

# General Plan Amendment 2019-01

Note: All proposed text amendments are shown in bold legislative font (underline and ~~strikeout~~).

## **A: Text Amendments to the Health and Safety Element to incorporate the 2018 Multi-Jurisdictional Hazard Mitigation Plan Update**

**Change A-1:** Insert a new paragraph in Section C. Safety, 6. Emergency Preparedness, on page HS-34, of the Health and Safety Element, as follows:

Countywide emergency preparedness plans outline procedures that reduce death and injuries or damage to property and minimize the economic and social dislocation resulting from natural and human-made hazards. Emergency preparedness procedures must be FEMA-approved to be eligible for disaster recovery assistance and mitigation funding. In January 2006, Yolo County released a FEMA-approved, multi-jurisdictional local multi-hazard mitigation plan entitled the Yolo Operational Area Multi-Hazard Mitigation Plan (MHMP). The MHMP provides the framework for coordination with agencies and plans required for eligibility of Federal disaster assistance.

**The MHMP is a living document that must be officially updated every five years in order for the County and each of its jurisdictions to be eligible for hazard mitigation assistance grant funding from FEMA. A first draft to update the plan was completed by the County and approved by FEMA in 2013. On November 6, 2018, the County approved an update to the Yolo County Operational Area Multi-Jurisdictional Hazard Mitigation Plan, following approval by FEMA in August of 2018.**

## **B: Amendments to the Land Use and Community Character Element, and General Plan Land Use Map, regarding the 2019 Esparto Community Plan Update**

**Change B-1:** Rescind the 2007 Town of Esparto General Plan and adopt the 2019 Esparto Community Plan.

**Change B-2:** Change the land use designation on the parcels listed in Exhibit 1 and shown in Exhibit 2, in accordance with the 2019 Esparto Community Plan.

**Change B-3:** Remove Policy CC-3.9 in the Land Use and Community Character Element:

~~Policy CC-3.9: The following development capacities shall guide development of the new Esparto mixed-use area located south of State Route 16 and east of County Road 86A (these numbers are illustrative): (DEIR MM LU-1c)~~

- ~~■ 79 total acres~~
- ~~■ 6 acres CG (assumes 96 new commercial jobs)~~
- ~~■ 8 acres IN (assumes 112 new industrial jobs)~~
- ~~■ 32 acres of residential uses in various densities allowing for up to 590 new units:~~
  - ~~◆ 11 acres RM (range of 200 to 300 units [typical 250])~~
  - ~~◆ 3 acres RH (60 to 80 or more units [typical 70])~~

- ◆ ~~18 acres RL (range of 17 to 169 units [typical 119])~~
- ◆ ~~Potential range 277 to 549 or more units. General Plan established maximum 590 units by policy.~~
- ~~17 acres OS (200-foot agricultural buffer on east, west, and south, assuming remainder of required buffer is provided off-site)~~
- ~~4 to 8 acres PR (depending on the number of homes)~~
- ~~8 acres roads~~

~~The mixed use area shall accomplish the following:~~

- ~~a. Contribute to achieving a jobs/housing match within the immediate region, including the Cache Creek Casino Resort.~~
- ~~b. Prohibit commercial land uses that compete with the downtown.~~
- ~~c. Improve Willow Slough, along the eastern boundary of the project area, to reduce flooding.~~
- ~~d. Provide restricted senior housing, workforce housing for the Cache Creek Casino Resort, and/or very-low or extremely-low income housing.~~
- ~~e. Create a signature entry for the town of Esparto, as the “visual gateway” to the Capay Valley.~~
- ~~f. Provide a safe and effective pedestrian/bicycle crossing for State Route 16 to move people from the project area to the rest of the community.~~
- ~~g. Ensure the Residential Medium (RM) area immediately north and west of the Industrial (IN) area be used for workforce housing.~~

**C: Zoning Map Amendments required to comply with the 2019 Esparto Community Plan land use designation changes**

**Change C-1:** Change the zoning designation on the parcels listed in Exhibit 3 and shown in Exhibit 4 to provide consistency with the land use designations, and other changes to eliminate Downtown Mixed Use zoning on properties in Esparto, as proposed in the 2019 Esparto Community Plan.

**D: Amendments to the General Plan Land Use and Zoning Maps to implement the Bryte Landfill Remediation Project (Exhibit 5)**

**Change D-1:** Change the land use designation from Agriculture (AG) to Public/Quasi-Public (PQ) on 16.03 acres of Assessor’s Parcel Number 042-340-004 shown in Exhibit 5 to accommodate the Bryte Landfill Remediation Project.

**Change D-2:** Change the zoning designation from Agricultural Intensive (A-N) to Public/Quasi-Public (PQP) on 16.03 acres of Assessor’s Parcel Number 042-340-004, in accordance with the land use designation change described above.

