

# GENERAL PLAN AMENDMENT 2017-002 SPECIFIC PLANS GPA

## AMENDMENTS TO THE LAND USE AND COMMUNITY CHARACTER ELEMENT

**1. Delete all references to “Specific Plan Overlay (SPO)” on pages LU-7, LU-13 (in Table LU-6), LU-16, and on LU-75 (in Table LU-4) as follows:**

**Page LU-7:**

- Specific Plan (SP)
- ~~Specific Plan Overlay (SPO)~~
- Delta Protection Overlay (DPO)

**Table LU-6:**

Sand and Gravel Reserve Combining –SGR		Various
<del>Specific Plan Overlay</del>	<del>SPO</del>	<del>Various</del>
Tribal Trust Overlay	TTO	Various

**Page LU-16:**

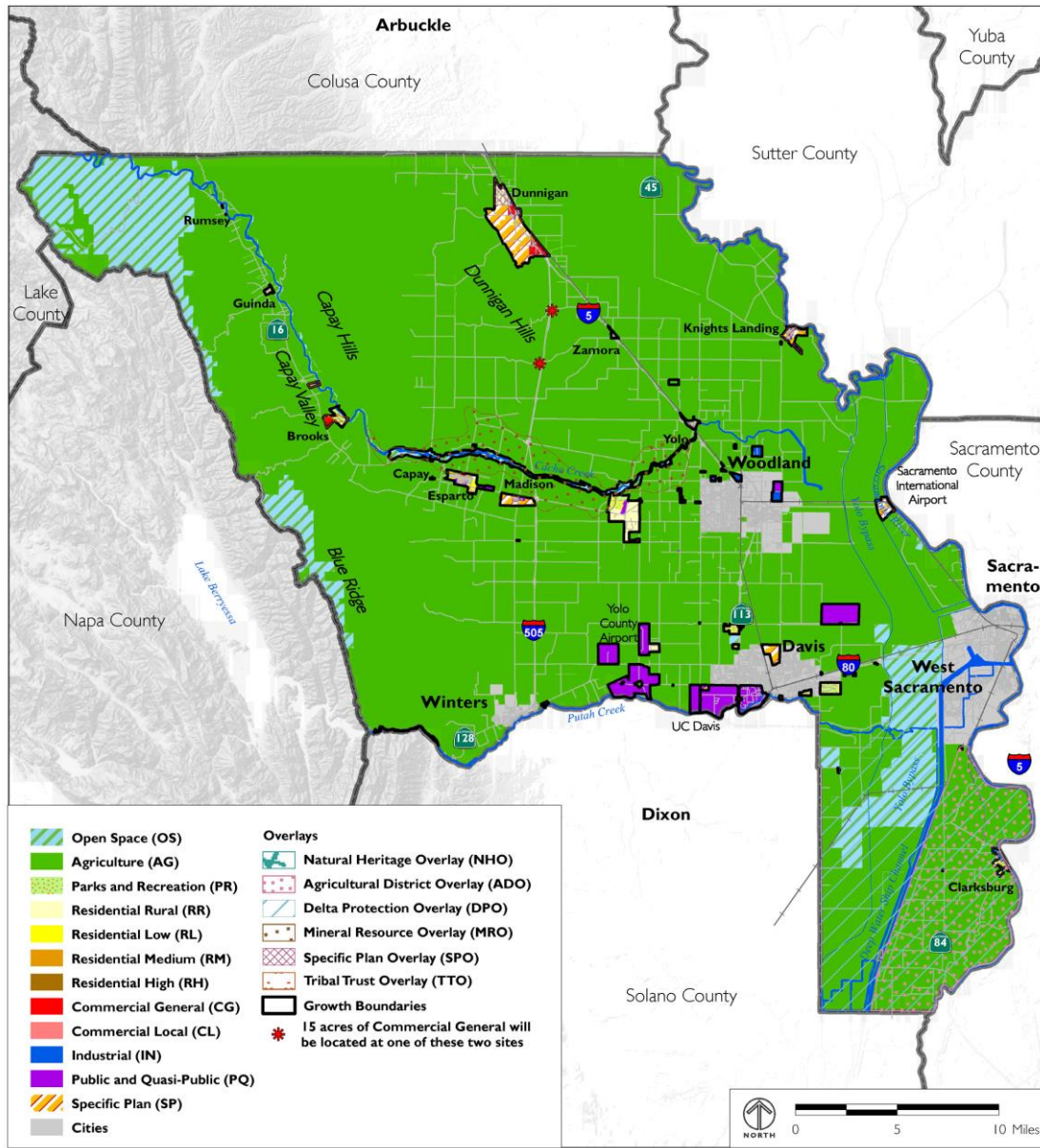
~~Specific Plan Overlay (SPO) applies to existing and planned areas of development typically adjacent to identified Specific Plan designated land. Land uses consistent with the existing land use designation are allowed until a Specific Plan has been adopted, at which point the Specific Plan takes precedence.~~

**Table LU-4**

~~Specific Plan Overlay (SPO) Applies to existing and planned areas of development, typically adjacent to identified SP designated land. Land uses consistent with the base designation are allowed until a SP is in place at which point the SP will direct the land uses. This overlay designation preserves the base (underlying) land use designation until such time as the SP is adopted.~~

~~As allowed under the base designation.~~

**2. Modify Figure LU-1A, page LU-8, by deleting the Elkhorn, Knights Landing, and Madison Specific Plan designations and re-drawing the Growth Boundaries around the two existing town areas of Knights Landing, and Madison.**



Source: Yolo County GIS, 2009.

