS

ASSESSOR'S PARCEL No.	OWNER*	A.P.N. AREA (Ac.)	EXISTING ZONING	PROPOSED ZONING	EXISTING GENERAL PLAN	PROPOSED GENERAL PLAN
051-172-016	RAUDEL & VERONICA TRUJILLO	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-172-017	RASHED MOHAMMED	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-172-018	RICKY & ANITA TATUM	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-172-019	ROBERT & AMIEE TIBBS	2.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-172-021	JOSE LUIS GARCIA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-172-022	RODOLFO & ROSARIO SANCHEZ	1.10	RR-1/SP-O	RR-1	RR/SPO	RR
051-172-023	COULTER REV LIVING TRUST	0.90	RR-1/SP-O	RR-1	RR/SPO	RR
051-172-024	G & V RODRIGUEZ	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-172-025	CHARLES & TERESA KEASLER	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-172-026	ROBERT & YOLANDA GRUWELL	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-172-027	WILLARD & JUANITA INGRAHAM	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-172-028	B & C MONDRAGON	1.10	RR-1/SP-O	RR-1	RR/SPO	RR
051-172-029	ANTONIO MONDRAGON	0.82	RR-1/SP-O	RR-1	RR/SPO	RR
051-172-030	WILLARD & JUANITA INGRAHAM	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-172-031	WILLARD & JUANITA INGRAHAM	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-172-032	KITCHEN FACE-LIFTERS INC	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-172-033	MARAGARET ELAINE STURM	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-172-034	WANDA SMITH	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-173-001	HERSHELL STANDFILL	2.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-173-002	JOSEPH ALEXANDER	2.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-173-003	ROBERT & JULIE LANGFIELD	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-173-004	SHIRLEY MAY OWENS TRUST	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-173-005	NEVIS REV TRUST	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-173-006	ALEXANDRO & ELVIRA GARCIA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-173-007	ALMA STRIVERS	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-173-009	JESSY & PAULA GONZALEZ	0.38	RR-1/SP-O	RR-1	RR/SPO	RR
051-173-010	BARBEE TRUST	0.58	RR-1/SP-O	RR-1	RR/SPO	RR
051-173-011	BIRTHA WILDER FAM TRUST	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-173-012	SONJA HAY	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-173-013	MONICA LYNN UHLAND	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-173-014	VICTOR & MARIA GUTIERREZ	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-173-015	STANLEY HICKS	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-173-016	JEFFREY & DESIREE HICKS	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-173-017	J LOWE & CHERYLE CROCKETT	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-173-018	BEVERLY COUTEE	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-173-019	G GARCIA & S GARCIA-COUTEE	1.37	RR-1/SP-O	RR-1	RR/SPO	RR
051-173-021	GUILLERMO GARCIA	0.63	RR-1/SP-O	RR-1	RR/SPO	RR
051-173-023	GUSTAVO&ANGELICA MAGALLON	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-173-024	ADELL JOHNSON	1.50	RR-1/SP-O	RR-1	RR/SPO	RR
051-173-025	ROBERT & LANA JOHNSON	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-173-026	REFUGIO & HILDA CASTENEDA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR

EXISTING AND PROPOSED ZONING AND GENERAL PLAN FOR HARDWOODS

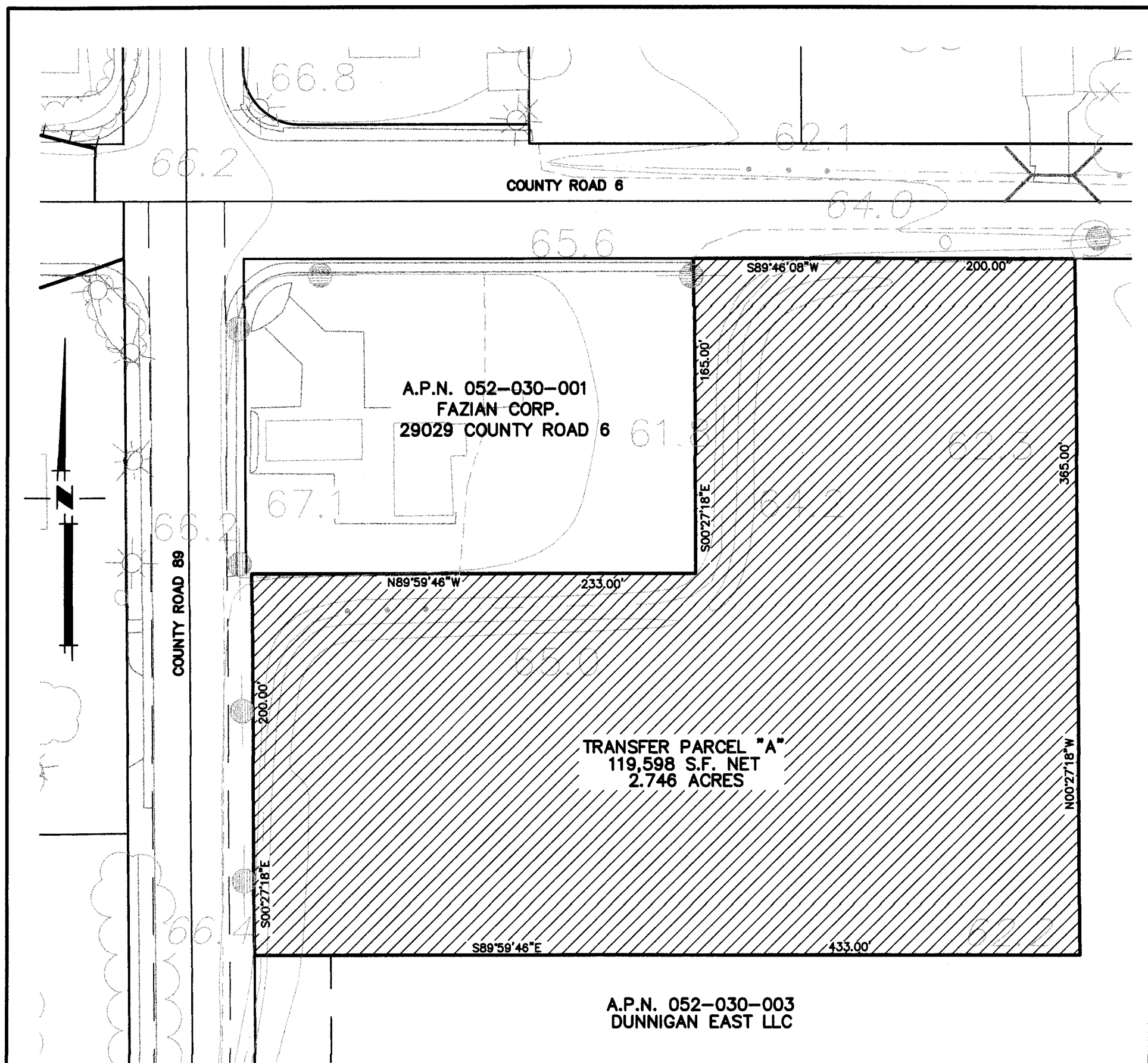
ASSESSOR'S PARCEL No.	OWNER*	A.P.N. AREA (Ac.)	EXISTING ZONING	PROPOSED ZONING	EXISTING GENERAL PLAN	PROPOSED GENERAL PLAN
051-173-028	MARY STADELMAN	1.10	RR-1/SP-O	RR-1	RR/SPO	RR
051-173-029	COULTER REV LIVING TRUST	1.12	RR-1/SP-O	RR-1	RR/SPO	RR
051-181-001	S & J HICKS	2.30	RR-1/SP-O	RR-1	RR/SPO	RR
051-181-002	JEANETTE RHODES	2.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-181-003	VICTOR & HORTENCIA GRAJEDA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-181-004	JACOB & STACEY FLOWERS	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-181-005	ERNEST & LENA MAYHAND	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-181-007	ROBERT & BERTHA FARR	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-181-009	JACK SPICER	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-181-010	LOUIS SPICER, JR	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-181-011	LUE JEAN BRUMFIELD	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-181-012	JACK SPICER	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-181-013	DELLA SABALA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-181-016	SAUL & SANDRA PAIZ	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-181-017	ROBERT NELSON	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-181-018	KAREN DAVIS	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-181-019	S & C FERNANDEZ	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-181-020	ROBERT & VONDIA WALTON	1.30	RR-1/SP-O	RR-1	RR/SPO	RR
051-181-021	STEVEN & PATRICIA JOHNSON	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-181-022	RAFAEL CHAVEZ	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-181-023	A & R CHAVARRIA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-181-024	ROSA CHAVARRIA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-181-025	AURORA VASQUEZ	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-181-026	AURORA VASQUEZ	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-181-027	ASHLEY MORELAND	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-181-028	ASHLEY MORELAND	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-182-001	RAYMON MADDERRA	2.30	RR-1/SP-O	RR-1	RR/SPO	RR
051-182-002	WILLIAM & JULIA MANGINO	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-182-004	R & A ROBINSON & R WILLIAMS	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-182-005	RUSLEY & ANNIE ROBINSON	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-182-006	ETTA LEE LOWE	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-182-007	WILLIAM & LEANA POE	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-182-008	ALEJANDRO DEL RIO	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-182-011	GARY LEACH	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-182-013	EUGENE & ALTA MAE BROWN	2.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-182-014	P SPEARS & BERNICE SHABAZZ	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-182-015	P SPEARS & BERNICE SHABAZZ	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-182-016	MICHAEL & VERONICA FREGOSO	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-182-020	THOMAS & ROSEMARIE YODICE	0.85	RR-1/SP-O	RR-1	RR/SPO	RR
051-182-021	VERONICA FREGOSO	1.19	RR-1/SP-O	RR-1	RR/SPO	RR
051-182-023	E & A BARRIGA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-182-024	DANNY RAMOS	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-182-026	R & S ZIMMERMAN	1.00	RR-1/SP-O	RR-1	RR/SPO	RR