# EXHIBIT 1

## GENERAL PLAN LAND USE DESIGNATION CHANGES IN THE TOWN OF ESPARTO

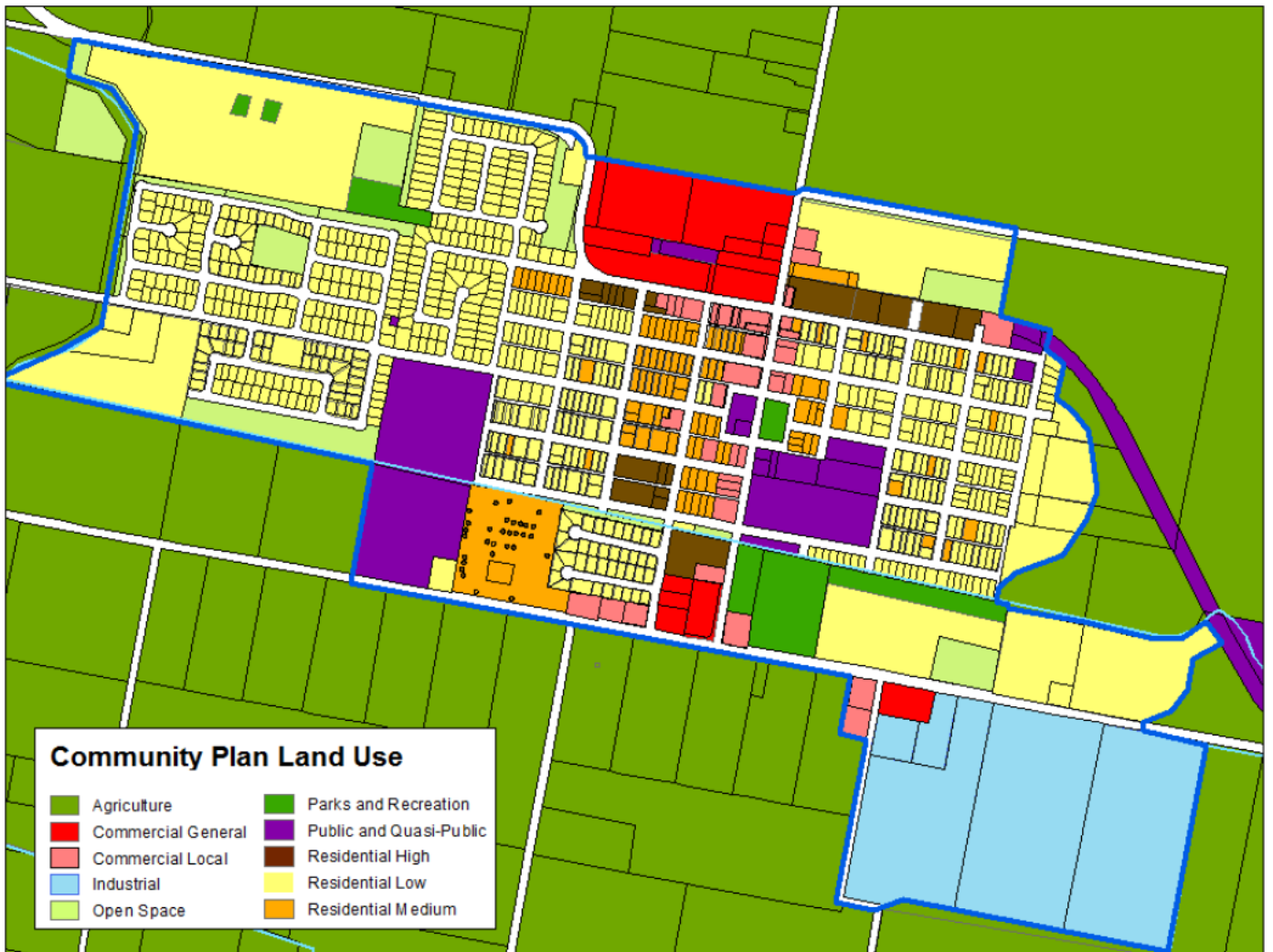
<u>Parcel Number</u>	<u>Current Land Use</u>	<u>Proposed Land Use</u>
049130008	Residential Low (RL)	Agriculture (AG)
049130009	Residential Low (RL)	Agriculture (AG)
049130011	Residential Low (RL)	Agriculture (AG)
049130016	Residential Low (RL)	Agriculture (AG)
049130020	Residential Low (RL)	Agriculture (AG)
049130041	Rural Residential (RR)	Agriculture (AG)
049130042	Residential Low (RL)	Agriculture (AG)
049160011	Commercial Local (CL)	Commercial General (CG)
049293005	Public/Quasi-Public (PQ)	Commercial Local (CL)
049296003	Residential Low (RL)	Commercial Local (CL)
049298003	Public/Quasi-public (PQ)	Commercial Local (CL)
049384001	Commercial Local (CL)	Commercial General (CG)
049384003	Commercial Local (CL)	Commercial General (CG)
049384004	Commercial Local (CL)	Commercial General (CG)
049110002	Commercial General (CG)	Industrial (IN)
049110003	Commercial General (CG)	Industrial (IN)
049110018	Mix of land uses	Industrial (IN)
049110019	Mix of land uses	Industrial (IN)
049110020	Mix of land uses	Industrial (IN)
049363002	Commercial Local (CL)	Open Space (OS)
049365001	Commercial Local (CL)	Open Space (OS)
049373001	Commercial Local (CL)	Open Space (OS)
049250011	Commercial Local (CL)	Residential High (RH)
049160001	PQ (Public/Quasi-public)	Residential High (RH)
049364001	Residential Medium (RM)	Residential High (RH)
049364003	Residential Medium (RM)	Residential High (RH)
049364004	Residential Medium (RM)	Residential High (RH)
049366001	Residential Medium (RM)	Residential High (RH)
049366005	Residential Medium (RM)	Residential High (RH)
049366007	Residential Medium (RM)	Residential High (RH)
049250003	Commercial Local (CL)	Residential Medium (RM)
049250004	Commercial Local (CL)	Residential Medium (RM)
049250007	Commercial Local (CL)	Residential Medium (RM)
049262001	Residential Low (RL)	Residential Medium (RM)
049262006	Residential Low (RL)	Residential Medium (RM)
049262007	Residential Low (RL)	Residential Medium (RM)
049262008	PQ (Public/Quasi-public)	Residential Medium (RM)
049262009	PQ (Public/Quasi-public)	Residential Medium (RM)
049272001	Residential Low (RL)	Residential Medium (RM)
049272002	Residential Low (RL)	Residential Medium (RM)
049272003	Residential Low (RL)	Residential Medium (RM)
049272004	Residential Low (RL)	Residential Medium (RM)
049272005	Residential Low (RL)	Residential Medium (RM)
049272006	Residential Low (RL)	Residential Medium (RM)
049272007	Residential Low (RL)	Residential Medium (RM)
049272008	Residential Low (RL)	Residential Medium (RM)
049272009	Residential Low (RL)	Residential Medium (RM)
049274001	Residential Low (RL)	Residential Medium (RM)
049274002	Residential Low (RL)	Residential Medium (RM)
049274003	Residential Low (RL)	Residential Medium (RM)