**3. Modify Table LU-5, page LU-9, by deleting and subtracting out acreages for the Elkhorn, Knights Landing, and Madison Specific Plans.**

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

Land Use Designation	Acreage
Open Space	51,445
Agriculture	<del>544,909</del> <b>546,195</b>
Specific Plan	<del>3,606</del> <b>384</b>
<i>Subtotal</i>	<del>612,635</del> <b>610,689</b>
Incorporated Cities	32,325
Rights-of-Way	8,589
<b>County Total</b>	<b>653,549</b>
<b>Specific Plan Areas</b>	
Covell Specific Plan	384
<del>Dunnigan Specific Plan</del>	<del>2,254</del>
<del>Elkhorn Specific Plan</del>	<del>344</del>
<del>Knights Landing Specific Plan</del>	<del>212</del>
<del>Madison Specific Plan</del>	<del>413</del>
Specific Plan Area Total	<del>3,606</del> <b>384</b>
<b>Overlays</b>	
Tribal Trust Overlay	483
Mineral Resource Overlay	18,452
Clarksburg Agricultural Overlay	35,171
Delta Protection Overlay	73,053
<del>Dunnigan Specific Plan Overlay</del>	<del>927</del>
<del>Elkhorn Specific Plan Overlay</del>	<del>5</del>
<del>Knights Landing Specific Plan Overlay</del>	<del>224</del>
<del>Madison Specific Plan Overlay</del>	<del>400</del>

**4. Modify Table LU-8, page LU-21, by subtracting out the Knights Landing and Madison Specific Plan units.**

TABLE LU-8 Allowed Residential Growth (in units)

Town	Existing Units <sup>a</sup>	Buildout Under 1983 GP <sup>b</sup>	New Added Units <sup>c</sup>	Total Allowed Units <sup>d</sup>
Capay	576	53	0	629
Clarksburg	177	22	0	199
Dunnigan	340	173	<b>8,408 0</b>	<b>8,621<sup>i</sup> 513</b>
Esparto	905	985	521	2,411
Knights Landing	380	993	<b>420 0</b>	<b>1,793 1,373<sup>i</sup></b>
Madison	137	83	<b>1,413 78</b>	<b>1,633 298<sup>i</sup></b>
Monument Hills	583	25	0	608
Yolo	155	56	0	211
Zamora	14	14	0	28
Remaining Unincorporated	3,996 <sup>e</sup>	1,610 <sup>f</sup>	322	5,928
<b>Total</b>	<b>7,263<sup>g</sup></b>	<b>4,014</b>	<b>10,462 921<sup>h</sup></b>	<b>22,061 12,198</b>

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

<sup>b</sup> Based on vacant residentially designated land at allowed yields.

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

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

<sup>e</sup> Difference between DOF unit total and numbers for each community.

<sup>f</sup> 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.

<sup>g</sup> California Department of Finance, 2007.

<sup>h</sup> 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 minus 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).

<sup>i</sup> Includes acreage from Specific Plan development capacities.

**5. Modify Table LU-9, page LU-22, by subtracting out the Elkhorn, Knights Landing, and Madison Specific Plan acres.**

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

Town	Existing Developed Acres <sup>a</sup>	Remaining Under 1983 GP <sup>b</sup>	New Added Acres <sup>c</sup>	Total Designated Acres <sup>e,g</sup>
Capay Valley	4.0	12.5	115.1	131.6
Clarksburg	134.0	3.0	0.3	137.3
Dunnigan	26.2	250.0	<b>546.2 96.2</b>	<b>822.4 372.4<sup>h</sup></b>
Esparto	6.0	123.3	-69.3 <sup>f</sup>	60.0
Knights Landing	11.0	103.4	<b>-54.0 -92.0</b>	<b>60.4 22.4<sup>h</sup></b>
Madison	19.0	4.7	<b>134.0 3.0</b>	<b>157.7 26.7<sup>h</sup></b>
Monument Hills	6.0 <sup>g</sup>	16.0 <sup>g</sup>	2.7	24.7 <sup>g</sup>
Yolo	26.0	8.1	11.8	45.9
Zamora	1.0	0.9	12.9	14.8
Elkhorn Property	1.8	0	<b>346.5 0</b>	<b>348.3 1.8<sup>h</sup></b>
County Airport	66.0 <sup>e</sup>	236.0 <sup>e</sup>	0	302.0 <sup>e</sup>
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 <sup>h</sup>	0	383.7 <sup>h,i</sup>
Remaining Unincorporated	43.3	385.4	-91.4	337.3
<b>Total</b>	<b>431.3</b>	<b>1531.0</b>	<b>4021.5 56.0</b>	<b>2,983.8 2,018.3</b>

<sup>a</sup> 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.

<sup>b</sup> Vacant commercially designated or industrially designated land.

<sup>c</sup> 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).

<sup>d</sup> 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.

<sup>e</sup> 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.

<sup>f</sup> Primarily 79-acre industrial site south of SR-16 converted to other mixed uses.

<sup>g</sup> 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.