EXISTING AND PROPOSED ZONING AND GENERAL PLAN FOR HARDWOODS

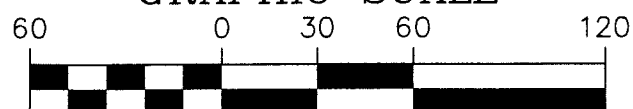
ASSESSOR'S PARCEL No.	OWNER*	A.P.N. AREA (Ac.)	EXISTING ZONING	PROPOSED ZONING	EXISTING GENERAL PLAN	PROPOSED GENERAL PLAN
051-182-028	FLORINDA SIGUR	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-182-029	FLORINDA SIGUR	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-182-030	F & M ARELLANO	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-182-031	WILLIAM & CATHRENE MEYER	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-182-032	CHRIS & JOANNA LIVADAS	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-182-033	FRANCISCO MELENDREZ	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-183-001	HERSHELL STANDFILL	3.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-183-002	BILL DAILEY	4.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-183-003	ETTA LEE LOWE	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-183-004	RONALD & ELLEN HARRIS	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-183-006	ELON & JUDITH PETERSON	1.14	RR-1/SP-O	RR-1	RR/SPO	RR
051-183-007	VERNON LAUDERDALE	1.23	RR-1/SP-O	RR-1	RR/SPO	RR
051-183-009	MILDRED MOONEY	0.90	RR-1/SP-O	RR-1	RR/SPO	RR
051-183-010	JEANETTA SANDERS	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-183-011	FILIMON & RAQUEL QUIRARTE	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-183-012	J & RUTHIE JOHNSON	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-183-013	JOSE & CECILIA VERA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-183-014	PAUL & MICHELLE HATHAWAY	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-183-015	RAMON MARTINEZ	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-183-016	CASTULO SANTILLAN	0.50	RR-1/SP-O	RR-1	RR/SPO	RR
051-183-017	ELON & JUDITH PETERSON	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-183-018	RAYMUNDO DURAN	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-183-019	BERNICE SHABAZZ	0.68	RR-1/SP-O	RR-1	RR/SPO	RR
051-183-020	RUBEN RAMIREZ	0.77	RR-1/SP-O	RR-1	RR/SPO	RR
051-190-001	G & S GARCIA	3.97	RR-1/SP-O	RR-1	RR/SPO	RR
051-190-002	J & M BENNETT	1.12	RR-1/SP-O	RR-1	RR/SPO	RR
051-190-003	G & S GARCIA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-190-004	WINONA LARA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-190-005	WINONA LARA	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-190-007	HALL LIVING TRUCT	1.98	RR-1/SP-O	RR-1	RR/SPO	RR
051-190-008	E & S HASTINGS TRUST	0.90	RR-1/SP-O	RR-1	RR/SPO	RR
051-190-009	E & S HASTINGS TRUST	1.42	RR-1/SP-O	RR-1	RR/SPO	RR
051-190-010	J & R DAWSON	0.64	RR-1/SP-O	RR-1	RR/SPO	RR
051-190-011	G & P MARTEN	1.69	RR-1/SP-O	RR-1	RR/SPO	RR
051-190-012	CURTIS REV. TRUST	1.13	RR-1/SP-O	RR-1	RR/SPO	RR
051-190-013	E & S HASTINGS TRUST	1.65	RR-1/SP-O	RR-1	RR/SPO	RR
051-190-014	E & S HASTINGS TRUST	1.53	RR-1/SP-O	RR-1	RR/SPO	RR
051-190-015	CHENG REV. TRUST	3.50	RR-1/SP-O	RR-1	RR/SPO	RR
051-190-016	T & K RIVAS	1.06	RR-1/SP-O	RR-1	RR/SPO	RR
051-190-017	JIMMY BRAY	1.76	RR-1/SP-O	RR-1	RR/SPO	RR
051-190-018	W & C TOUSSAINT	2.23	RR-1/SP-O	RR-1	RR/SPO	RR
051-201-002	JOSE ALCARAZ	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-201-003	CHAND FAMILY	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-201-004	RODRIGUEZ & GALICIA-MEZA	1.55	RR-1/SP-O	RR-1	RR/SPO	RR