<u>Parcel Number</u>	<u>Current Land Use</u>	<u>Proposed Land Use</u>
049311006	Residential Low (RL)	Residential Medium (RM)
049313003	Residential Low (RL)	Residential Medium (RM)
049322006	Residential Low (RL)	Residential Medium (RM)
049325013	Residential Low (RL)	Residential Medium (RM)
049333005	Residential Low (RL)	Residential Medium (RM)
049334002	Residential Low (RL)	Residential Medium (RM)
049338004	Residential Low (RL)	Residential Medium (RM)
049342007	Residential Low (RL)	Residential Medium (RM)
049344001	Residential Low (RL)	Residential Medium (RM)
049345003	Residential Low (RL)	Residential Medium (RM)
049371004	Residential Low (RL)	Residential Medium (RM)

## EXHIBIT 2

### GENERAL PLAN LAND USE MAP IN THE TOWN OF ESPARTO



# EXHIBIT 3

## ZONING MAP AMENDMENTS TO PARCELS LOCATED IN THE TOWN OF ESPARTO

Parcel Number	Rezone From	Rezone to <b>A-N</b>
049130008	R-L (Low Density Residential)	A-N (Agricultural Intensive)
049130009	R-L (Low Density Residential)	A-N (Agricultural Intensive)
049130011	R-L (Low Density Residential)	A-N (Agricultural Intensive)
049130016	R-L (Low Density Residential)	A-N (Agricultural Intensive)
049130020	R-L (Low Density Residential)	A-N (Agricultural Intensive)
049130041	RR-5 (Rural Residential)	A-N (Agricultural Intensive)
049130042	R-L (Low Density Residential)	A-N (Agricultural Intensive)
Parcel Number	Rezone from	Rezone to <b>C-L/C-G</b>
049160011	C-L (Local Commercial)	C-G (General Commercial)
049293005	PQP (Public/Quasi-public)	C-L (Local Commercial)
049296003	R-L (Low Density Residential)	C-L (Local Commercial)
049298003	PQP (Public/Quasi-public)	C-L (Local Commercial)
049384001	C-L (Local Commercial)	C-G (General Commercial)
049384003	C-L (Local Commercial)	C-G (General Commercial)
049384004	C-L (Local Commercial)	C-G (General Commercial)
049240001	DMX (Downtown Mixed Use)	C-G (General Commercial)
049240002	DMX (Downtown Mixed Use)	C-G (General Commercial)
049240017	DMX (Downtown Mixed Use)	C-G (General Commercial)
049240005	DMX (Downtown Mixed Use)	C-G (General Commercial)
049240007	DMX (Downtown Mixed Use)	C-G (General Commercial)
049240024	DMX (Downtown Mixed Use)	C-G (General Commercial)
049240016	DMX (Downtown Mixed Use)	C-G (General Commercial)
049250002	DMX (Downtown Mixed Use)	C-L (Local Commercial)
049250003	DMX (Downtown Mixed Use)	C-L (Local Commercial)
049250004	DMX (Downtown Mixed Use)	C-L (Local Commercial)
049250010	DMX (Downtown Mixed Use)	C-L (Local Commercial)
049250001	DMX (Downtown Mixed Use)	C-L (Local Commercial)
049250007	DMX (Downtown Mixed Use)	C-L (Local Commercial)
049273004	DMX (Downtown Mixed Use)	C-L (Local Commercial)
049273002	DMX (Downtown Mixed Use)	C-L (Local Commercial)
049273005	DMX (Downtown Mixed Use)	C-L (Local Commercial)
049273003	DMX (Downtown Mixed Use)	C-L (Local Commercial)
049273006	DMX (Downtown Mixed Use)	C-L (Local Commercial)
049271006	DMX (Downtown Mixed Use)	C-L (Local Commercial)
049271004	DMX (Downtown Mixed Use)	C-L (Local Commercial)
049271003	DMX (Downtown Mixed Use)	C-L (Local Commercial)
049271009	DMX (Downtown Mixed Use)	C-L (Local Commercial)
049311001	DMX (Downtown Mixed Use)	C-L (Local Commercial)
049311002	DMX (Downtown Mixed Use)	C-L (Local Commercial)
049311003	DMX (Downtown Mixed Use)	C-L (Local Commercial)
049301002	DMX (Downtown Mixed Use)	C-L (Local Commercial)
049274010	DMX (Downtown Mixed Use)	C-L (Local Commercial)
049301001	DMX (Downtown Mixed Use)	C-L (Local Commercial)
049301003	DMX (Downtown Mixed Use)	C-L (Local Commercial)
049312001	DMX (Downtown Mixed Use)	C-L (Local Commercial)