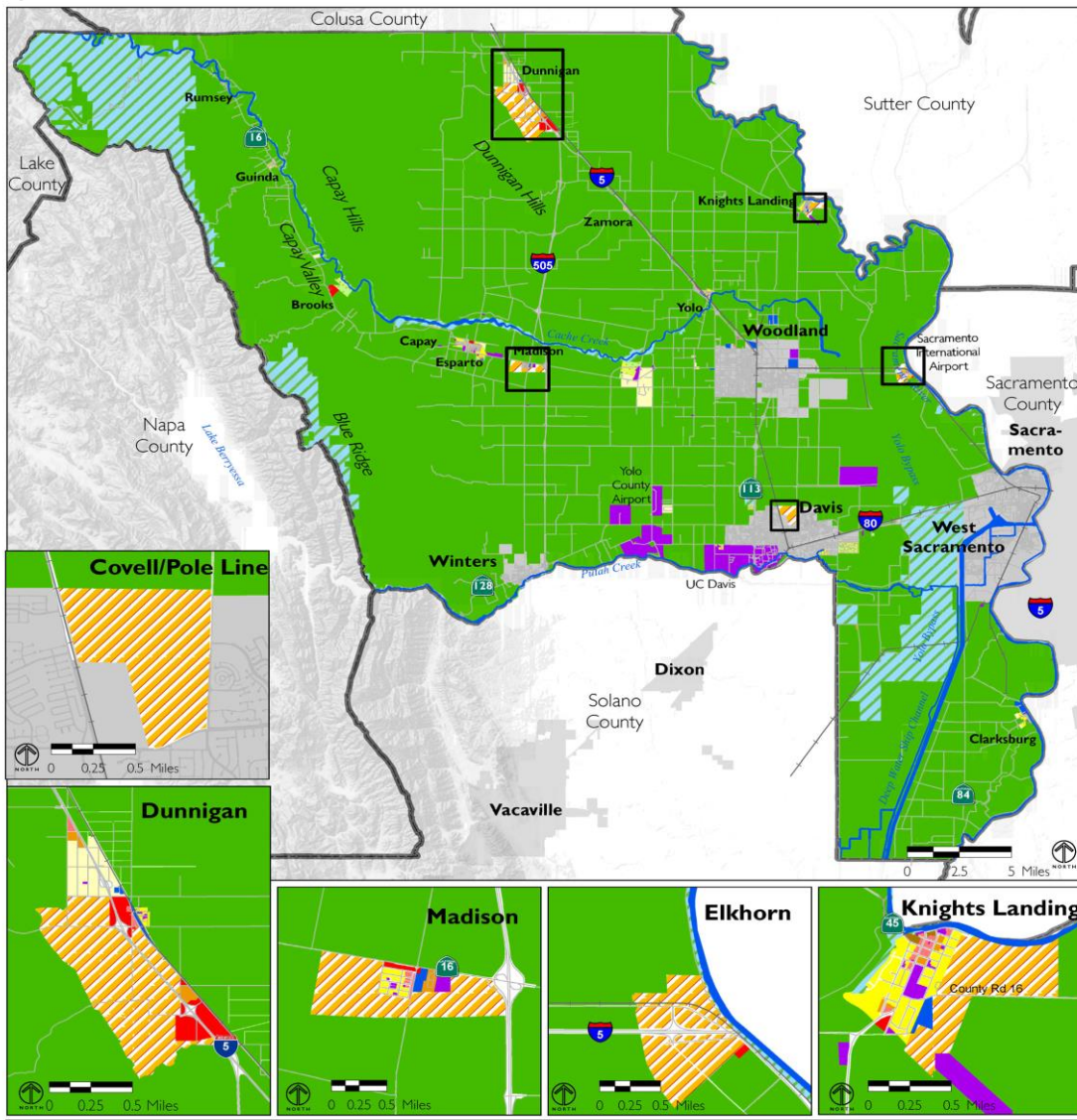
<sup>h</sup> Includes acreage from Specific Plan development capacities.

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

**6. Delete Policy CC-3.1, page LU-37, as follows, and re-number the remaining policies:**

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.

**7. Delete Figure LU-4, page LU-38, and re-number the remaining figures:**



Legend:  
 ■ Specific Plan (SP)  
 ■ Cities  
 Source: Yolo County GIS, 2009.

**8. Delete Table LU-10, page LU-39, as follows, and re-number the remaining tables:**

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

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

**9. Delete Table LU-11, page LU-41, as follows, and re-number the remaining tables:**

**TABLE LU-11 COMMUNITY PLANNING GUIDELINES**

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



**10. Delete Policies CC-3.12 through CC-3.17, and Figures LU-5 through LU-7, and re-number the remaining policies and figures:**

~~Policy CC-3.12 In addition to Table LU-11, achieve the following within the Knights Landing Specific Plan growth boundary:~~

- ~~A. Ensure that the downtown area remains the community's primary commercial center. □~~
- ~~B. Develop specific and detailed analysis regarding how existing planned residential and commercial growth would impact key issues, including: 1) the loss of farmland; 2) levee stability and flood protection; and 3) traffic impacts to State Highway 113 and local roads.~~
- ~~C. 100-year flood protection for all development within the growth boundary.~~
- ~~D. Emphasize the use of waterfront land for public access and amenities, as well as tourism and entertainment-related commercial activities. These areas shall be highlighted in the Specific Plan with separate development design standards and economic development investment.~~
- ~~E. Encourage the Knights Landing CSD to explore the availability of Sacramento River water as an alternative source of municipal water. (DEIR MM UTIL-2b)~~

~~Policy CC-3.13 The following development capacities shall guide development of the Knights Landing Specific Plan (these numbers are illustrative) (see Figure LU-5, Knights Landing Conceptual Sketch):~~

- ~~□ 212 total acres~~
- ~~□ 38 acres of job producing commercial and industrial land uses~~
- ~~□ 10 acres CL (assumes 230 existing jobs, no new jobs)~~
- ~~□ 28 acres IN (assumes 292 existing jobs, no new jobs)~~
- ~~□ 71 acres of residential uses in various densities allowing for 393 to 800 new units~~
- ~~□ 43 acres RL (range of 43 to 429 units [typical 301])~~
- ~~□ 21 acres RM (range of 210 to 419 units [typical 315])~~
  
- ~~□ 7 acres RH (range of 140 to 280 or more units [typical 175] (no new jobs assumed)~~
- ~~□ Potential range 393 to 1,062 or more units [typical 791]; General Plan established minimum 393 units [per designations] and maximum 800 units by policy~~
- ~~□ 103 acres of parks and open space uses~~
- ~~□ 22 acres PR~~
- ~~□ 81 acres OS~~

~~Policy CC-3.14 In addition to Table LU-11, achieve the following within the Madison Specific Plan growth boundary:~~