EXISTING AND PROPOSED ZONING AND GENERAL PLAN FOR HARDWOODS

051-201-006	EMMA FRANCIS	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-201-007	K & C EDWARDS TRUST	3.25	RR-1/SP-O	RR-1	RR/SPO	RR
051-201-008	GENEVA MCLEMORE	2.09	RR-1/SP-O	RR-1	RR/SPO	RR
051-201-009	C & M CHAPPELL	0.80	RR-1/SP-O	RR-1	RR/SPO	RR
051-201-010	EMMA FRANCIS	0.71	RR-1/SP-O	RR-1	RR/SPO	RR
051-201-014	CHAND FAMILY	0.77	RR-1/SP-O	RR-1	RR/SPO	RR
051-201-015	KELLY ROBERTS	1.64	RR-1/SP-O	RR-1	RR/SPO	RR
051-202-002	JJ INTERNATIONAL HOLDING CO.	5.84	I-H/SP-O	I-H	IN/SPO	IN
051-202-004	JJ INTERNATIONAL HOLDING CO.	1.00	I-H/SP-O	I-H	IN/SPO	IN
051-202-005	JJ INTERNATIONAL HOLDING CO.	2.00	I-H/SP-O	I-H	IN/SPO	IN
051-202-006	JJ INTERNATIONAL HOLDING CO.	2.00	I-H/SP-O	I-H	IN/SPO	IN
051-202-007	SPENCER BACKHAUS	1.00	I-H/SP-O	I-H	IN/SPO	IN
051-202-011	C & A BACKHAUS	1.23	I-H/SP-O	I-H	IN/SPO	IN
051-202-012	C & A BACKHAUS	1.31	I-H/SP-O	I-H	IN/SPO	IN
051-202-013	JJ INTERNATIONAL HOLDING CO.	1.38	I-H/SP-O	I-H	IN/SPO	IN
051-202-014	T & A MEJIA	1.07	I-H/SP-O	I-H	IN/SPO	IN
051-202-015	EDWARD SCHOFIELD	2.24	RR-1/SP-O	RR-1	RR/SPO	RR
051-202-017	P & R PRODUN	1.15	RR-1/SP-O	RR-1	RR/SPO	RR
051-202-018	MONTGOMERY 2007 REV. TRUST	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-202-021	SINGH FAMILY	1.00	RR-1/SP-O	RR-1	RR/SPO	RR
051-202-022	JESSE GONZALES	2.28	RR-1/SP-O	RR-1	RR/SPO	RR



GRAPHIC SCALE



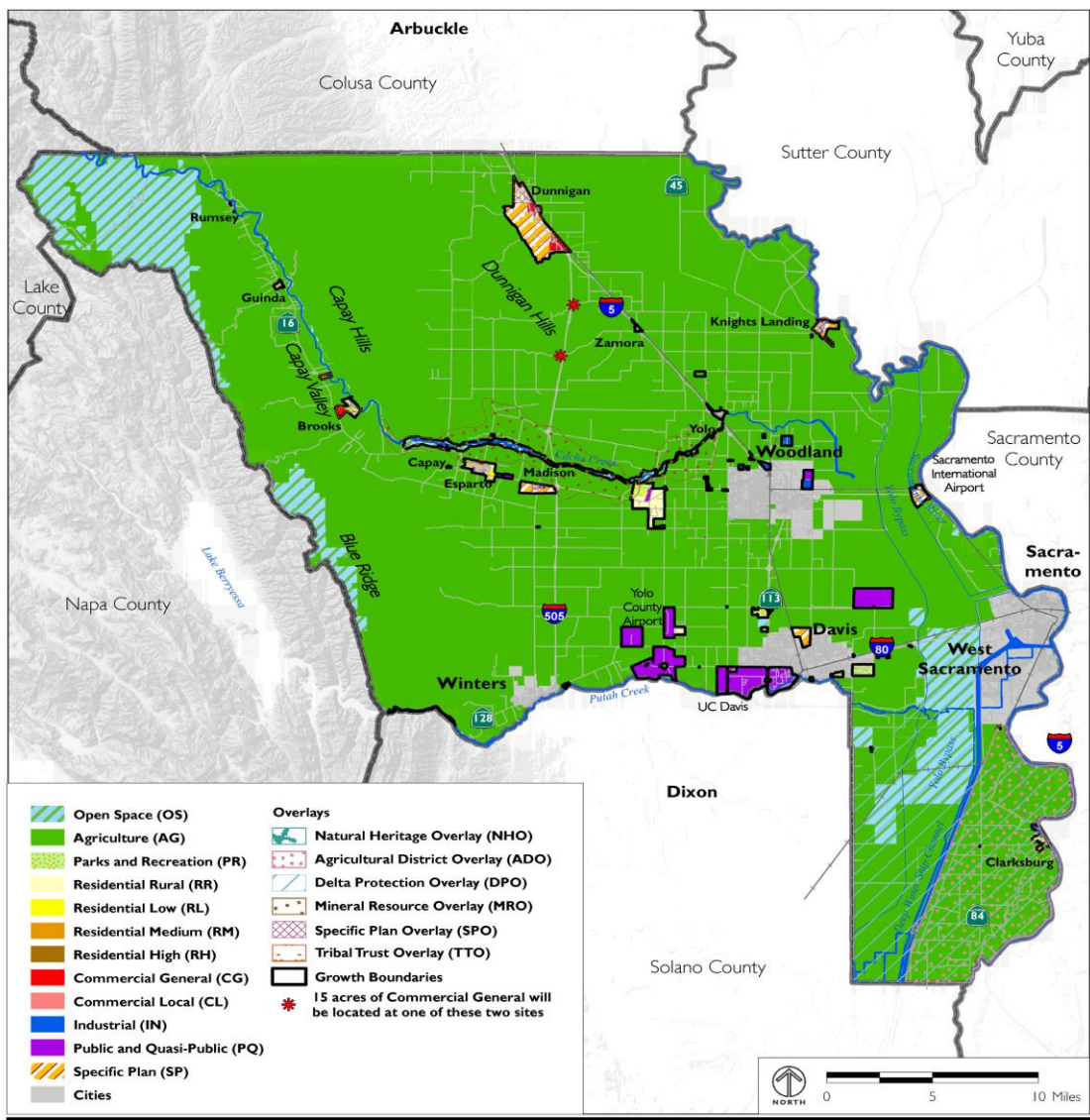
1 inch = 60 ft.