049295004	DMX (Downtown Mixed Use)	C-L (Local Commercial)
049312007	DMX (Downtown Mixed Use)	C-L (Local Commercial)
<b>Parcel Number</b>	<b>Rezone from</b>	<b>Rezone to <b>I-L</b></b>
049110002	C-G (General Commercial)	I-L (Light Industrial)
049110003	C-G (General Commercial)	I-L (Light Industrial)
049110018	Mixed zoning	I-L (Light Industrial)
049110019	Mixed zoning	I-L (Light Industrial)
049110020	Mixed zoning	I-L (Light Industrial)
<b>Parcel Number</b>	<b>Rezone from</b>	<b>Rezone to <b>POS</b></b>
049363002	C-L (Local Commercial)	POS (Public Open Space)
049365001	C-L (Local Commercial)	POS (Public Open Space)
049373001	C-L (Local Commercial)	POS (Public Open Space)
<b>Parcel Number</b>	<b>Rezone from</b>	<b>Rezone to <b>R-H</b></b>
049250011	DMX (Downtown Mixed Use)	R-H (High Density Residential)
049160001	PQP (Public/Quasi-public)	R-H (High Density Residential)
049364001	R-M (Medium Density Residential)	R-H (High Density Residential)
049364003	R-M (Medium Density Residential)	R-H (High Density Residential)
049364004	R-M (Medium Density Residential)	R-H (High Density Residential)
049366001	R-M (Medium Density Residential)	R-H (High Density Residential)
049366005	R-M (Medium Density Residential)	R-H (High Density Residential)
049366007	R-M (Medium Density Residential)	R-H (High Density Residential)
<b>Parcel Number</b>	<b>Rezone from</b>	<b>Rezone to <b>R-M</b></b>
049250003	DMX (Downtown Mixed Use)	R-M (Medium Density Residential)
049250004	DMX (Downtown Mixed Use)	R-M (Medium Density Residential)
049250007	DMX (Downtown Mixed Use)	R-M (Medium Density Residential)
049262001	R-L (Low Density Residential)	R-M (Medium Density Residential)
049262006	R-L (Low Density Residential)	R-M (Medium Density Residential)
049262007	R-L (Low Density Residential)	R-M (Medium Density Residential)
049262008	PQP (Public/Quasi-public)	R-M (Medium Density Residential)
049262009	PQP (Public/Quasi-public)	R-M (Medium Density Residential)
049272001	R-L (Low Density Residential)	R-M (Medium Density Residential)
049272002	R-L (Low Density Residential)	R-M (Medium Density Residential)
049272003	R-L (Low Density Residential)	R-M (Medium Density Residential)
049272004	R-L (Low Density Residential)	R-M (Medium Density Residential)
049272005	R-L (Low Density Residential)	R-M (Medium Density Residential)
049272006	R-L (Low Density Residential)	R-M (Medium Density Residential)
049272007	R-L (Low Density Residential)	R-M (Medium Density Residential)
049272008	R-L (Low Density Residential)	R-M (Medium Density Residential)
049272009	R-L (Low Density Residential)	R-M (Medium Density Residential)
049274001	R-L (Low Density Residential)	R-M (Medium Density Residential)
049274002	R-L (Low Density Residential)	R-M (Medium Density Residential)
049274003	R-L (Low Density Residential)	R-M (Medium Density Residential)
049274004	R-L (Low Density Residential)	R-M (Medium Density Residential)
049274005	R-L (Low Density Residential)	R-M (Medium Density Residential)
049286003	R-L (Low Density Residential)	R-M (Medium Density Residential)
049291001	R-L (Low Density Residential)	R-M (Medium Density Residential)
049291002	R-L (Low Density Residential)	R-M (Medium Density Residential)
049291003	R-L (Low Density Residential)	R-M (Medium Density Residential)
049291005	R-L (Low Density Residential)	R-M (Medium Density Residential)
049291006	R-L (Low Density Residential)	R-M (Medium Density Residential)





