

FILED

JUL 18 2017

BY Lupita Ramirez
DEPUTY CLERK OF THE BOARDRESOLUTION NO. 17-93

**RESOLUTION OF THE YOLO COUNTY BOARD OF SUPERVISORS
ADOPTING GENERAL PLAN AMENDMENT 2017-002 AND
A NEGATIVE DECLARATION**

WHEREAS, on October 11, 2016, the Yolo County Board of Supervisors directed staff to proceed with this Specific Plans General Plan Amendment and Rezoning to remove three of the Specific Plan areas (Elkhorn, Knights Landing, and Madison) designated by the 2009 Yolo Countywide General Plan and to retain the Specific Plan for the Covell site located near the City of Davis (Zone File ZF2016-0048); and

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

- 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 redesignated and rezoned to retain their existing underlying designation and base zoning which includes Low Density Residential, General or Highway Commercial, Industrial, etc.;
- delete all text references in the General Plan to the three Specific Plans, requiring the revision of several policies, as well as background text, maps, and tables;
- redesignate and rezone 17 individual properties from commercial to residential use, and from Light Industrial to Heavy Industrial and Highway Commercial, within the town of Madison; and
- adopt a General Plan text amendment to remove the Haines Store (29088 Main Street, Madison) from the Historic Resources list to allow its demolition for health and safety reasons.

WHEREAS, on June 6, 2017 the Yolo County Board of Supervisors held a public hearing and considered a recommendation from the Planning Commission's May 11, 2017 to approve the Specific Plans General Plan Amendment 2017-002;

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

PASSED AND ADOPTED by the Board on this 18th day of July, 2017,
by the following vote:

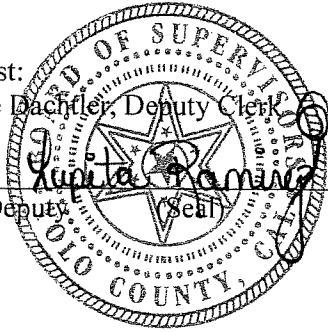
AYES: **Villegas, Saylor, Rexroad, Chamberlain.**
NOES: **None.**
ABSTENTIONS: **None.**
ABSENT: **Provenza.**



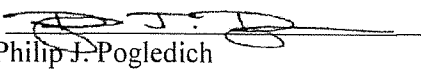
Duane Chamberlain, Chair
Yolo County Board of Supervisors

Attest:
Julie Dachtler, Deputy Clerk

By: 
Deputy Clerk



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

By: 
Philip J. Pogledich

Attachments:

- Figure 1: Existing General Plan Maps for Elkhorn, Knights Landing, and Madison
- Table 1: List of Parcels to be Redesignated
- Figure 2: Figure 3: Full Text of General Plan Amendment

PASSED AND ADOPTED by the Board on this _____th day of _____, 2017,
by the following vote:

AYES:

NOES:

ABSTENTIONS:

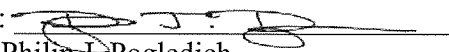
ABSENT:

Duane Chamberlain, Chair
Yolo County Board of Supervisors

Attest:
Julie Dachtler, Deputy Clerk

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

By: _____
Deputy (Seal)

By: 
Philip J. Pogledich

Attachments:

Figure 1: Existing General Plan Maps for Elkhorn, Knights Landing, and Madison

Table 1: List of Parcels to be Redesignated

Figure 2: Figure 3: Full Text of General Plan Amendment

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

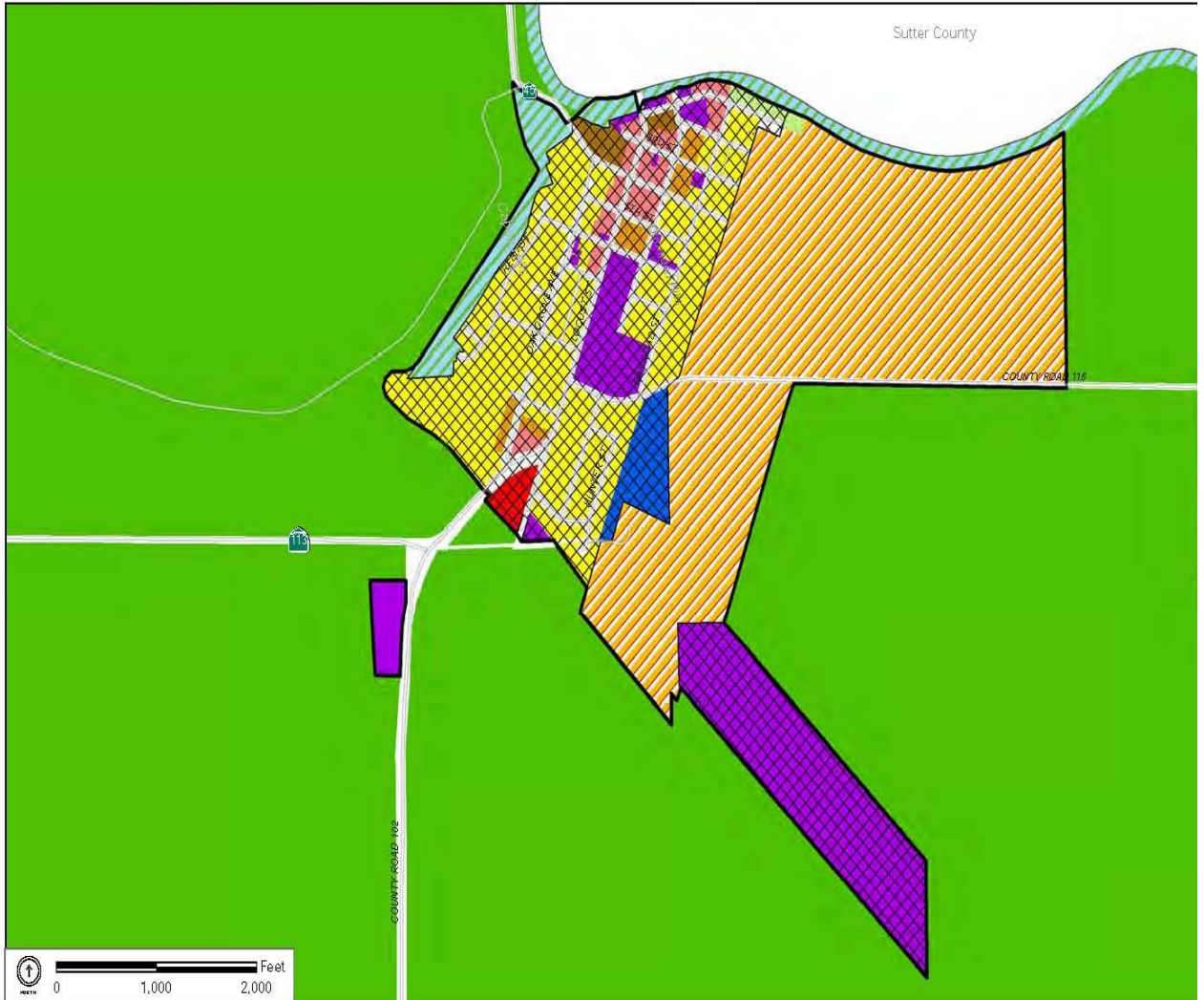
COUNTY OF YOLO 2030 COUNTYWIDE GENERAL PLAN