- ~~A. Policies to ensure the creation of a downtown area will be required. □~~
- ~~B. The sewer ponds shall be moved and improved.~~
- ~~C. Workforce housing shall be the focus of the residential development. □~~
- ~~D. Storm drainage impacts affecting the entire growth area shall be resolved. To address some of the existing needs in the community, infrastructure (drainage, sewer and water) services and facilities could benefit from a cooperative arrangement between the Madison~~

~~and Esparto County Service Districts. Additional infrastructure improvements are to be gained through development agreements with recommended highway commercial development.~~

~~F. Existing conditions in this community are not acceptable. New development shall not proceed until, at minimum, the items in Table LU-11 have been addressed (or are reasonably expected to be addressed by the time such development is completed).~~

~~G. The need for intersection and roadway improvements on State Route 16 between Madison and I-505 shall be identified as part of the Madison Specific Plan consistent with the policy thresholds of the Draft General Plan. (DEIR MM CI-6b)~~

~~H. Encourage the Madison CSD to explore the availability of Cache Creek water via the Flood Control District as an alternative source of municipal water. (DEIR MM UTIL-2b)~~

~~Policy CC-3.15 The following development capacities shall guide development of the Madison Specific Plan (these numbers are illustrative)(see Figure LU-6, Madison New Growth Conceptual Sketch):~~

- ~~□ 413 total acres~~
- ~~□ 131 acres CG (assumes 3,065 new jobs)~~
- ~~□ 44 acres AG identified for agricultural industrial land uses (no new jobs assumed)~~
- ~~□ 125 acres of residential uses in various densities allowing for up to 1,335 new units~~
- ~~□ 80 acres RL (range of 80 to 799 units [typical 560])~~
- ~~□ 35 acres RM (range of 350 to 699 units [typical 525])~~
- ~~□ 10 acres RH (range of 200 to 400 or more [typical 250]) (no new jobs assumed)~~
- ~~□ Potential range of 630 to 1,898 or more units [typical 1,335]; General Plan established minimum 630 units [per designations] and maximum 1,335 units by policy.~~
- ~~□ 63 acres of parks and open space uses~~
- ~~□ 20 acres PR~~
- ~~□ 43 acres OS~~
- ~~□ 50 acres PQ (20 new jobs assumed)~~

~~Policy CC-3.16 Achieve the following within the Elkhorn Specific Plan growth boundaries:~~

~~A. The goal for this location is a regional conference center and hotel facility, with appropriate general commercial development and industrial research and development uses, capitalizing on the existing natural amenities and riverfront.~~

~~B. The Specific Plan shall emphasize aesthetic standards that recognize the importance of this site as the “visual gateway” to Yolo County along Interstate 5.~~

~~C. The property shall be required to build out from north to south. New construction and/or development shall be consistent with this General Plan, including but not limited to: satisfaction of levels of service for public services and facilities, protection of biological resources, protection against unreasonable geotechnical risk and/or exposure to hazards, exposure to noise, fiscally beneficial to the general fund, net public benefit, sustainable design, architectural excellence, jobs/housing balance and match, flood protection, water supply, sewer/septic service and protection of significant visual and/or aesthetic features.~~

~~D. Transit to move workers, customers, and visitors to and from the site shall be a key consideration in the preparation of the Specific Plan.~~

~~E. Modify and amend the Elkhorn Specific Plan to accommodate high density residential development to provide workforce housing. The inclusion of residential development is~~

~~intended to achieve a jobs/housing balance and reduce the vehicle miles traveled (VMT) of the Elkhorn Specific Plan area. The precise number of units shall be determined through the specific plan process and shall be analyzed for environmental impact in the specific plan EIR.~~

~~F. The need for freeway ramp improvements on Interstate 5 at County Road 22 shall be identified as part of the Elkhorn Specific Plan consistent with the policy thresholds of the Draft~~

~~General Plan. (DEIR MM LU-4d)~~

~~G. Consider the applicability of Table LU-11.~~

~~Policy CC-3.17 The following development capacities shall guide development of the Elkhorn Specific Plan (these numbers are illustrative)(see Figure LU-7, Elkhorn Specific Plan Conceptual Sketch):~~

- ~~□ 343 total acres~~
- ~~□ 300 acres of job producing commercial and industrial land uses~~
- ~~■ 170 acres CG (4,095 new jobs assumed)~~
- ~~■ 130 acres IN (1,354 new jobs assumed)~~
- ~~□ RH uses for upper story units (range of units to be determined through the Specific Plan)~~
- ~~□ 23 acres OS uses~~
- ~~□ 20 acres PQ (no new jobs assumed)~~

### **11. Delete Actions CC-A18 through CC-A20, page LU-59, as follows:**

~~Action CC-A18 Prepare Knights Landing Specific Plan, which will supersede the 1999 Knights Landing General Plan. (Policy CC-3.1, Policy CC-3.9)~~

~~Responsibility: Planning and Public Works Department~~

~~Timeframe: 2009/2015~~

~~Action CC-A19 Prepare Madison Specific Plan, which will supersede the 1974 Madison General Plan. (Policy CC-3.1, Policy CC-3.9, Policy CC-3.10)~~

~~Responsibility: Planning and Public Works Department~~

~~Timeframe: 2009/2015~~

~~Action CC-A20 Prepare the Elkhorn Specific Plan. (Policy CC-3.1, Policy CC-3.11, Policy CC-3.12)~~