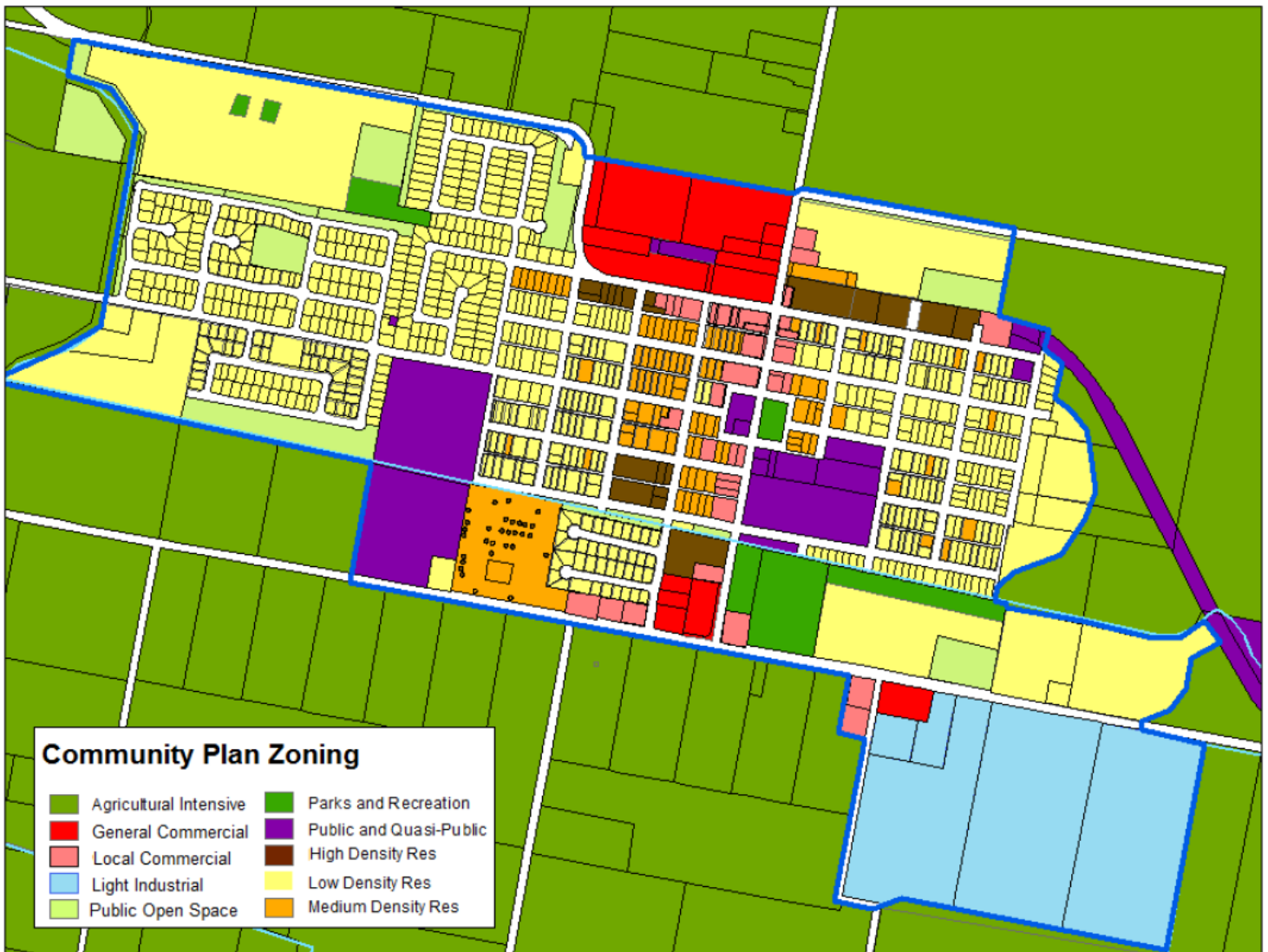
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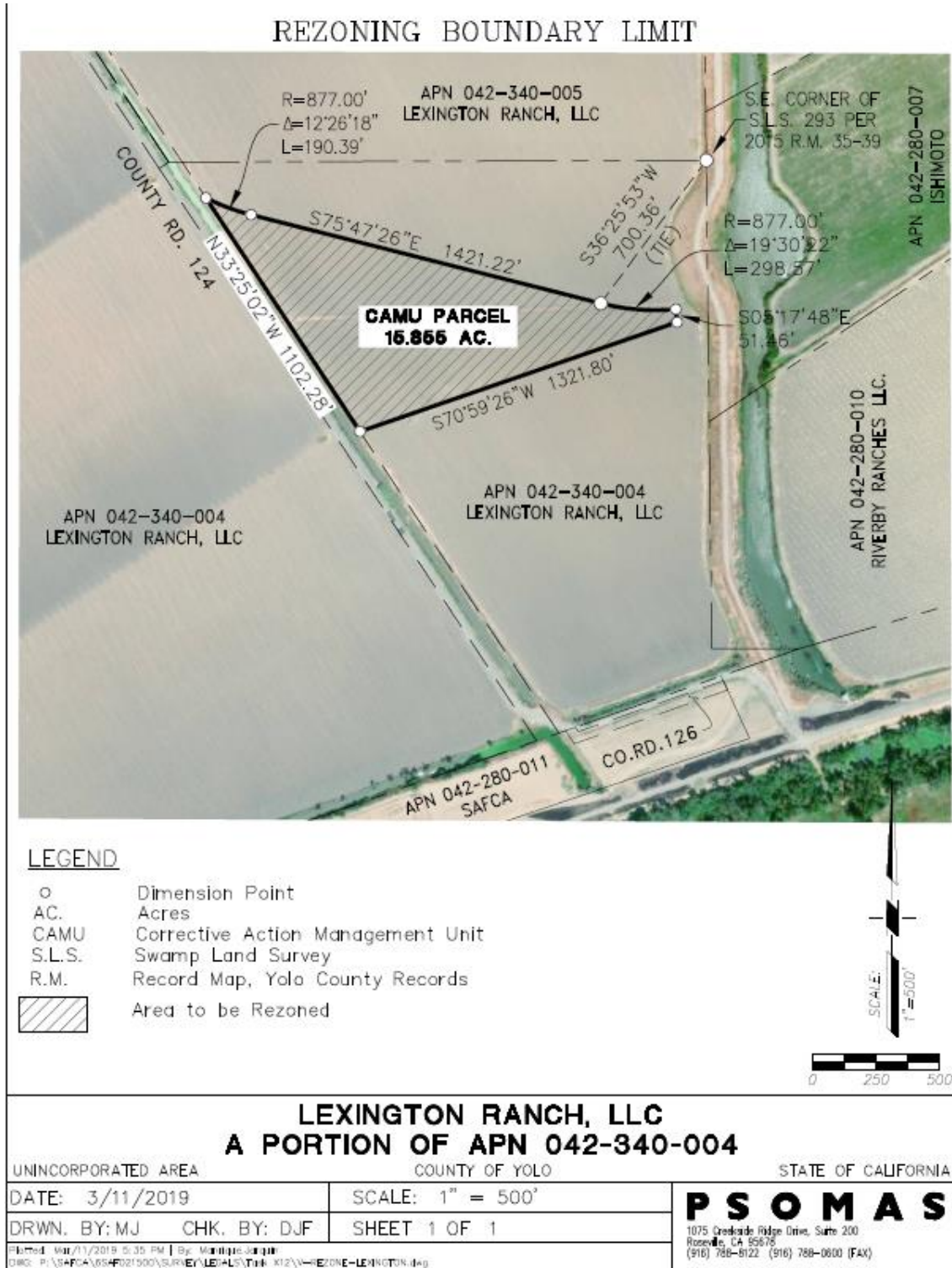
## EXHIBIT 4

### ZONING MAP CHANGES IN THE TOWN OF ESPARTO



# EXHIBIT 5

## GENERAL PLAN LAND USE AND ZONING MAP CHANGES TO A PORTION OF ASSESSOR'S PARCEL NUMBER: 042-340-004



APR 16 2019

BY Julie Rachtz  
DEPUTY CLERK OF THE BOARD**ATTACHMENT A****RESOLUTION NO. 2019-42****RESOLUTION OF THE YOLO COUNTY BOARD OF SUPERVISORS  
ADOPTING AN ENVIRONMENTAL DETERMINATION FOR GENERAL PLAN  
AMENDMENT 2019-01**

**WHEREAS**, on March 26, 2019, the Yolo County Board of Supervisors held a public hearing and considered recommendations from the Planning Commission's February 14, 2019, and March 14, 2019, decisions on matters related to the 2019 General Plan Amendment (GPA2019-01); and

**WHEREAS**, the proposed 2019 General Plan Amendment includes text revisions that will amend the Health and Safety Element to incorporate the 2018 Multi-Jurisdictional Hazard Mitigation Plan into the 2030 Yolo Countywide General Plan, as previously adopted by the Board of Supervisors and approved by Resolution No. 18-139, and in accordance with Government Code Section 65302(g); and

**WHEREAS**, the 2019 General Plan Amendment also includes a set of changes that will amend the Land Use and Community Character Element, including updates to the General Plan land use map, as follows:

1. Rescinding the 2007 Town of Esparto General Plan and adopting the 2019 Esparto Community Plan, which contains numerous land use and zoning designation changes; and
2. Changing the land use designation on the General Plan land use map on a portion of Assessor's Parcel Number 042-340-004 from Agriculture to Public/Quasi-Public to accommodate the Bryte Landfill Remediation Project and reaffirming approval of Resolution No. 18-156 that adopted related environmental considerations; and

**WHEREAS**, the proposed 2019 General Plan Amendment, collectively, is consistent with all policies, goals, and objectives of the Yolo County General Plan; and