FIGURE 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

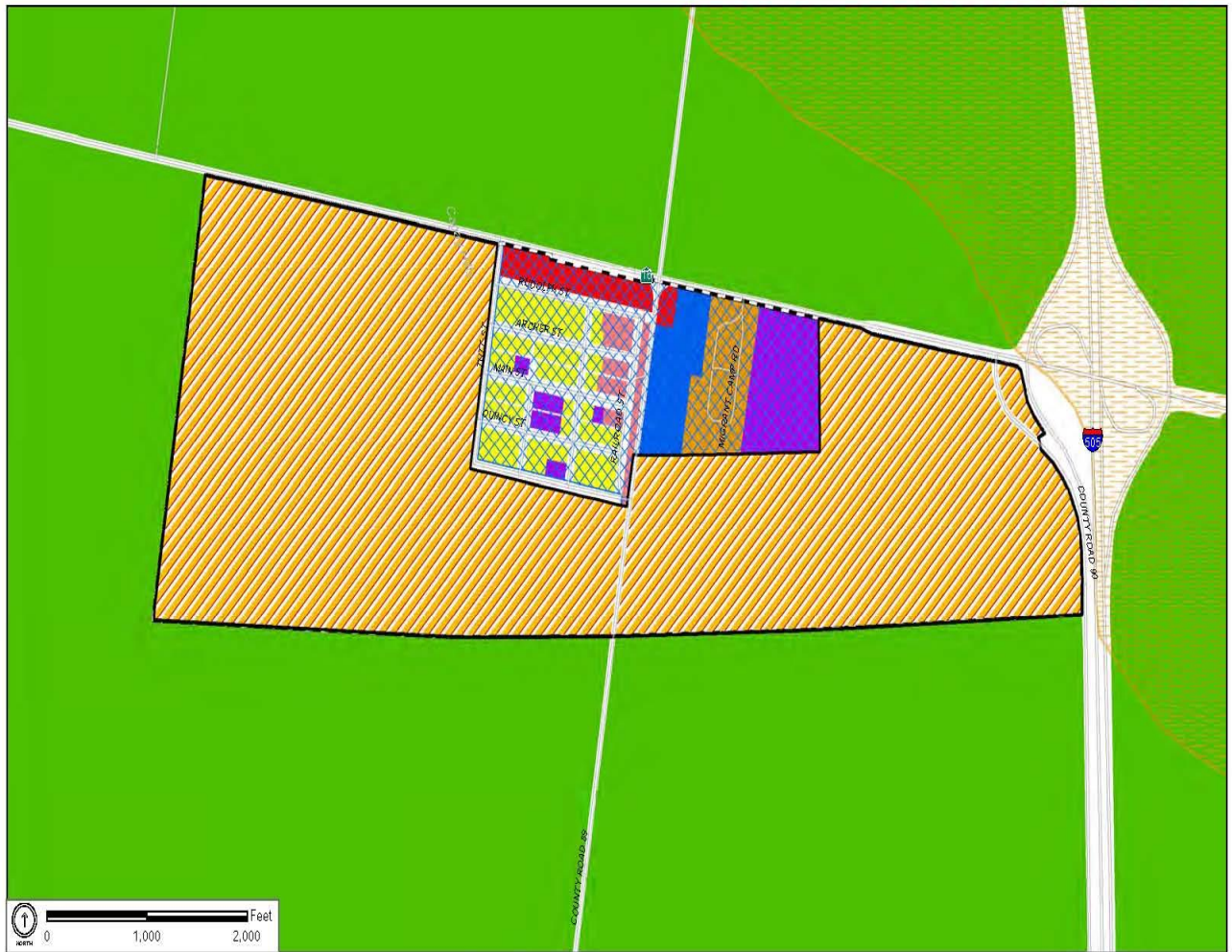
COUNTY OF YOLO 2030 COUNTYWIDE GENERAL PLAN

FIGURE 4

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

Elkhorn Proposed Rezoning

<u>Area/Parcel/Location/Owner</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>	<u>Current General Plan</u>	<u>Proposed General Plan</u>
<u>Elkhorn</u> 057-240-006 (4.8 acres).(restaurant)	C-G/SP-O	C-G	CG/SPO	CG
057-240-001 (County)	S-P	POS	SP	OS
057-170-004, 016 (Woodland-Davis Clean Water Agency)	S-P	PQP	SP	PQP
057-170-005, -006 057-210-001, -002, -004, -007, -008, -009, -010, -011, -016, -017, -018 057-220-001, -002, -003, -004, -005, -006, -007 Partial APN: 057-170--004 (88 acres)	S-P	A-N	SP	AG

Notes:

Zoning district abbreviations:

A-N: Agricultural Intensive
 POS: Public Open Space
 PQP: Public and Quasi-Public
 SP-O: Specific Plan Overlay

General Plan Designation Abbreviations:

AG: Agricultural
 CG: General Commercial
 OS: Open Space
 SP: Specific Plan

Knights Landing Proposed Rezoning

<u>Area/Parcel/Location/Owner</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>	<u>Current General Plan</u>	<u>Proposed General Plan</u>
056-160-001 (State)	POS	POS	OS/SPO	OS/POS
056-160-026 (boat yard)	P-R/SP-O	P-R	PR/SPO	PR
<u>Downtown commercial properties along Locust Street (SR 113):</u> 056-282-001, -004, -005 056-283-001, -008, -009, -010 056-284-003 thru -005, -009 056-285-011, -012, -013 056-298-002 thru -006, -009 056-293-001 056-291-004 056-303-001 thru -008 056-304-001, -002, -004 thru -008, -011, -012 056-263-007, -008, -009 (Chaudry)	C-L/SP-O	C-L	CL/SPO	CL
056-282-003, -012, -013	R-H/SP-O	R-H	RH/SPO	RH
056-284-001, -002	C-L/SP-O	C-L	CL/SPO	CL
056-282-014	C-L/PQP	C-L	CL/PQ	CL
056-294-009, -010	PQP/SP-O	PQP	PQ/SPO	PQP
056-298-011, -012	R-H/SP-O	R-H	RH/SPO	R-H
056-312-001, -002, 006, -009 (Methodist) 056-285-003, -004, -005, -006 (County, fire) 056-302-003 (County) 056-316-001, (school) 056-321-007 thru -011 (school) 056-170-039 (KCSD)	PQP/SP-O	PQP	PQ/SPO	PQP
056-291-001, -002, -003	P-R/SP-O	P-R	PR/SPO	P-R
056-262-011 (Hsg Auth.) 056-263-005, -006 056-302-001, -002, -006 thru -009 056-297-006 thru -010, 012 056-311-002, -003, -004, -005, -006	R-M/SP-O	R-M	RM/SPO	R-M
056-311-004	C-L/SP-O	C-L	CL/SPO	C-L
056-350-020, -021	C-G/SP-O	C-G	CG/SP-O	C-G