<p>PROJECT NO. 201073</p>	<p>BOUNDARY LINE ADJUSTMENT EXHIBIT FOR THE FAZIAN COMMERCIAL SITE EXPANSION ALTERNATIVE "B"</p>		<p>CLAYBAR ENGINEERING INC. 9354 ELK GROVE-FLORIN ROAD ELK GROVE, CA 95624 Ph.: 916-684-7301 Fax: 916-684-2627</p>	<p>DATE: _____</p>
<p>SHT 1 OF 1</p>				<p>DRAWN BY: _____</p>
<p>DUNNIGAN YOLO COUNTY CALIFORNIA</p>				

APPENDIX A FULL TEXT OF GENERAL PLAN AND ZONING CODE AMENDMENTS

PROPOSED AMENDMENTS TO THE LAND USE AND COMMUNITY CHARACTER ELEMENT

1. Modify Figure LU-1A, page LU-8, by deleting the Dunnigan Specific Plan designation and re-drawing the Growth Boundary around the two existing town areas.



Source: Yolo County GIS, 2009.

2. Modify Table LU-5, page LU-9, by deleting and subtracting out acreages for the Dunnigan Specific Plan.

TABLE LU-5 2030 YOLO COUNTY GENERAL PLAN LAND USE DESIGNATIONS AND ACREAGES

Land Use Designation	Acreage
Open Space	51,445
Agriculture	544,909 547,163
Specific Plan	3,606 1,353
<i>Subtotal</i>	612,635
Incorporated Cities	32,325
Rights-of-Way	8,589
County Total	653,549
Specific Plan Areas	
Covell Specific Plan	384
Dunnigan Specific Plan	2,254
Elkhorn Specific Plan	344
Knights Landing Specific Plan	212
Madison Specific Plan	413
Specific Plan Area Total	3,606 1,353
Overlays	
Tribal Trust Overlay	483
Mineral Resource Overlay	18,452
Clarksburg Agricultural Overlay	35,171
Delta Protection Overlay	73,053
Dunnigan Specific Plan Overlay	927
Elkhorn Specific Plan Overlay	5
Knights Landing Specific Plan Overlay	224
Madison Specific Plan Overlay	100

3. Modify Table LU-8, page LU-21, by subtracting out the Dunnigan Specific Plan units.

TABLE LU-8 Allowed Residential Growth (in units)

Town	Existing Units ^a	Buildout Under 1983 GP ^b	New Added Units ^c	Total Allowed Units ^d
Capay	576	53	0	629
Clarksburg	177	22	0	199
Dunnigan	340	173	8,408 0	8,621ⁱ-513
Esparto	905	985	521	2,411
Knights Landing	380	993	420	1,793 ⁱ
Madison	137	83	1,413	1,633 ⁱ
Monument Hills	583	25	0	608
Yolo	155	56	0	211
Zamora	14	14	0	28
Remaining Unincorporated	3,996 ^e	1,610 ^f	322	5,928
Total	7,263^g	4,014	10,462 2,354^h	22,061 13,953

^a Yolo County Planning and Public Works Department estimates of existing “on-the-ground” units based on County address data for 2007.

^b Based on vacant residentially designated land at allowed yields.

^c Communities/locations where additional residential growth (beyond that allowed under the 1983 General Plan) is allowed under the 2030 General Plan.

^d Sum of existing on-the-ground units + buildout allowed under 1983 General Plan + added new units under this General Plan update.

^e Difference between DOF unit total and numbers for each community.

^f This does not represent potential “full” buildout but rather a projection of the number of future farm dwellings through 2030 based on past trends. Assumes an average of 70 farm dwellings annually over 23 years.

^g California Department of Finance, 2007.

^h Total includes ~~all 7,500 units in Dunnigan Specific Plan area and includes~~ additional units that would be allowed per residential density range increases in ~~Dunnigan (608 units)~~, Knights Landing (354+66=420 units), Madison (108 units – 30 units from land use change on Reyes 3 acs), and Esparto (loss of 69 units). Also includes 322 farm dwellings countywide assumed with 20 percent density bonus for Agricultural TDR Program (see Action AG-A25).

ⁱ Includes acreage from Specific Plan development capacities.

4. Modify Table LU-9, page LU-22, by subtracting out the Dunnigan Specific Plan acres.

TABLE LU-9 **Allowed Commercial and Industrial Growth (in acres)**

Town	Existing Developed Acres ^a	Remaining Under 1983 GP ^b	New Added Acres ^c	Total Designated Acres ^{d,g}
Capay Valley	4.0	12.5	115.1	131.6
Clarksburg	134.0	3.0	0.3	137.3
Dunnigan	26.2	250.0	546.2 96.2	822.4 372.4^h
Esparto	6.0	123.3	-69.3 ^f	60.0
Knights Landing	11.0	103.4	-54.0	60.4 ^h
Madison	19.0	4.7	134.0	157.7 ^h
Monument Hills	6.0 ^g	16.0 ^g	2.7	24.7 ^g
Yolo	26.0	8.1	11.8	45.9
Zamora	1.0	0.9	12.9	14.8
Elkhorn Property	1.8	0	346.5	348.3 ^h
County Airport	66.0 ^e	236.0 ^e	0	302.0 ^e
I-505/CR14 or 12A	0	0	15.1	15.1
Spreckels Property	87.0	4.0	51.6	142.6
Covell/Pole Line	0	383.7 ^h	0	383.7 ^{h,i}
Remaining Unincorporated	43.3	385.4	-91.4	337.3
Total	431.3	1531.0	4021.5 571.5	2,983.8 2,533.8

^a Yolo County Planning and Public Works Department estimates of existing “on-the-ground” commercial and industrial land uses based on County address data for 2007.

^b Vacant commercially designated or industrially designated land.

^c Communities/locations where additional commercial or industrial growth (beyond that allowed under the 1983 General Plan) is allowed under the 2030 General Plan update. Does not include agricultural commercial and/or agricultural industrial acreage (see Table LU-7).

^d Sum of existing developed industrial and commercial acres + vacant industrial and commercial acreage under the 1983 General Plan + added new acreage under this General Plan update. See exception for airport property in footnote “e” and “g” below.

^e The County airport is designated “airport” under the 1983 General Plan which is a PQ designation under the 2030 General Plan. However, the non-runway portions of this facility function similar to an industrial or commercial land use. Therefore the non-runway acreage (302.0 acres) has been included here.

^f Primarily 79-acre industrial site south of SR-16 converted to other mixed uses.

^g The Watts-Woodland airport in Monument Hills is designated “airport” under the 1983 General Plan which is a PQ designation under the 2030 General Plan. However, the non-runway portions of this facility function similar to an industrial or commercial land use. Therefore the non-runway acreage (22.0 acres) has been included here.