**WHEREAS**, the County has prepared and/or adopted separate environmental documentation in connection with each proposed change, in compliance with the California Environmental Quality Act (CEQA) as it pertains to the General Plan Amendment considered by the Board of Supervisors on March 26, 2019, in the following manner:

1. Incorporation of the 2018 Multi-Jurisdictional Hazard Mitigation Plan into the 2030 Yolo Countywide General Plan is exempt from CEQA and a Notice of Exemption will be prepared;
2. An Initial Study/Negative Declaration has been prepared for the 2019 Esparto Community Plan, including issuance of a Notice of Intent for circulation of a 30-day



public review comment period, and was subsequently reviewed and recommended for adoption by the Planning Commission at their February 14, 2018, public hearing; and

3. A Resolution considering the Initial Study/Mitigated Negative Declaration, Addendum, and Mitigation Monitoring and Reporting Program for the Bryte Landfill Remediation Project was adopted by the Board of Supervisors on December 11, 2018, and filed with the Yolo County Clerk Recorder on December 13, 2018, as Resolution No. 18-156; and

**WHEREAS**, as explained in the various environmental documentations, and taking into consideration any previously adopted mitigation thereof, there is no substantial evidence in light of the whole record that the General Plan Amendment 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 determined that the incorporation of the 2018 Multi-Jurisdictional Hazard Mitigation Plan into the Health and Safety Element of the General Plan is exempt from CEQA.
3. The Board of Supervisors has independently reviewed and analyzed the Initial Study/Negative Declaration prepared for the 2019 Esparto Community Plan update, considered the information and analysis contained therein, and considered all written and oral comments received on the Esparto Community Plan; and
4. Based on this review and analysis, the Board of Supervisors finds that the Initial Study/Negative Declaration prepared for the Esparto Community Plan reflects the independent judgment and analysis of the Board of Supervisors.
5. The Board of Supervisors reaffirms adoption of Resolution No 18-156 for the Bryte Landfill Remediation Project acting as a Responsible Agency.
6. The Board of Supervisors also makes the following additional findings:
  - A. The Initial Study/Negative Declaration prepared for the 2019 Esparto Community Plan has been completed in compliance with CEQA and all other legal requirements.
  - B. The proposed 2019 General Plan Amendment is necessary to fulfill the policies, goals, and objectives of the Yolo County General Plan, and in particular to provide updates to the Health and Safety Element, as necessary; retain consistency between Community Plan updates and General Plan policies, including land use designation changes; and to fulfill previously adopted mitigation measures for the responsible remediation and relocation of the Bryte Landfill.
  - D. There is no substantial evidence, on the basis of the entire record, that the General Plan Amendment will have a significant environmental effect.

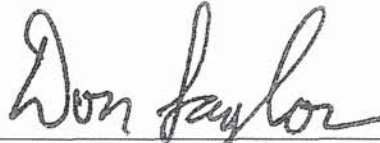
7. For the foregoing reasons, and for all reasons described in the environmental documentation as well as all other documents in the record for these matters, the Board thus:

- A. Directs staff to file a Notice of Exemption for the incorporation of the 2018 Multi-Jurisdictional Hazard Mitigation Plan into the Health and Safety Element of the Yolo County General Plan; and
- B. Adopts the Initial Study/Negative Declaration prepared for the 2019 Esparto Community Plan finding it to be the appropriate level of environmental review for the Community Plan update.

8. The Director of the Department of Community Services, located at 292 West Beamer Street in Woodland, California, shall serve as the custodian of the administrative record for the 2019 General Plan Amendment (GPA2019-01).

**PASSED AND ADOPTED** by the Board on this 9<sup>th</sup> day of April, 2019, by the following vote:

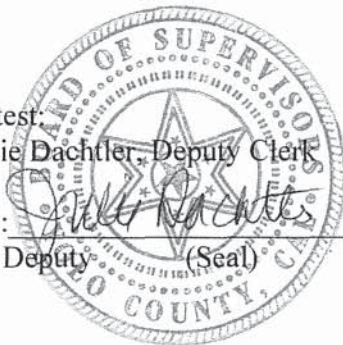
**AYES: Sandy, Provenza, Chamberlain, Villegas, Saylor**  
**NOES: None**  
**ABSTENTIONS: None**  
**ABSENT: None**




Supervisor Don Saylor, Chair  
Yolo County Board of Supervisors

Attest:  
Julie Dachtler, Deputy Clerk

By:   
Deputy (Seal)



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

By:   
Eric May, Senior Deputy

**FILED**

APR 16 2019

BY Julie Racette  
DEPUTY CLERK OF THE BOARD

ATTACHMENT G

RESOLUTION NO. 2019-43

**RESOLUTION OF THE YOLO COUNTY BOARD OF SUPERVISORS AMENDING THE YOLO COUNTY GENERAL PLAN TO RESCIND THE 2007 ESPARTO COMMUNITY PLAN AND ADOPT THE 2019 ESPARTO COMMUNITY PLAN**

**WHEREAS**, the Esparto Community Plan was originally prepared and adopted by the Yolo County Board of Supervisors in 1996, updated in 2007, and renamed and retained in the 2030 Countywide General Plan; and

**WHEREAS**, the County initiated the amendment of the Esparto Community Plan to supplement the Yolo County General Plan by providing land use policies, goals and programs specific to the Esparto Community, and to change the land use designations and zoning of parcels to protect property and resources, provide land for industrial use and employment, facilitate commercial development, and increase residential density in the town center; and

**WHEREAS**, County staff held a noticed public workshop with the Planning Commission on September 13, 2018, and monthly meetings with the Esparto Citizens Advisory Committee from February 2018 to February 2019, to seek public input on the update of the Esparto Community Plan, including content, land use and zoning changes, formatting, and other relevant changes; and

**WHEREAS**, on November 20, 2018, following extensive review and deliberation, including community meetings and public input, the Esparto Citizens Advisory Committee recommended a final draft of the 2019 Esparto Community Plan; and

**WHEREAS**, in addition to a comprehensive update to revise the Esparto Community Plan, the General Plan land use and/or zoning designations of 153± parcels are proposed to be changed as identified in Exhibits 1 and 2; and