Knights Landing Proposed Rezoning

<u>Area/Parcel/Location/Owner</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>	<u>Current General Plan</u>	<u>Proposed General Plan</u>
<p><u>Singe family east of SR 113</u></p> <p>056-295- all 056-297-002, -003, -013</p> <p>056-301-001, -002 056-302-004, -005 056-305-001 thru -005, -007 thru -010 056-306-001, -002 056-312-004, -005, -011, -012, -013 056-313-001, -002 056-315-001, -002, -003, -005, -006</p> <p>056-321-001 thru --006 056-331- all 056-332- all 056-333- all 056-334-001 056-341- all 056-342- all 056-343- all 056-360-001 thru -005</p>	R-L/SP-O	R-L	RL/SPO	RL
056-344-001 (KLSD)	PQP/SP-O	PQP	PQ/SPO	PQ
056-304-001, -002, -004, -005, -011	C-L/SP-O	C-L	CL/SPO	CL
<p><u>Singe family west of SR 113</u></p> <p>056-261-001, -003 thru -010 056-262-001 thru -004, -005, -007, -013, -014 056-263-002, -003, -004, -010, -011</p> <p>056-271-001 thru -017 056-272-001 thru -006, -009, -010 056-273-001 thru -009 056-274-001 thru -003, -006, -007, -012 thru -014, -018 056-274-005 (Wayside market) 056-283-002, -004 thru -007, -011, -012 056-284-006, -007, -010, -011, -012 056-285-002, -009 056-285-007, -008 056-286-001, -002, , -005, -006, -009 thru -015 056-350-005, -026, -027 056-371-001 thru -019 (Rivers Edge) 056-372-001 thru -010 056-382-001 thru -008 056-381-001 thru -011, -013 thru -016, -018 thru -029</p>	R-L/SP-O	R-L	RL/SPO	RL

Knights Landing Proposed Rezoning

<u>Area/Parcel/Location/Owner</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>	<u>Current General Plan</u>	<u>Proposed General Plan</u>
056-381-012, -017 (KLCSD)	POS/SP-O	POS	OS/SPO	OS
056-170-048 (KLRDD)	A-N	A-N	AG	AG
056-350-014 (bean factory)	I-H/SP-O	I-H	IN/SPO	IN
056-180-008 (cemetery)	PQP	PQP	PQ	PQ
<u>Specific Plan area</u> 056-160-027 056-350-013 (21.1 acres). Partial 056-170-37 (32.7 acres) 056-160-014, -021, -023 (147.9 acres) 056-360-006 056-170-009, -010	S-P	A-N	SP	AG

Notes:

Zoning district abbreviations:

A-N: Agricultural Intensive
 R-L: Low Density Residential
 R-M: Medium Density Residential
 R-H: High Density Residential
 C-L: Local Commercial
 C-G: General Commercial
 I-L: Light Industrial
 P-R: Parks and Recreation
 POS: Public Open Space
 PQP: Public and Quasi-Public
 SP: Specific Plan
 SP-O: Specific Plan Overlay

General Plan Designation Abbreviations:

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

Madison Proposed Rezoning

<u>Area/Parcel/Location/Owner</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>	<u>Current General Plan</u>	<u>Proposed General Plan</u>
<u>Singe family</u> 049-442- all 049-443- all 049-444- all 049-445- all 049-446- all 049-447-001, -003, -006 049-448-001, -002, 049-449-001, -006 049-451- all 049-452- all 049-453- all 049-454- all 049-455- all 049-456- all 049-457-003, -010 049-458- all 049-459- all	R-L/SP-O	R-L	RL/SPO	RL
049-440-001, -002	C-G/SP-O	C-G	CG/SPO	CG
049-440-007, -010 049-461-003 049-462-003	C-H/SP-O	C-H	CG/SPO	CG
049-447-005	C-L/SP-O	C-L	CL/SPO	CL
049-448-003, -005, -006, -007 049-449-004, -005, -008, -010, -011 049-457-006 thru -009 049-461-001, -004	C-L/SP-O	R-L	CL/SPO	RL
049-443-007 (fire) 049-443-005 (mosquito) 049-454-006, -007 (church) 049-455-007 (MCSD) 049-456-006, -008 (school, MCSD)	PQP/SP-O	PQP	PQ/SPO	PQ
049-457-004, -005 (fire)	PQP/SP-O	PQP	PQ/SPO	PQ
049-462-007, -012 (Refsland, Hernandez)	I-L /SP-O	I-H	IN/SPO	IN
049-462-011 (split zoning with C-H) (Ha Le Ly)	I-L/C-H/ SP-O	C-H	IN/SPO	CG
049-462-006 (Housing Authority) 049-462-008 (County migrant center)	R-M/SP-O	R-M	RM/SPO	RM
049-462-009 (MCSD)	PQP/SP-O	PQP	PQ/SPO	PQ