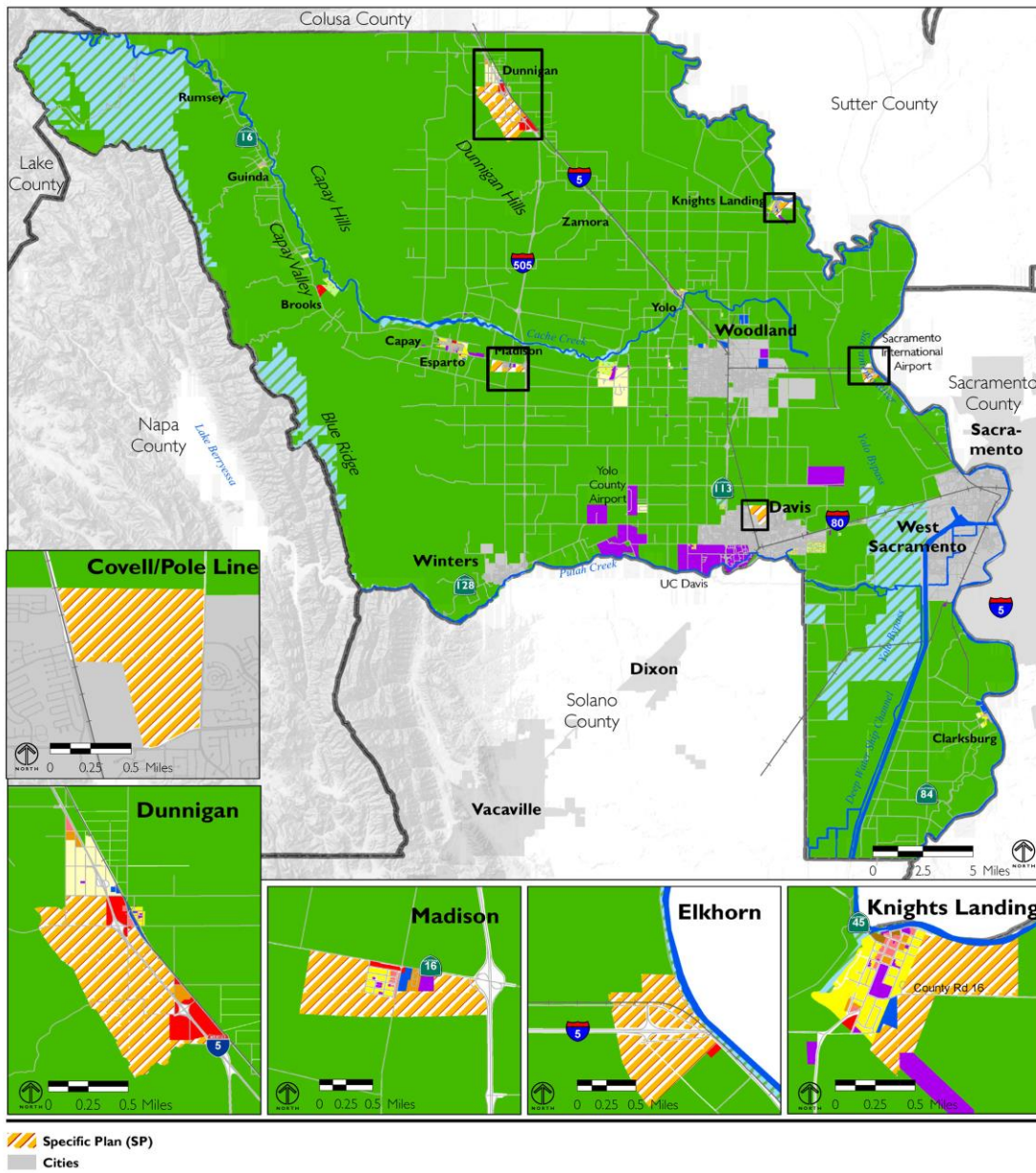
^h Includes acreage from Specific Plan development capacities.

ⁱ Industrial and commercial acreages to be determined through the specific plan process and subsequent CEQA review.

5. Modify Policy CC-3.1, page LU-37, 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-10 for a summary of allowed growth within the four Specific Plan areas.

6. Modify Figure LU-4, page LU-38, by deleting the Dunnigan Specific Plan.



7. Delete Table LU-10, page LU-39, as follows:

Table LU-10, Summary of Specific Plan Development Capacities (in acres)

Commercial General	513 acres	
Commercial Local	40 acres	
Industrial	750 acres	
Subtotal Job Producing	1,033 acres	
Agriculture (Commercial)	44 acres	
Residential Rural	371 acres	74 to 370 units
Residential Low	716 acres	716 to 7,157 units
Residential Medium	189 acres	1,890 to 3,779 units
Residential High	56 acres	1,120 to over 2,240 units
Subtotal Residential	1,332 acres	9635 units (maximum by policy)
Parks and Recreation	157 acres	
Open Space	376 acres	
Public and Quasi-Public	394 acres	
Total Specific Plan Area	3,606 acres	

8. Delete Policies CC-3.10 and CC-3.11, pages LU-40, 42, and 43, as follows:

~~Policy CC-3.5 — In addition to Table LU-11, achieve the following within the Dunnigan Specific Plan growth boundary:~~

- ~~A. Ensure the creation of a centrally located downtown area through the community planning process. (f)~~
- ~~B. Locate housing away from Interstate 5 and connect new residential neighborhoods to the Hardwood Subdivision. Smaller lots and higher densities shall be located on the valley floor, while larger lots and lower densities shall be located in the poorer hill soils. Schools should be centrally located. (f)~~
- ~~C. Concentrate commercial and industrial uses between Interstate 5 and County Road 99W.~~
- ~~D. Continue to concentrate new commercial trucking uses at the County Road 8 and Interstate 5 interchange.~~
- ~~E. Plan future land uses to direct the majority of new trips onto the County Road 6/Interstate 5 interchange, instead of the County Road 8/Interstate 5 interchange. This works to buffer the interchange of Interstates 5 and 505, keeps dense and intense land uses close to the existing downtown and makes the most efficient use of transportation infrastructure funds, since the County Road 6 interchange will require improvements regardless of the mix of land uses planned for Dunnigan.~~
- ~~F. Avoid biological impacts to sensitive species and habitats, to the greatest feasible extent and fully mitigated where they occur, particularly inside designated critical habitat for the California tiger salamander.~~
- ~~G. Preserve the Tehama-Colusa Canal as Dunnigan's western boundary and as an important source of future water. Plan for development outside of the federal-designated critical habitat for the California tiger salamander, located to the northwest. Maintain Bird Creek as Dunnigan's southern boundary and as an important riparian habitat and open space area. Maintain the County Road 99W (railroad tracks) as the eastern boundary, with the exception of Old Town.~~
- ~~H. Develop an internal road system that directs local trips to local roadways, rather than the freeways, to the greatest practical extent. Plan for multi-modal access between the communities separated by I-5. (DEIR MM LU-1b) (f)~~
- ~~I. Reserve locations for future rail stations to promote rail connectivity to other cities. (f)~~
- ~~J. Establish a total greenhouse gas emissions objective for all new development in Dunnigan, along with the specific, enforceable actions necessary to achieve the objective.~~