**WHEREAS**, the 2019 Esparto Community Plan, land use and zoning designation changes, and supporting environmental documents were made available to the public for a 30-day public review period from January 11 to February 11, 2019; and

**WHEREAS**, the Yolo County Planning Commission held a duly noticed public hearing on February 14, 2019, to receive public testimony regarding the 2019 Esparto Community Plan, the Negative Declaration prepared in accordance with the requirements of the California Environmental Quality Act, and a related rezoning ordinance, and to make recommendations to the Board of Supervisors; and

**WHEREAS**, the Board, based on oral testimony and documentary evidence submitted during the public hearing, now finds it proper to rescind the 2007 Esparto Community Plan, adopt the 2019 Esparto Community Plan, and incorporate it into the 2030 Countywide General Plan, and take certain related actions by a separate Resolution and Ordinance adopted concurrently herewith;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the County of Yolo as follows:



1. The foregoing recitals are true and correct.
2. The Board finds that the actions as set forth in this Resolution are in the public interest and necessary to public health, safety, and welfare.
3. The Board of Supervisors hereby rescinds the 2007 Esparto Community Plan and adopts the 2019 Esparto Community Plan.
4. The Board of Supervisors hereby amends the Yolo County General Plan to include the 2019 Esparto Community Plan, change the land use designations identified in Exhibit 1 attached hereto, and remove Policy CC-3.18.
5. This Resolution shall take effect and be in force thirty (30) days after its passage, and prior to expiration of fifteen (15) days after its passage thereof, shall be published by title and summary only in the Davis Enterprise together with the names of members of the Board of Supervisors voting for and against the same.

**PASSED AND ADOPTED** by the Board of Supervisors of the County of Yolo following a noticed public hearing on the 9th day of April, 2019, by the following vote:

**AYES: Sandy, Provenza, Chamberlain, Villegas, Saylor**

**NOES: None**


**ABSENT: None**

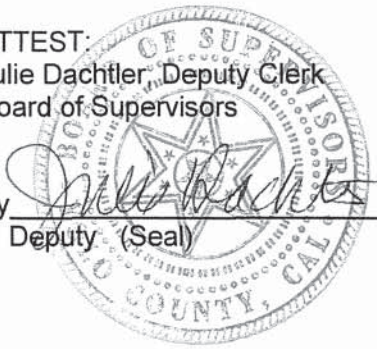
**ABSTAIN: None**



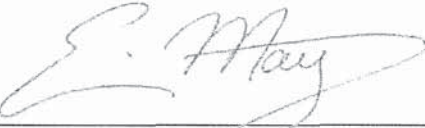
Don Saylor, Chair  
Yolo County Board of Supervisors

ATTEST:  
Julie Dachtler, Deputy Clerk  
Board of Supervisors

By   
Deputy (Seal)



APPROVED AS TO FORM;  
Philip J. Pogledich, County Counsel

By   
Eric May, Senior Deputy

**FILED**

APR 16 2019

BY Julia Roberts  
DEPUTY CLERK OF THE BOARD

**ATTACHMENT I**

**ORDINANCE NO. 1511**

**AN ORDINANCE OF THE YOLO COUNTY BOARD OF SUPERVISORS  
AMENDING THE 2030 YOLO COUNTYWIDE GENERAL PLAN**

The Board of Supervisors of the County of Yolo, hereby ordains as follows:

**SECTION 1. PURPOSE AND AUTHORITY.**

The purpose of this Ordinance is to approve a proposed General Plan Amendment (Attachment E) to the 2030 Countywide General Plan. The General Plan Amendment proposes an update to two elements of the Countywide General Plan, including the Health and Safety Element and Land Use and Community Character Element, as well as the General Plan Land Use Map and corresponding Zoning Map. The Health and Safety Element will be amended to incorporate the 2018 Multi-Jurisdictional Hazard Mitigation Plan Update. The Land Use and Community Character Element will be amended to rescind the 2007 Town of Esparto General Plan and adopt the 2019 Esparto Community Plan, changing the General Plan land use designations on several properties; and, the land use designation on a portion of Yolo County Assessor's Parcel Number 042-340-004 will be changed from Agriculture to Public/Quasi-Public to implement the Bryte Landfill Remediation Project.

The Board of Supervisors has the authority to adopt this Ordinance pursuant to the general police power granted to counties by the California Constitution, as well as the provisions of the California Planning and Zoning Law (Government Code section 65000 *et seq.*). The Board of Supervisors finds that this Ordinance is necessary to achieve the objectives of the 2030 Yolo County General Plan, and that it is consistent in all respects with the policies set forth therein. This Ordinance is also consistent with and promotes the public health, safety and welfare.

**SECTION 2. CHANGES TO THE HEALTH AND SAFETY ELEMENT.**

California Government Code Section 65302(g)(4) requires that the safety element be reviewed and updated upon adoption of the next revision of a local hazard mitigation plan. This General Plan Amendment makes text revisions to the Health and Safety Element of the Countywide General Plan, as shown in Attachment E, to incorporate the Board of Supervisors prior adoption of the 2018 Multi-Jurisdictional Hazard Mitigation Plan (MHMP) Update, as per Resolution No. 18-139 (Attachment F).

The MHMP is a living document that must be officially updated every five years in order for the County and each of its jurisdictions to remain eligible for hazard mitigation assistance grant funding from FEMA.

**SECTION 3. CHANGES TO THE LAND USE AND COMMUNITY CHARACTER  
ELEMENT.**

The General Plan Amendment rescinds the 2007 Town of Esparto General Plan and adopts the 2019 Esparto Community Plan in accordance with a policy in the Land Use and Community Character Element that requires an update to Area General Plans in the form of new or updated



Area Community Plans (Policy CC-3.2). In addition, the Amendment removes Policy CC-3.18 regarding development capacities of the area located south of State Route 16 and east of County Road 86A. The 2019 Esparto Community Plan furthers the goals and policies of the Countywide General Plan by providing guidance specific to the town of Esparto. The guiding vision for the community of Esparto is to enhance the quality of life and maintain the “small town” ambiance, community character, and design and scale of Esparto for present and future generations of residents, while fostering economic viability.