Madison Proposed Rezoning

<u>Area/Parcel/Location/Owner</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>	<u>Current General Plan</u>	<u>Proposed General Plan</u>
<u>Specific Plan area</u> 049-090-003, -011 (north part) 049-100-003 049-100-023 (north part)	S-P	A-N	Specific Plan (SP)	AG
049-090-008, -015	S-P	A-N	Specific Plan (SP)	AG

Notes:

Zoning district abbreviations:

R-L: Low Density Residential
 R-M: Medium Density Residential
 R-H: High Density Residential
 C-L: Local Commercial
 C-G: General Commercial
 I-L: Light Industrial
 P-R: Parks and Recreation
 POS: Public Open Space
 PQP: Public and Quasi-Public
 SP-O: Specific Plan Overlay

General Plan Designation Abbreviations:

RL: Residential Low
 RM: Residential Medium
 RH: Residential High
 CL: Local Commercial
 CG: General Commercial
 IN: Industrial
 PR: Parks and Recreation
 OS: Open Space
 PQ: Public and Quasi-Public
 SP-O: Specific Plan Overlay
 SP: Specific Plan

**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
Specific Plan Overlay	SPO	Various
Tribal Trust Overlay	TTO	Various

Page LU-16:

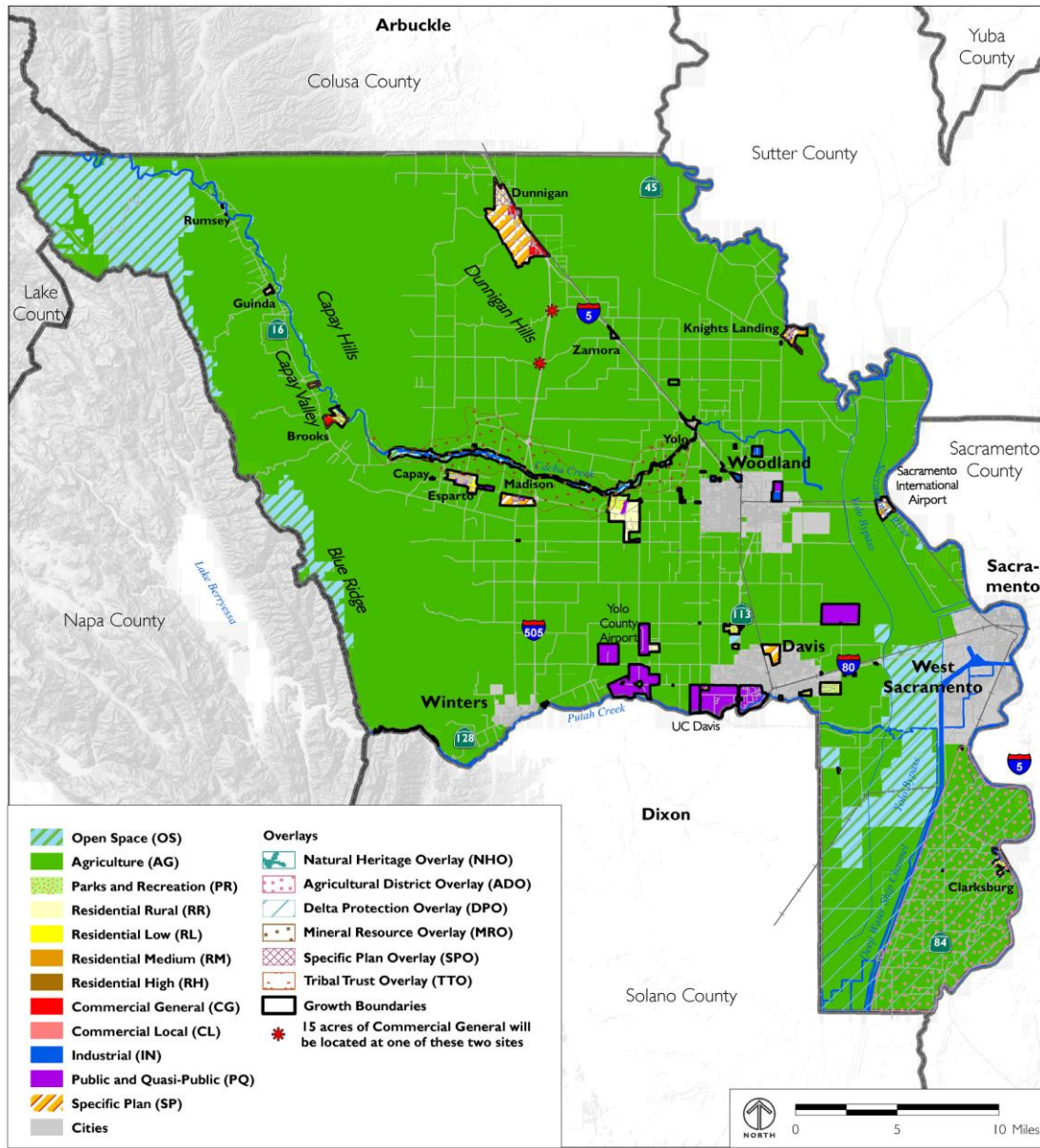
~~Specific Plan Overlay (SPO) applies to existing and planned areas of development typically adjacent to identified Specific Plan designated land. Land uses consistent with the existing land use designation are allowed until a Specific Plan has been adopted, at which point the Specific Plan takes precedence.~~