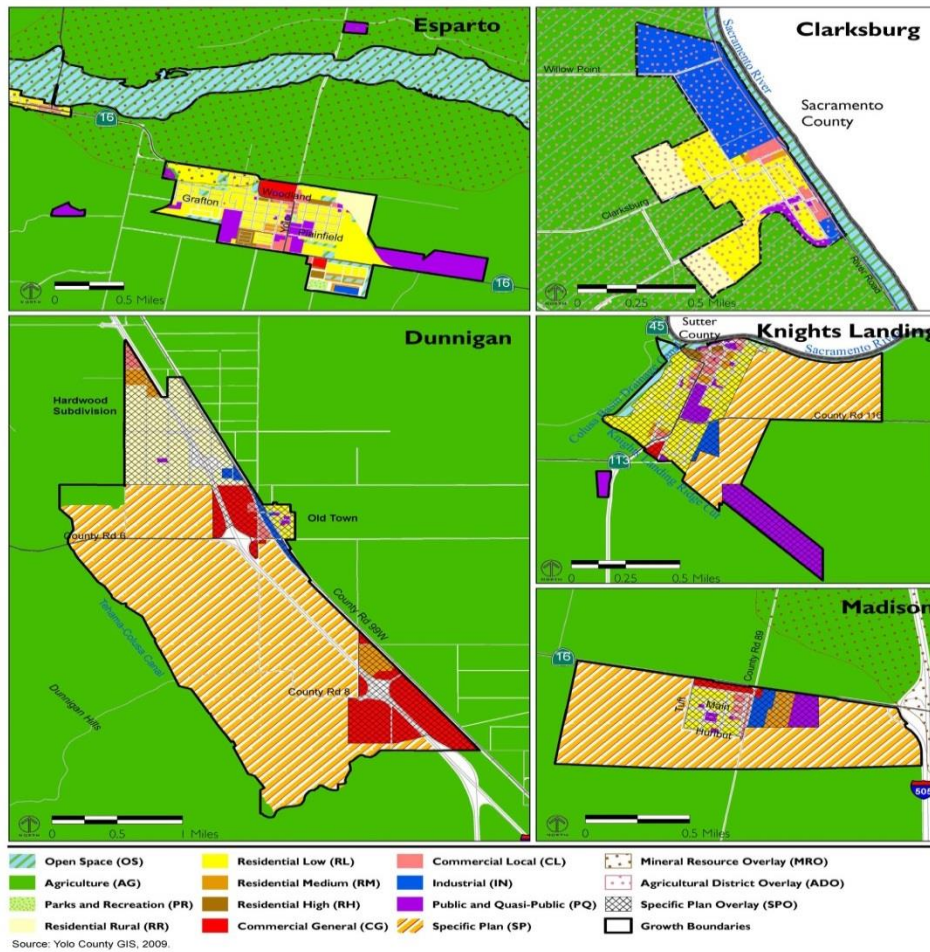
~~Responsibility: Planning and Public Works Department~~

~~Timeframe: 2009/2015~~

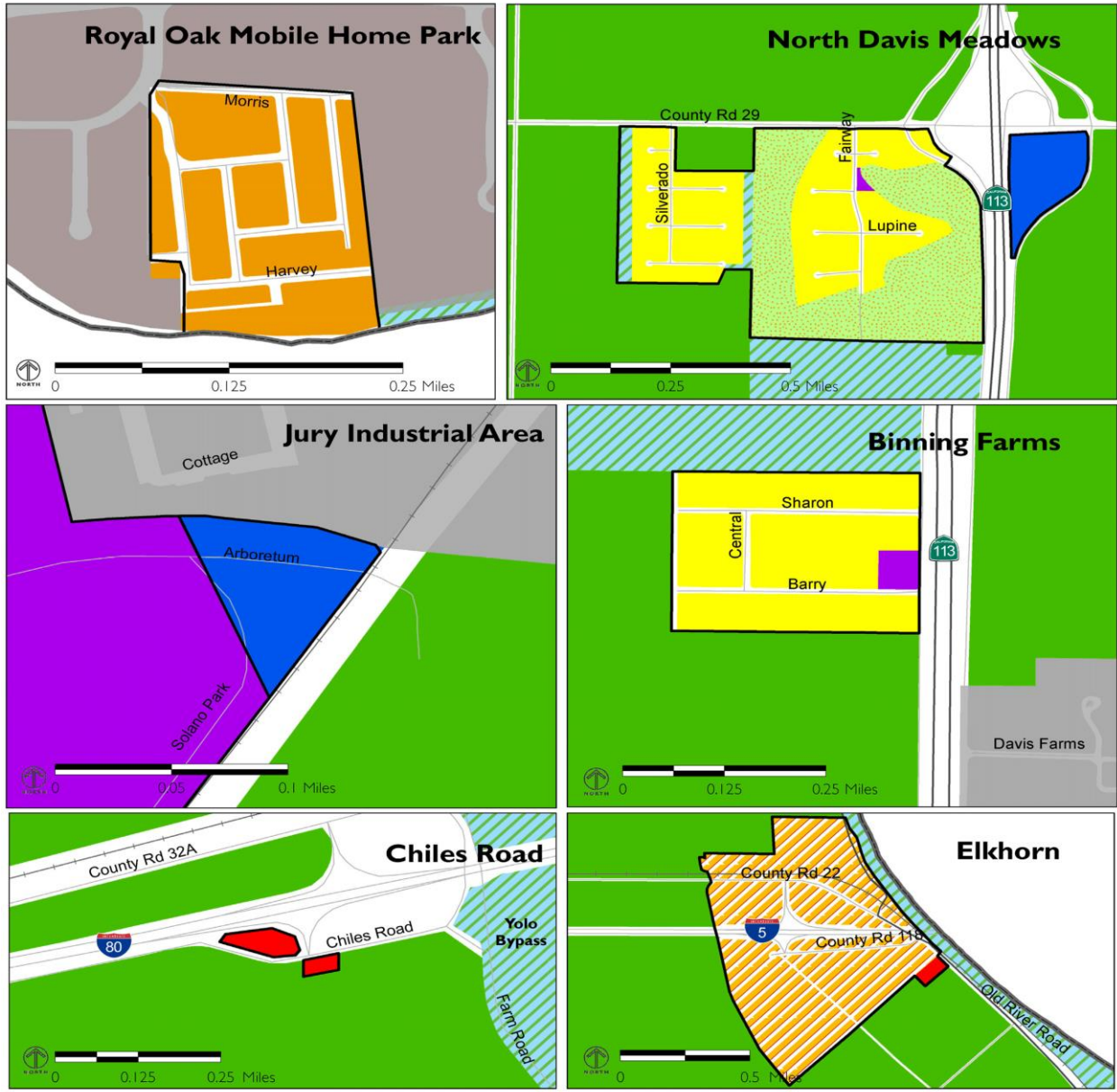
**12. Modify Figure LU-1B, page LU-66, by deleting “Specific Plan” (SP) and “Specific Plan Overlay” (SP-O) designations in Knights Landing and Madison, replace with “Agriculture” (AG) and retain underlying urban designations**



