

# YOLO COUNTY 2030 GENERAL PLAN INTERPRETATION

**GPI #2012-001**  
**May 17, 2012**

Section B of Chapter 1 of the County of Yolo 2030 Countywide General Plan addresses the Interpretation of the General Plan and states in part as follows:

Corrections and/or non-substantive changes to the General Plan do not constitute an amendment of the Plan within the meaning of Section 65358b...

The land use diagram and other figures included in this document reflect approximations of property lines, parcel sizes and road alignments. General Plan land use designations assigned to parcels within the county extent to roadway centerlines or water body centerlines. Minor variations from the land use diagram and other figures, based on actual field measurements, engineering and/or surveying are within the authority of the Director to accept and interpret as substantially consistent...

To the extent that a proposal would modify a physical component of the General Plan, such as a minor shift in a roadway, a minor reconfiguration of the shape of a designated area of land use, or a minor adjustment to a design requirement, the Director shall make a determination as to whether or not said modification is "substantive," thus triggering an amendment of the General Plan within the meaning of Government Code Section 65358b...


To the extent that the original intent and purpose of the General Plan are still met, with no adverse effects on connectivity or livability and with no change in total area or amount of specific land uses, density, number of units, street capacity, amenities, roadway level of service, etc. said modification shall not be interpreted as "substantive."

On April 1, 2008, the Board of Supervisors approved a General Plan Amendment, Rezone, and associated actions for the redevelopment of a 90-acre portion of the former Spreckels industrial site. On November 9, 2009, the Board of Supervisors adopted the 2030 Countywide General Plan, which designated 142.6 acres as Industrial including the 90-acre existing Spreckels industrial site. This area encompasses the current production facility on the project site, and the areas currently zoned or proposed to be rezoned to M-2. The 2030 General Plan also shows an Open Space buffer area along the southern and eastern boundaries of the industrial property (Figure LU-1E in the Land Use Element).

The proposed project includes a Rezone from Agriculture General (A-1) to Heavy Industrial (M-2) and Open Space (OS) and from M-2 to OS, consistent with land use designations in the 2030 Countywide General Plan. The project is located on approximately 169 acres of a greater 246-acre property owned by Clark Structural. Industrial development would occur on 142.6 acres of the site, with the proposed open space parcel comprising approximately 26 acres. The remaining 77 acres would remain in cultivated agriculture.

The Planning Director has determined that the arrangement of land uses proposed by the applicant is consistent with the 2030 General Plan, including Table LU-9 and Figure LU-1E. Table LU-9 designated 142.6 acres of industrial land at the Spreckels site, and did not specify acreage for the open space area (although the open space designation is shown on Figure LU-

1E). County staff produced Figure LU-1E for illustrative purposes, which does not precisely depict the amount of acreage designated for industrial or open space uses in the General Plan. As acknowledged in certain introductory text in the 2030 General Plan (e.g., pp. IN-17 and IN-18), the land use diagrams (including Figure LU-1E) are not drawn with same the level of detail as a survey or other technical documents but are instead intended to generally illustrate the land use designations applied to affected parcels. A consistency determination by the Planning Director is therefore necessary and appropriate in this instance.

  
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John Bencomo, Director  
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