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	544,909 546,195
Specific Plan	3,606 384
<i>Subtotal</i>	612,635 610,689
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	3,606 384
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	400

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 ^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 0	1,793 1,373ⁱ
Madison	137	83	1,413 78	1,633 298ⁱ
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	10,462 921^h	22,061 12,198

^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 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).

ⁱ 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 ^a	Remaining Under 1983 GP ^b	New Added Acres ^c	Total Designated Acres ^{e,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 -92.0	60.4 22.4^h
Madison	19.0	4.7	134.0 3.0	157.7 26.7^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 0	348.3 1.8^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 56.0	2,983.8 2,018.3

^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.

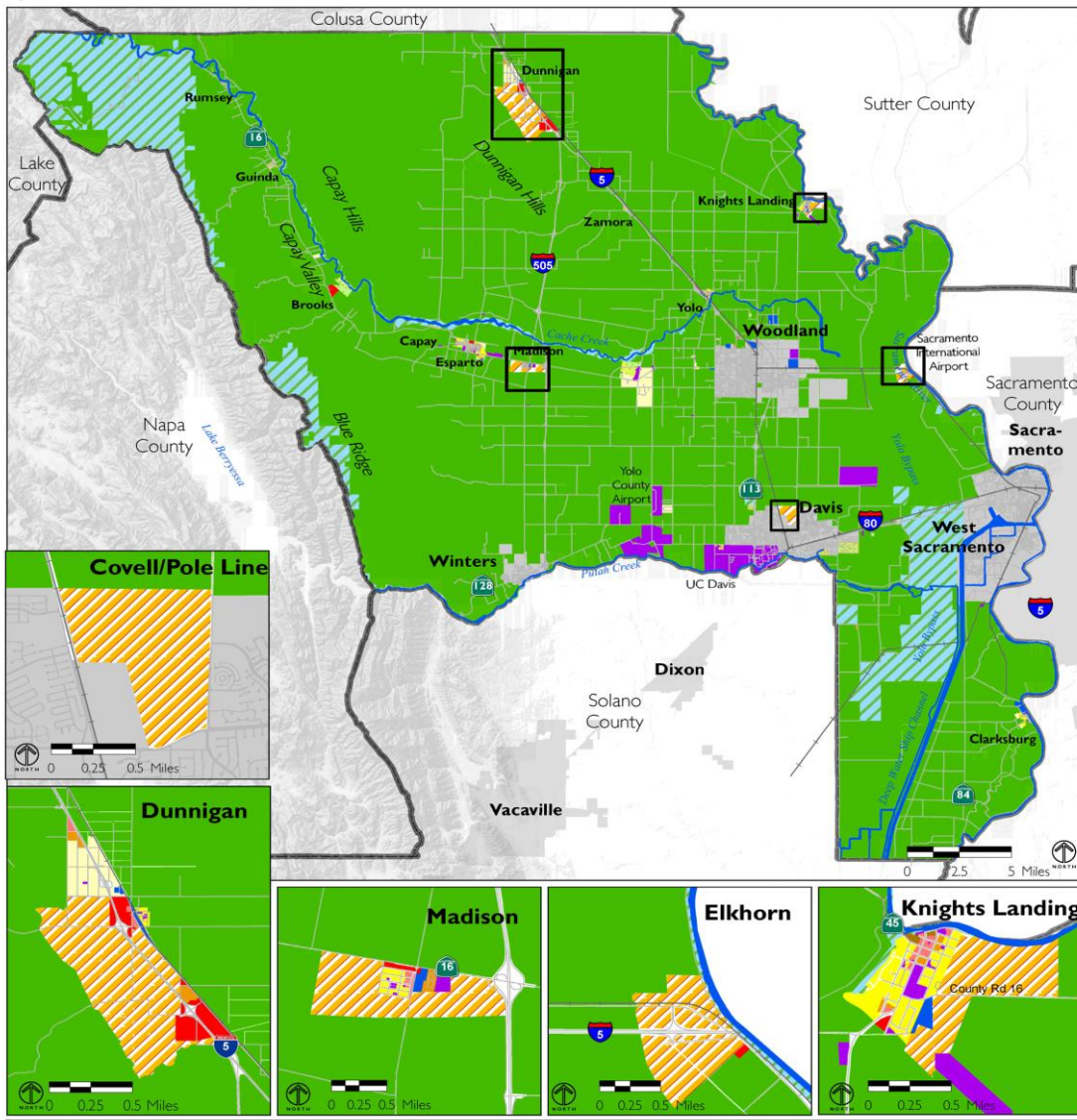
^h Includes acreage from Specific Plan development capacities.