- ~~K. Ensure convenient transit service between Dunnigan and other urban areas, provided through appropriate community-based funding.~~
- ~~L. As part of the 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. (DEIR MM UTIL-1a)~~
- ~~M. The need for intersection, ramp interchange improvements, or mainline improvements on the State Highway System shall be identified within the EIR for the Dunnigan Specific Plan.~~
- ~~N. Strive to develop new planned areas from existing neighborhoods outward in a contiguous manner.~~

~~Policy CC-3.6 The following development capacities shall guide development of the Dunnigan Specific Plan (these numbers are illustrative):~~

- ~~■ 2,254 total acres~~
- ~~■ 450 acres of job producing commercial and industrial land uses~~
 - ~~◆ 212 acres CG (4,961 new jobs assumed)~~
 - ~~◆ 30 acres CL (690 new jobs assumed)~~
 - ~~◆ 208 acres IN (2,167 new jobs assumed)~~
- ~~■ 1,136 acres of residential uses in various densities allowing for 5,000 to 7,500 new units~~
 - ~~◆ 371 acres RR (range of 74 to 370 units [typical 148])~~
 - ~~◆ 593 acres RL (range of 593 to 5,929 units [typical 4,151])~~
 - ~~◆ 133 acres RM (range of 1,330 to 2,659 units [typical 1,995])~~
 - ~~◆ 39 acres RH (range of 780 to 1,560 or more units [typical 975])~~
~~(120 new jobs assumed)~~
 - ~~◆ Potential range 2,777 to 10,518 or more units [typical 7269]; General Plan established minimum 5,000 units and maximum 7,500 units by policy.~~
- ~~■ 344 acres of parks and open space uses~~
 - ~~◆ 115 acres PR~~
 - ~~◆ 229 acres OS~~
- ~~■ 324 acres PQ (433 new jobs assumed)~~

9. Add new Policy CC-3.10, page LU-40, in palce of previous deletd policy

Policy CC-3.10 The community has identified two potential future growth areas in Dunnigan to be studied and considered as funds become available: the area west of the I-5/County Road 6 interchange, between CR 5 and CR 6; and the area between the I-5/County Road 6 interchange and CR 7, between I-5 and CR 99W.

10. Modify Table LU-11, page LU-41, by deleting the Dunnigan column, as follows:

TABLE LU-11 COMMUNITY PLANNING GUIDELINES

	Dunnigan	Knights Landing	Madison
General Plan land use designation	Specific Plan	Specific Plan	Specific Plan
Proposed range of new residential development	Buildout of 173 planned units + up to 8,108 new units	Buildout of 993 planned units and up to 420 new units	Buildout of 83 planned units + up to 1,413 new units
Proposed new commercial /industrial development	Buildout of 250 planned acres + 450 new acres	Buildout of 103 planned acres	Buildout of 5 planned acres + 131 new acres
“Specific Plan” acreage	2,254 new acres	212 infill acres	413 new acres
Target average residential density	8 units/acre	8 units/acre	8 units/acre
Target average jobs density	16 jobs/acre	16 jobs/acre	16 jobs/acre
Minimum “quality of life” services	5 ac. park/1,000 pop.	5 ac. park/1,000 pop.	5 ac. park/1,000 pop.
	New library	Expand/replace library	Library, grocery store, and basic medical exist nearby in Esparto
	Grocery stores	Grocery store	
	Basic medical	Basic medical	New elementary school
	K-12 schools	Retain elementary school	
	Professional fire department	Professional fire department	
		Sheriff’s services	Sheriff’s services
Minimum “sustainability” standards for infrastructure	Municipal water system serving entire town	Upgraded water system for commercial fire flow to entire town	Upgraded water system serving entire town
	Tertiary sewer system serving entire town	Upgraded sewer system for entire town	Upgraded sewer system for entire town
	Municipal storm drainage system serving entire town	Municipal storm drainage system serving entire town	Municipal storm drainage system serving entire town
	Provide minimum 200-year flood protection for affected areas of town	Provide minimum 100-year flood protection for entire town	Provide minimum 100-year flood protection for entire town

11. Delete Action CC-A17, page LU-59, as follows:

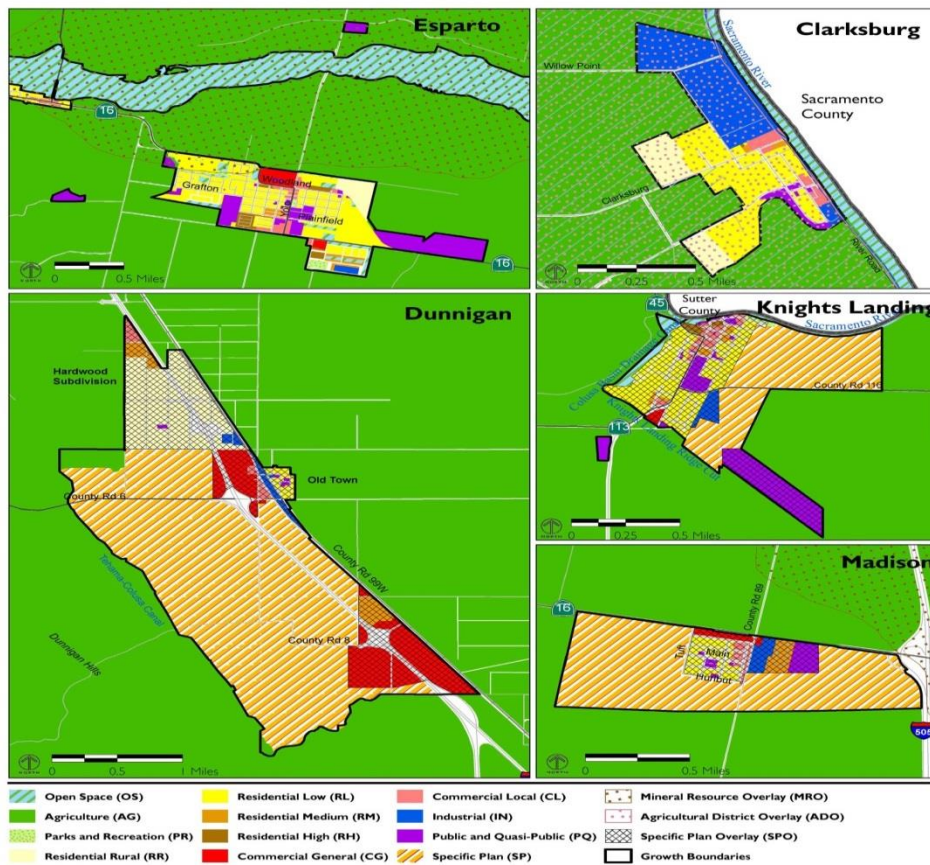
~~Action CC-A17 Prepare the Dunnigan Specific Plan which will supersede the 1996 Dunnigan General Plan. (Policy CC-3.1, Policy CC-3.5, Policy CC-3.6)
 Responsibility: Planning and Public Works Department
 Timeframe: 2009/2015~~