The updated 2019 Esparto Community Plan incorporates the Esparto community’s goals and policies, which are consistent with the Countywide General Plan. Adoption of the 2019 Esparto Community Plan is desirable to address core issues facing the community, including the protection of property and resources, providing a land use balance between residential and job-producing uses, facilitating economic development, and focusing higher residential density and commercial uses at the town center. Separate Findings have been prepared in connection with adoption of the 2019 Esparto Community Plan and are incorporated herein as Attachment J.

**SECTION 4. CHANGES TO THE GENERAL PLAN LAND USE MAP.**

The 2019 Esparto Community Plan includes land use policies, goals and programs to protect property and resources, provide land for industrial use and employment, facilitate commercial development, and increase residential density in the town center. In accordance with the 2019 Esparto Community Plan, the land use designations of 117± parcels within the community of Esparto are hereby changed to be consistent with updated land use goals and policies, as summarized below and listed in Exhibit 1 and shown in Exhibit 2 of Attachment E:

One (1) parcel will be changed from Residential Rural and six (6) parcels will be changed from Residential Low to Agriculture to exclude designated flood hazard areas from the Community Growth Boundary for protection of property and resources;

Four (4) parcels will be changed from Commercial Local to Commercial General to provide broader economic opportunity for commercial use at the south end of Yolo Avenue;

One (1) parcel will be changed from Residential Low and two (2) parcels will be changed from Public/Quasi-public to Commercial Local to represent existing uses and provide commercial infill;

Two (2) parcels will be changed from Commercial General and three (3) parcels will be changed from a mix of land uses to Industrial to promote an increase in employment opportunity;

Three (3) parcels will be changed from Commercial Local to Open Space to protect Lamb Valley Slough;

Six (6) parcels will be changed from Residential Medium, one (1) parcel will be changed from Commercial Local, and one (1) parcel will be changed from Public/Quasi-public to Residential High to provide affordable housing opportunities at the town center; and

Three (3) parcels will be changed from Commercial Local, two (2) parcels will be changed from Public/Quasi-public, and 82 parcels will be changed from Residential Low to Residential Medium to provide affordable, higher density housing at the town center;

Additional changes to the Countywide General Plan Land Use Map include redesignating approximately 16 acres of a portion of Yolo County Assessor’s Parcel Number 042-340-004 from Agriculture to Public/Quasi-public to implement the Bryte Landfill Remediation Project, in

accordance with mitigation adopted for the project and approved by Board of Supervisors' Resolution No. 18-156, as shown in Attachment D.

Following the effective date of this Ordinance, the parcels described above and listed in Exhibit 1 of Attachment E shall be redesignated and the respective General Plan land use maps shall be amended as described above and further specified in the maps and lists of properties shown in Exhibit 2 (Esparto) and Exhibit 5 (Bryte Landfill) of Attachment E.

#### **SECTION 5. CHANGES TO THE ZONING MAP OF THE COUNTY**

The Yolo County Zoning Code implements the previously adopted Countywide General Plan; and, Government Code Sections 65850 – 65863 provide for amendment of a zoning code and corresponding zoning map from time to time. The General Plan Amendment includes land use changes that necessitate corresponding zone changes for General Plan and Zoning consistency, as well as other changes that eliminate Downtown Mixed Use (DMX) zoning on properties in downtown Esparto. In connection with the adoption of this Ordinance, and in accordance with the 2019 Esparto Community Plan, 153± parcels in the community of Esparto will be rezoned as specifically listed in Exhibit 3 and shown in Exhibit 4 of Attachment E.

Additional changes to the Zoning Map include redesignating approximately 16 acres of a portion of Yolo County Assessor's Parcel Number 042-340-004 from Agricultural Intensive (A-N) to Public/Quasi-Public (PQP) to correspond with a General Plan land use designation change to implement the Bryte Landfill Remediation Project.

Following the General Plan land use map designation changes to the parcels described in Section 4 of this Ordinance, the parcels listed in Exhibit 3 of Attachment E shall be rezoned and the respective zoning maps shall be amended as specified in the maps of properties shown in Exhibit 4 and Exhibit 5 of Attachment E.

#### **SECTION 6. SEVERABILITY**

If any section, sub-section, sentence, clause, or phrase of this Ordinance and the updated Health and Safety Element, Land Use and Community Character Element, General Plan Land Use Map and/or Zoning Map is held by a court of competent jurisdiction to be invalid, such decision shall not affect the remaining portions of this Ordinance and updated elements or maps. The Board of Supervisors hereby declares that it would have passed this Ordinance, and each section, sub-section, sentence, clause, and phrase hereof, irrespective of the fact that one or more sections, sub-sections, sentences, clauses, and phrases be declared invalid.

#### **SECTION 7. EFFECTIVE DATE**

This Ordinance shall take effect and be in force thirty (30) days after its passage, and prior to expiration of fifteen (15) days after its passage thereof, shall be published by title and summary only in the Davis Enterprise or other newspaper of general circulation together with the names of members of the Board of Supervisors voting for and against the same.

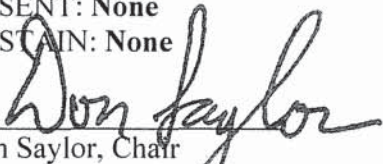
I HEREBY CERTIFY that the foregoing Ordinance was introduced before the Board of Supervisors of the County of Yolo and, after a noticed public hearing, said Board adopted this Ordinance on the 9th day of April, 2019, by the following vote:

AYES: **Sandy, Provenza, Villegas, Saylor**

NOES: **Chamberlain**

ABSENT: **None**

ABSTAIN: **None**


  
\_\_\_\_\_  
Don Saylor, Chair  
Yolo County Board of Supervisors

ATTEST: Julie Dachtler, Deputy Clerk  
Board of Supervisors

By   
\_\_\_\_\_  
Deputy (Seal)



APPROVED AS TO FORM:  
Philip J. Pogledich, County Counsel

By   
\_\_\_\_\_  
Eric, May Senior Deputy