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

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:



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)

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	

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

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	
	K-12 schools	Retain elementary school	New elementary school
	Professional fire department	Professional fire department	Professional fire department
	Sheriff’s services	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

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)~~

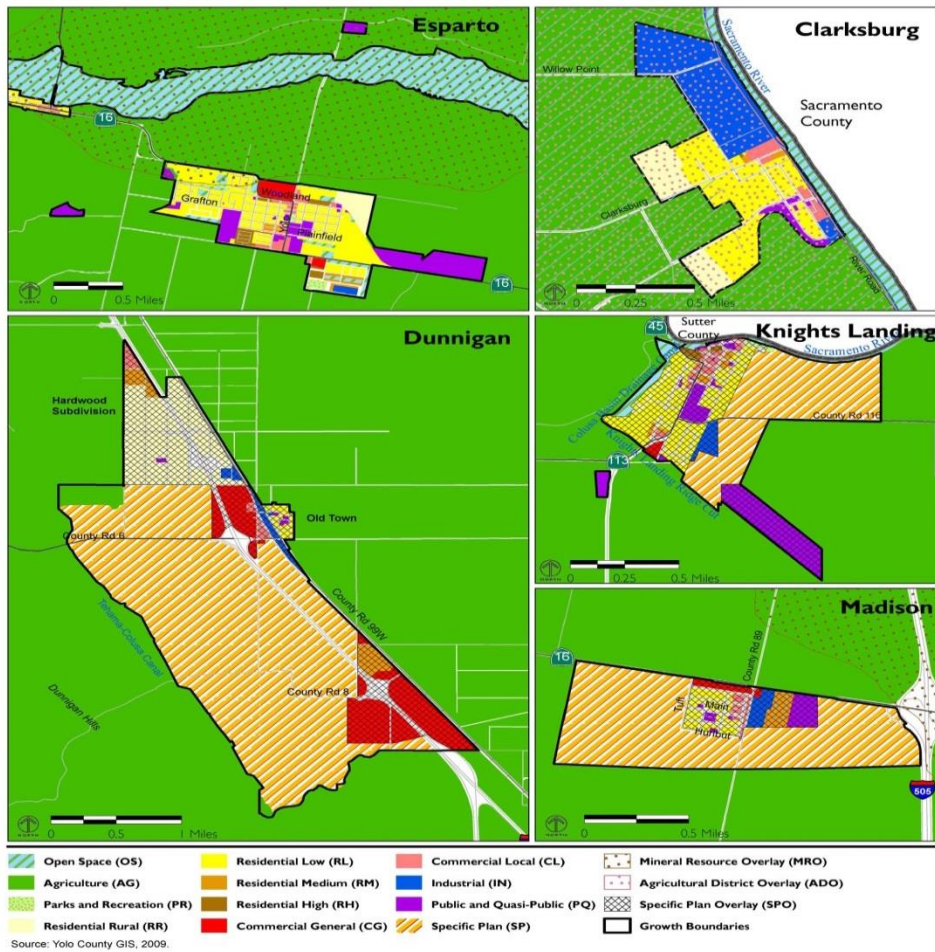
~~Responsibility: Planning and Public Works Department~~