12. Modify Figure LU-1B, page LU-66, by delete “Specific Plan” (SP) and “Specific Plan Overlay” (SP-O) designations in Dunnigan, replace with “Agriculture” (AG) and retain underlying urban designations

LAND USE AND COMMUNITY CHARACTER ELEMENT



FIGURE LU-1B GENERAL PLAN LAND USE MAP



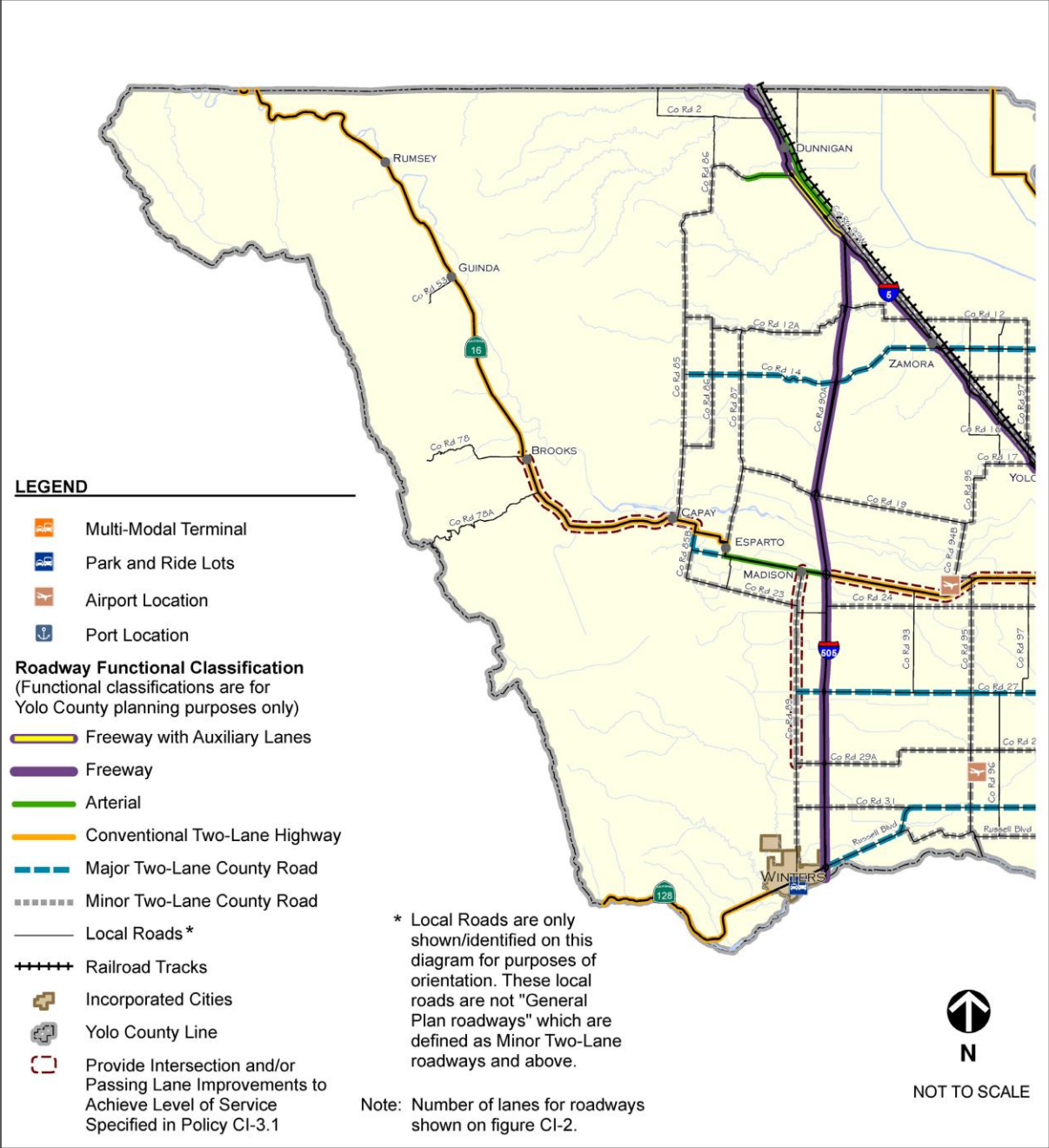
PROPOSED AMENDMENTS TO THE CIRCULATION ELEMENT

13. Modify text in sixth paragraph, page CI-7, to delete reference to County Roads 6 and 99W, as follows:

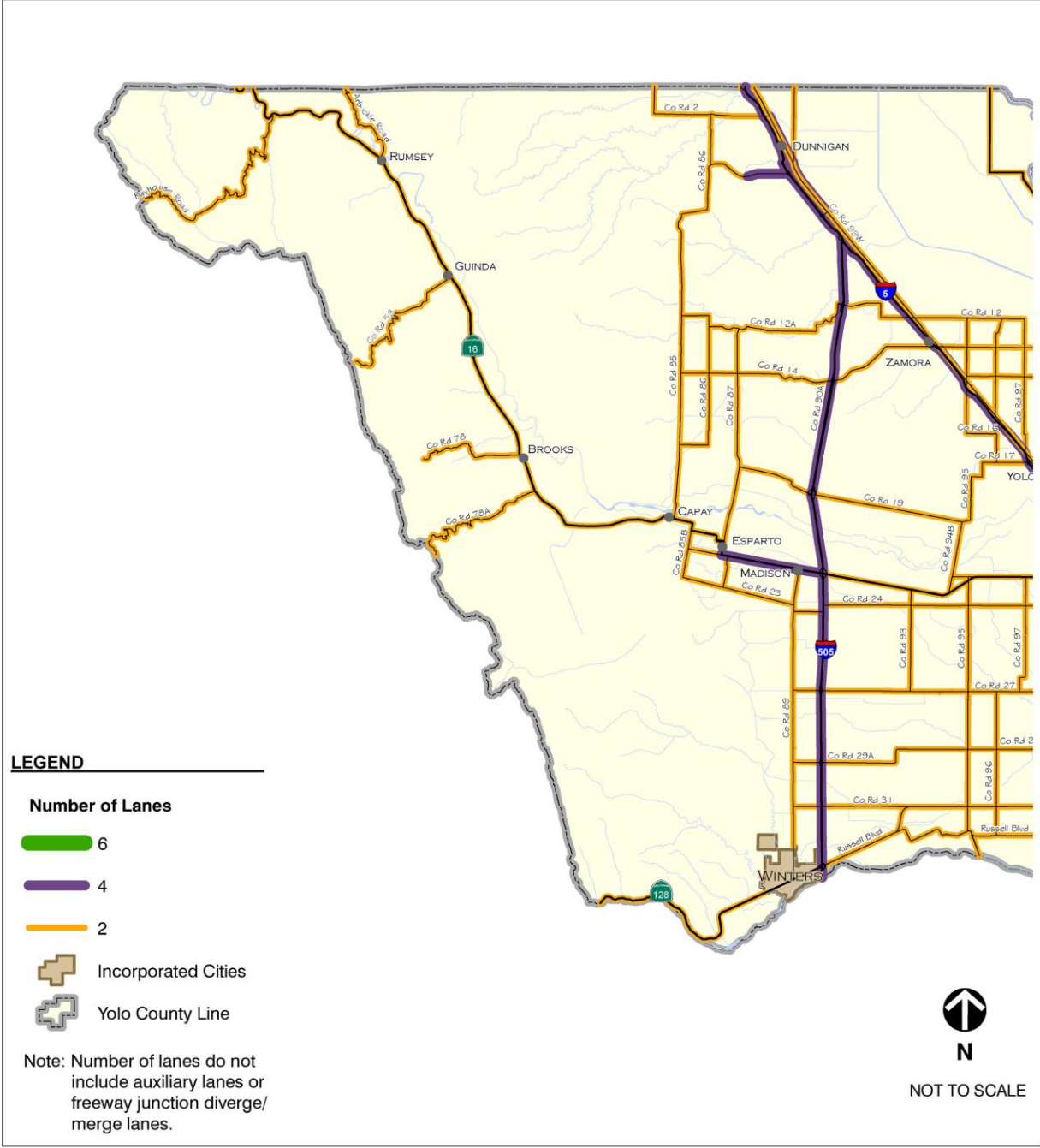
d. Arterial

Arterial roadways are fed by local and collector roads and provide intra-community circulation and connection to regional roadways. Arterials within the unincorporated areas generally represent the “main street” of communities and are usually part of the regional highway system. Although their primary purpose is to move traffic, arterial roadways often provide access to adjacent properties. Examples include State Route 113 through the town of Knights Landing, and State Route 16 through the towns of Guinda, Capay, Esparto, and Madison, ~~and County Roads 6 and 99W through the town of Dunnigan.~~

14. Modify Figure CI-1A, page CI-8, to delete the “arterial” (green line) designation for a portion of County Road 99W and County Road 6 in Dunnigan.



15. Modify Figure CI-2A, page CI-10, to delete the “4 lane” (purple line) designation for a portion of County Road 6 in Dunnigan



Source: Fehr & Peers, 2008.

16. Modify the text on page CI-13, as follows:

8. Planned Roadway Improvements

The Circulation Element Diagram displays the roadway functional classification and improvements needed to accommodate the anticipated land use through 2030, assuming the level of service thresholds and other policies of this General Plan. The regional SACOG SACMET transportation model was used to develop the travel demand forecasts needed to determine the future roadway network improvements, which are summarized below:

- ~~County Road 6 – Widen to a four-lane arterial between County Road 99W and the Tehama Colusa Canal.~~
- County Road 21A – Upgrade to a major two-lane county road standard between County Road 85B and State Route 16.
- County Road 85B – Upgrade to a major two-lane county road standard between State Route 16 and County Road 21A.
- ~~County Road 99W – Widen to a four-lane arterial between County Road 2 and County Road 8.~~

17. Modify Policies CI-3.1 and CI-3.2, pages CI-28 to CI-32, as follows:

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 planned capacity of the County's roadways.

...

~~**N. County Road 6 (County Road 99W to the Tehama Colusa Canal) – LOS D is acceptable, assuming this segment is widened to four lanes. The County will secure a fair share towards these improvements from all feasible sources.**~~

...

~~**T. County Road 99W (County Road 2 to County Road 8) – LOS D is acceptable, assuming that this segment is widened to four lanes. The County will secure a fair share towards these improvements from all feasible sources.**~~ (DEIR MM CI-2)