FIGURE LU-1B GENERAL PLAN LAND USE MAP



**13. Modify Figure LU-1G, page LU-66, by deleting “Specific Plan” (SP) and “Specific Plan Overlay” (SP-O) designations in Elkhorn, replace with “Agriculture” (AG) and retain underlying urban designation**



Source: Yolo County GIS, 2009.

FIGURE LU-1G  
GENERAL PLAN LAND USE MAP

## PROPOSED AMENDMENT TO THE CIRCULATION ELEMENT

### **14. Modify Policy CI-3.2, page CI-31, by deleting references to the Knights Landing and Madison Specific Plans, as follows:**

**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.~~

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

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

## PROPOSED AMENDMENT TO THE CONSERVATION AND OPEN SPACE ELEMENT

**15. Modify Table CO-6, page CO-53, by deleting the reference to the Haines Store, as follows:**

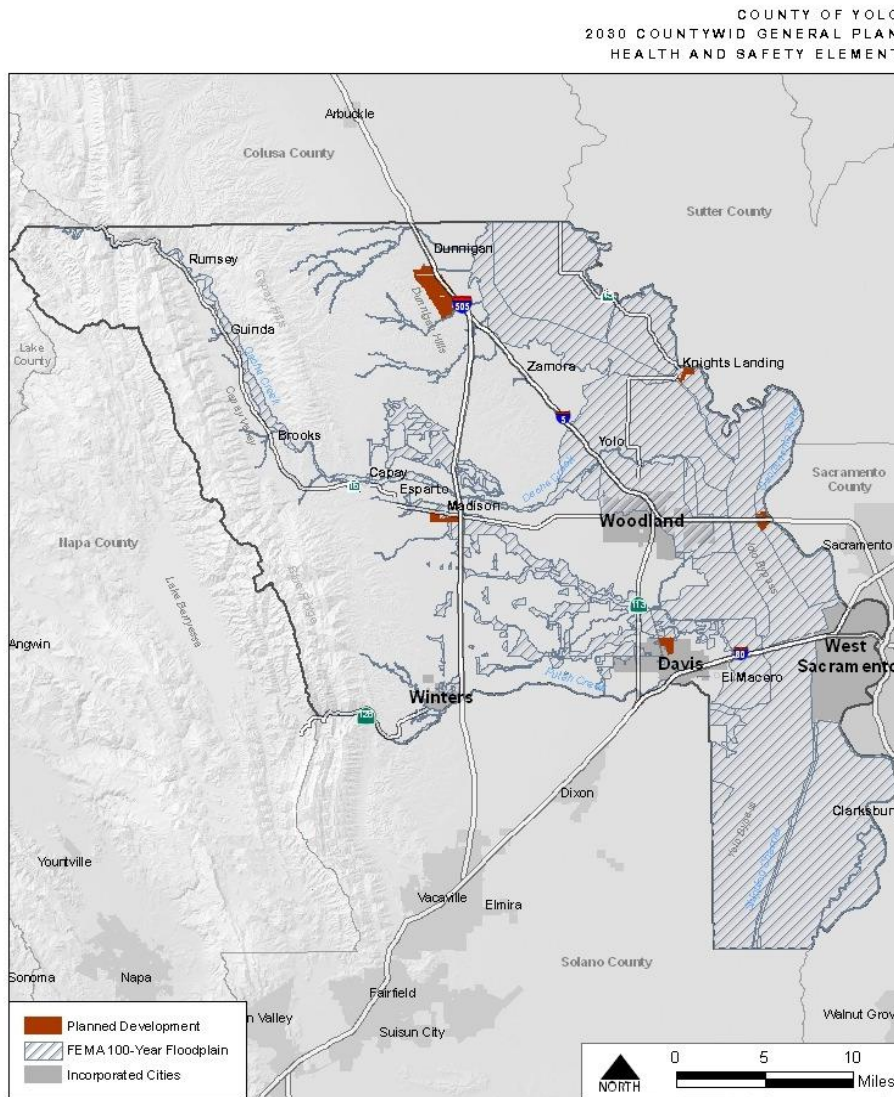
**Table CO-6** COUNTY-RECOGNIZED HISTORICAL RESOURCES IN UNINCORPORATED YOLO COUNTY

Common Name	Address
Yolo Library	37750 Sacramento Street, Yolo, CA
James Borach House	419 Sacramento Street, Yolo, CA 95697
Yolo Town Hall	37735 Sacramento Street, Yolo, CA
Joseph T. Cooper House	CR 16a (between CR 98a and CR 98e) Box 545, Yolo, CA
Samuel Carpenter Cottage	CR 87e W of the end, Winters, CA95694
William L. Seawright House	SH 128 (North Side E Of CR 87d) Winters, CA95694
Adolph Oeste House	SE Corner Patwin Rd/ Russell Blvd, Davis, CA 95616
French Residence	37858 Russell Blvd, Davis, CA 95616
[break].....	
Brown/Munk House	54080 South River Road, Clarksburg, CA
Gordon Cemetery	CR 20 E of CR 92C, Yolo, CA 95697
Robert Baur House	CR 23, Box 516 East of CR 86a Madison, CA 95653
Esparto Railroad Station	16770 CR 87, Esparto, CA
Fred Wyatt House	924 and 928 Grafton, Esparto, CA 95627
Clarence Johnson Home & Shop	26621 Capay Street, Esparto, CA
loof Building, Esparto	16651-63 Yolo Avenue Esparto, CA
Henry Mefford House	County Road 25 near County Road 86A Madison, CA 95653
<b>Haines Store</b>	<b><del>1110 Main Street, Madison, CA 95653</del></b>
[continues]....	