~~Timeframe: 2009/2015~~

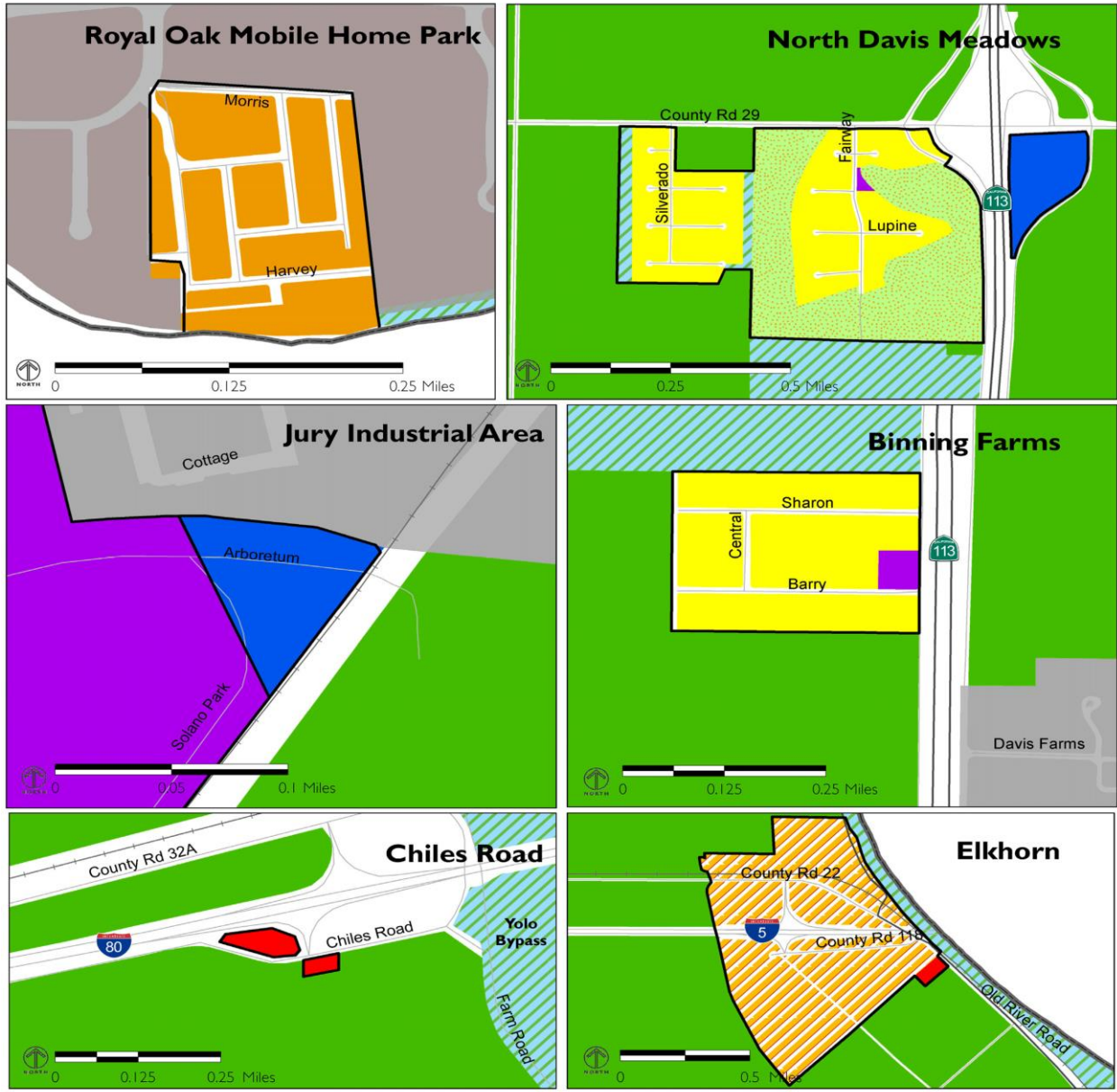
12. Modify Figure LU-1B, page LU-66, by deleting “Specific Plan” (SP) and “Specific Plan Overlay” (SP-O) designations in Knights Landing and Madison, replace with “Agriculture” (AG) and retain underlying urban designations



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
Haines Store	1110 Main Street, Madison, CA 95653
[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.