Policy CI-3.2 Identify specific level of service policies within Specific Plans and Community Area Plans based on the following conditions:

A. Development shall occur consistent with applicable Land Use and Community Character Element policies.

B. Development shall provide transit, bike and pedestrian facilities and amenities consistent with the applicable Circulation Element policies.

C. New development shall utilize a grid pattern for all roadways.

~~D. Level of service shall not be allowed to worsen beyond LOS E within the proposed Dunnigan Specific Plan except where specified in Policy CI-3.1.~~

18. Modify Policy CI-3.19, page CI-37, as follows:

Policy CI-3.19 ~~The Dunnigan~~ Specific Plan **areas** shall ~~incorporate~~ **strive to achieve** 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, the following actions:

A. 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.

B. 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).

C. Increase the cost of driving and parking private vehicles by, for example, imposing parking fees.

D. Build or fund a transportation center where various public transportation modes intersect.

E. Provide shuttle service to public transit.

F. Provide public transit incentives such as free or low-cost monthly transit passes.

G. Incorporate bicycle lanes and routes into street systems, new subdivisions, and large developments.

H. Incorporate bicycle-friendly intersections into street design.

I. 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.

J. Create bicycle lanes and walking paths directed to the location of schools, parks and other destination points.

K. Work with the school district to create and expand school bus services.

L. Institute a telecommute work program. Provide information, training, and incentives to encourage participation. Provide incentives for equipment purchases to allow high-quality teleconferences.

M. Provide education and information about public transportation.

N. 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.

19. Delete Policy CI-3.21, page CI-39, as follows:

~~Policy CI-3.21 Other Specific Plan areas allowed under the 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. (DEIR MM CI-1b)~~

PROPOSED AMENDMENTS TO THE HEALTH AND SAFETY ELEMENT

20. Modify Figure HS-11, page HS-23, and text on page HS-15 (as amended by GPA #2011-03), to delete Dunnigan Specific Plan, as follows:

Figure HS-11 shows where planned development is located in relation to the 100-year floodplain. Future growth subject to potential flooding includes both the Elkhorn and Knights Landing Specific Plans. The Covell and Madison Specific Plans are partially located within the floodplain. ~~The Dunnigan Specific Plan is largely located outside the 100-year floodplain.~~ As a result, new development located within the floodplain must either elevate improvements and structures or provide a means of community-wide flood protection acceptable to FEMA, such as certified levees, bypasses, or similar measures.