# PROPOSED AMENDMENTS TO THE HEALTH AND SAFETY ELEMENT

## 16. Modify Figure HS-11, page HS-23, and text on page HS-15 (as amended by GPA #2011-03), by deleting references to the Elkhorn, Knights Landing, and Madison Specific Plans, 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~~ is 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.



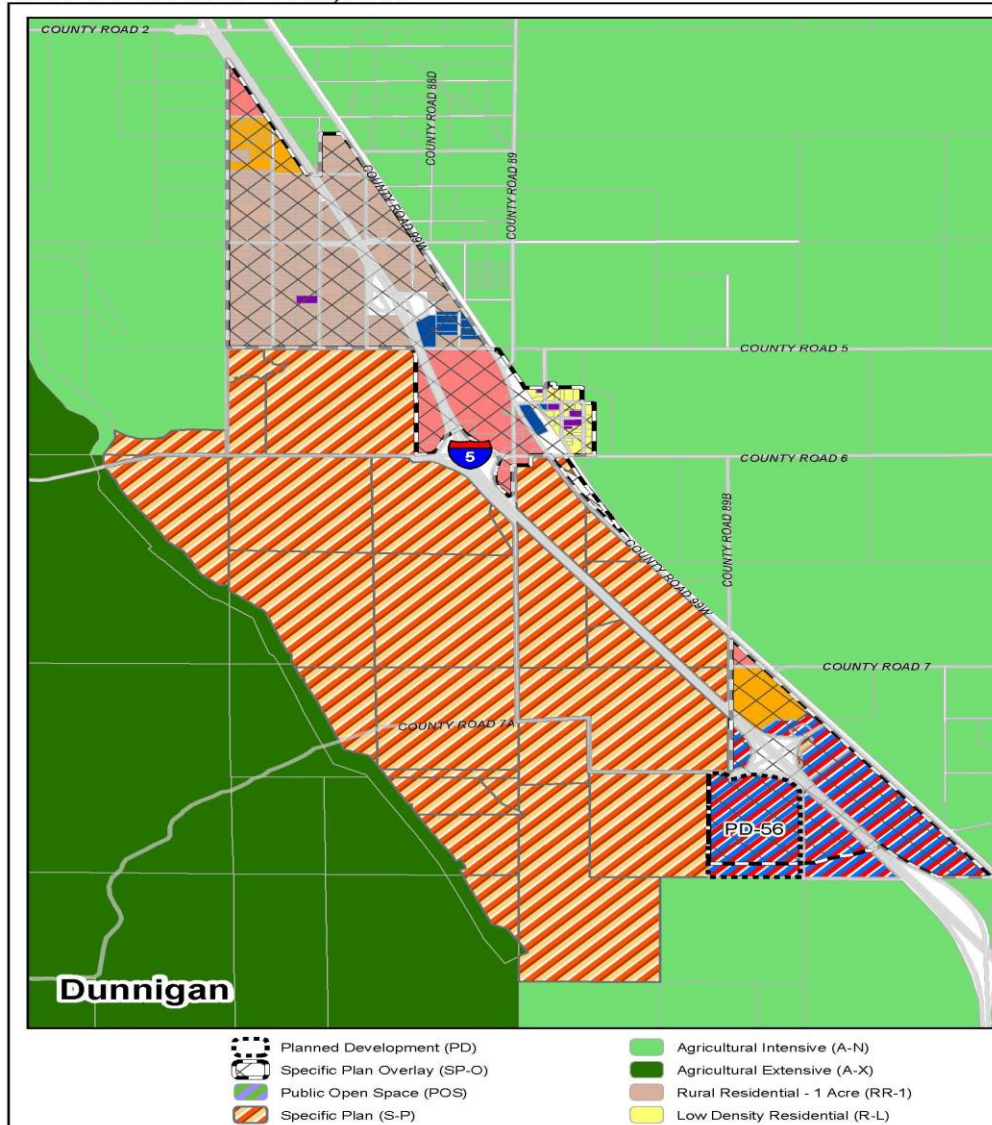


# SPECIFIC PLANS GPA

## AMENDMENTS TO THE ZONING CODE

**17. Modify Zoning Maps (Countywide maps and Elkhorn, Knights Landing, and Madison inset maps) by deleting “Specific Plan” (S-P) and “Specific Plan Overlay” (SP-O) zoning, replaced with “Agricultural Intensive” (A-N) zone and retain underlying urban zones**

ADOPTED ZONING - JULY, 2014



Created by Yolo County Department of General Services - Information Technology on behalf of Yolo County Department of Planning and Public Works

**18. Delete the references to “Specific Plan Overlay (SP-O) Zone” in Table of Contents, and on page 54 (in Table 8-2.107).**

**19. Modify text and Table 8-2.902-1, in Chapter 2, Article 9: Specific Plan and Overlay Zones, page 199, by deleting references to Elkhorn, Knights Landing, and Madison Specific Plans in fourth paragraph and deleting lines for Elkhorn, Knights Landing, and Madison Specific Plans and recalculating acreage total in table, as follows:**

The areas identified for preparation of ~~a~~ specific plans in the 2030 Countywide General Plan includes ~~s~~ **Dunnigan, Knights Landing, Elkhorn, Madison, and** Covell/Pole Line Road in north Davis (Table 8-2.902-1).

**Table 8-2.902-1  
Specific Plan (S-P) Areas**

Specific Plan Area	Acreage
<del>Dunnigan</del>	<del>2,254</del>
<del>Knights Landing</del>	<del>-212</del>
<del>Madison</del>	<del>-413</del>
<del>Elkhorn</del>	<del>-344</del>
Covell/Pole Line Rd.	384
Total	<del>3,606</del> <b>384</b>

**20. Modify Table 8-2.903-1, page 200, by deleting lines for Elkhorn, Knights Landing, Madison, and Covell Specific Plans, as follows:**

**Table 8-2.903-1  
Overlay Zone Areas**

Overlay Zone	Acreage
<b>Specific Plan Overlays:</b>	
<del>Dunnigan</del>	<del>-927</del>
<del>Knights Landing</del>	<del>-224</del>
<del>Madison</del>	<del>-100</del>
<del>Elkhorn</del>	<del>-5</del>
<del>Covell/Pole Line Road property</del>	<del>-0</del>
Natural Heritage	n/a
Agricultural District (Clarksburg)	35,171
Delta Protection	73,053
Sand and Gravel (Mineral Resource)	18,452
Tribal Trust	483
Airport	n/a

**21. Delete the text on page 201, in first paragraph, as follows:**

**(a) ~~Specific Plan Overlay (SP-O) Zone~~**

~~The Specific Plan Overlay (SP-O) zone, as distinguished from the S-P base zone, applies to existing and planned growth areas subject to a future specific plan, but which retain the underlying base zone until a specific plan is adopted. The SP-O overlay is applied to development areas that are adjacent to identified Specific Plan (S-P) zoned lands. For example, the town of Dunnigan includes approximately 2,254 acres of largely vacant agricultural land that is zoned S-P (with no underlying base zoning). Another 927 acres of adjacent developed land (not zoned S-P, but zoned SP-O) includes the existing rural homes in the Hardwoods subdivision and in the “Old Town” area of Dunnigan, which retain their residential base zone (RR-1 and R-L) and are zoned with the SP-O overlay. In the SP-O overlay, land uses consistent with the existing base zoning are allowed until a specific plan has been adopted, at which point the specific plan takes precedence.~~

**22. Delete the references to “Specific Plan Overlay (SP-O) Zone” on pages 204-205 (in Table 8-2.107) by deleting the column labeled “SP-O”, and delete the reference to SP-O in footnote 1.**

**23. Modify the text in Sec. 8-2.906(c), (d), and (e), pages 209-210, by deleting the references to “SP-O Zone” as follows:**

**(c) Interim agricultural uses in the S-P, PD, ~~SP-O~~, and NH-O zones**

- (1) In the S-P, PD, ~~SP-O~~, and NH-O zones a range of agricultural uses is allowed as interim uses until a Specific Plan or Natural Heritage Plan is adopted, or until an existing PD zone is developed with urban uses, provided that the interim agricultural use is consistent with any underlying base zone. In the interim, capital intensive agricultural uses such as processing facilities, animal facilities uses, large accessory structures, and agricultural commercial, rural recreation, and agricultural industrial uses are prohibited in the PD zones, and are discouraged in the S-P ~~and SP-O~~ zones.
- (2) Capital intensive agricultural uses such as processing facilities, animal facilities uses, large accessory structures, and agricultural commercial, rural recreation, and agricultural industrial uses may be permitted in the S-P, ~~SP-O~~, and NH-O zones, prior to adoption of a Specific Plan or Natural Heritage Plan, through the issuance of a Minor Use Permit, provided that the interim agricultural use is consistent with any underlying base zone and provided the Zoning Administrator can make the following findings based on evidence in the record:
  - (i) Approval of the project will not significantly hinder the adoption of a future Specific Plan or create an insurmountable obstacle to urban development of the future planned land uses on the parcel or parcels; or

- (ii) Approval of the project is consistent with the goals and policies of an adopted or pending Natural Heritage Plan.

**(d) Residential, group/home and child care uses in the PD, and S-P, and ~~SP-O~~ zones**

- (1) In existing but not fully developed PD zones one rural residence is allowed per undeveloped rural parcel as an interim use only, excluding undeveloped lots in an approved but incomplete subdivision. All other proposed residential uses in a PD zone must be consistent with the permit requirements, densities, and other applicable development standards of the specific adopted PD ordinance for the project.
- (2) In vacant or underdeveloped S-P ~~and SP-O~~ zones one rural residence is allowed per undeveloped rural parcel as an interim use only. Accessory structures and all other proposed residential uses in a S-P ~~and SP-O~~ zone, including group/home or child care uses must be consistent with the permit requirements, densities, and other applicable development standards of the underlying base zone, or for any agricultural zone if there is no underlying base zone.

**(e) Commercial, industrial, and public and open space uses in the S-P, PD, ~~SP-O,~~ and NH-O zones**

- (1) In the S-P and PD zones commercial, industrial, and public and open space uses are prohibited as interim uses prior to the adoption of a Specific Plan or completion of a PD project. All proposed commercial, industrial, and public and open space uses shall be consistent with the adopted Specific Plan and/or PD zoning.
- ~~(2) In the SP-O zones commercial, industrial, and public and open space uses are permitted as interim uses provided that the interim use is consistent with any underlying base zone, and provided that the use is conditioned to be required to connect with, and financially contribute to, planned public infrastructure improvements following adoption and implementation of the Specific Plan.~~
- ~~(3)~~(2) In the NH-O zones commercial, industrial, and public and open space uses are permitted provided that the use is consistent with the underlying base zone, and provided that the project is consistent with the goals and policies of an adopted or pending Natural Heritage Plan.