



# County of Yolo

## DEPARTMENT OF COMMUNITY SERVICES

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### NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING

Notice is hereby given that the County of Yolo, as lead agency, has prepared an Initial Study/Negative Declaration (IS/ND) for the below referenced project. The IS/ND analyzes the potential environmental effects associated with the proposed project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15072 of the CEQA Guidelines, the Yolo County has prepared this Notice of Intent to provide responsible agencies and other interested parties with notice of the availability of the IS/ND and solicit comments and concerns regarding the environmental issues associated with the proposed project.

**LEAD AGENCY:** Yolo County

**CONTACT PERSON:** Eric Parfrey, Principal Planner  
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[eric.parfrey@yolocounty.org](mailto:eric.parfrey@yolocounty.org)

**PROJECT TITLE:** 2017 General Plan and Zoning Code Amendments  
(ZF#2017-0035)

**PROJECT LOCATION:** applies to properties throughout unincorporated Yolo County

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**PUBLIC REVIEW PERIOD:** A 30-day public review period of the Initial Study/Negative Declaration analyzing potential environmental impacts related to the 2017 General Plan and Zoning Code Amendments will commence **on February 15, 2018 and end on March 16, 2018.** During this period and leading up to the final adoption of the amendments, interested individuals and public agencies may submit written comments on the document.

**Information about the proposed amendments is provided on the attached pages to this notice.**

**PUBLIC HEARING:** The Yolo County Planning Commission held a workshop on these amendments on February 8, 2018 and is tentatively scheduled to hold a public hearing on the proposed 2017 General Plan and Zoning Code Amendments on **March 8, 2016 at 8:30 a.m. in the Board of Supervisors Chambers (Room 206) at 625 Court Street, Woodland, to hear public comments and discuss the amendments.**

**AVAILABILITY OF DOCUMENTS:** The Initial Study/Negative Declaration is now available for public review at the following location during normal business hours: Yolo County Community Services Department, 292 W. Beamer Street, Woodland, CA 95695. **The IS/ND has been posted to the Yolo County Web site and may be downloaded and printed at <http://www.yolocounty.org/community-services/planning-public-works/planning-division/current-projects>.** A PDF digital file of the IS/ND, or a hard (paper) copy of the IS/ND, is also available upon request from the Planning Division at the address or e-mail depicted below.

The Initial Study/ Negative Declaration may be obtained from, and comments (written, e-mailed, or oral) may be directed to:

Eric Parfrey, Principal Planner  
Yolo County Community Services Department  
292 W. Beamer Street  
Woodland, CA. 95695  
(530) 666-8043  
[eric.parfrey@yolocounty.org](mailto:eric.parfrey@yolocounty.org)

All interested parties are invited to attend the public hearing(s) or send written communications to the Yolo County Community Services Department no later than the relevant hearing date(s).

Pursuant to California Government Code Section 65009(b)(2) and other provisions of law, any lawsuit challenging the approval of a project described in this notice shall be limited to only those issues raised at the public hearings before the Planning Commission and Board of Supervisors or described in written correspondence delivered for consideration before the hearings are closed.

## **Project Description for the 2017 General Plan and Zoning Code Amendments**

The 2017 General Plan and Zoning Code Amendments consist of a package of changes that include:

- one text amendment and three sets of map amendments to the 2030 Yolo Countywide General Plan;
- numerous text changes to Title 8 of the County Code (the Zoning Code);
- text amendments to a separate ordinance for Planned Development – 65 (PD-65) zone; and
- the rezoning of approximately 470 individual parcels.

Maps and a complete list of all properties proposed for redesignation and rezoning are included in the Initial Study/Negative Declaration.

### New Rural Residential – 2 acre Zoning

Several of the Zoning Code amendments, including the rezoning of 435 parcels, are required to comply with a State law that requires the County to establish minimum parcel sizes and regulations for onsite wastewater treatment (septic) systems.

Current Yolo County Code Section 6-19.1101 (g) requires a minimum lot size of 2 acres when creating a parcel that will be served by a septic system in the unincorporated area of the County. This is to address the density of septic systems and their impacts on the ground water.

To provide consistency with this code requirement, it requires the rezoning of 435 parcels from the current Rural Residential - 1 acre minimum lot size (RR-1) to the a newly created RR-2 zone (2 acre minimum lot size). These parcels are located in the Hardwood area of Dunnigan (approx. 330 lots); the Willow Oak and Carter Lane areas of Woodland (19 and 52 lots, respectively); the Patwin Road area of Davis (25 lots); and in the Clarksburg area (6 lots). Ordinance 1447, which establishes the existing Planned Development No. 67 (PD-67) for the Patwin Road area must also be amended to change the minimum one-acre lot size to two acres.

The new two-acre minimum lot size in the RR-2 zone only applies to newly created lots, approved through a Tentative Parcel or Subdivision Map. The proposed rezoning should not affect the vast majority of the existing landowners, since all existing one acre lots will be "grandfathered in" and will become legal non-conforming lots. The only landowners that could be directly impacted would be owners of any large parcels that could be subdivided.

### Rezoning in Westucky, Yolo, and Esparto

Staff is also recommending a General Plan map amendment and rezoning of approximately 18 parcels in the "Westucky" area of north Woodland from Local Commercial to Rural Residential and Low Density Residential, to reflect existing uses.

A second set of General Plan map amendments and rezoning involves two parcels in the town of Yolo (the Yolo Library and a church property).

In Esparto, three properties would be redesignated and rezoned. The parcels include the Esparto Park and Aquatic Center, and another parcel on the west side of the town on Grafton Street that had previously been identified as the location of the Aquatic Center but was not chosen for the facility. A third 3.2-acre parcel near Capay and Alpha Street subject to a previously approved Planned Development district (PD-62) would also be rezoned.

### New Broadband Policies

A proposed General Plan text amendment would involve adding policies related to encouraging the expansion of reliable broadband (Internet) service in rural Yolo County.

### Accessory Dwelling Units

A separate group of Zoning Code Amendments are necessary to comply with a newly enacted State law that requires local jurisdictions to allow "Accessory Dwelling Units" by right (without a discretionary permit).

### Other Zoning Code Amendments

Several additional minor changes to the Zoning Ordinance, including amendments to the parking and sign regulations, are proposed along with these main items discussed above

Two revisions in Article 2 (Administrative Provisions) would clarify appeal regulations for a Tentative Parcel Map or a Tentative Subdivision Map to the Board of Supervisors. The second revision would add set a requirement that an appeal be set for hearing at a subsequent meeting, but in no event no later than sixty (60).

Finally, staff is proposing several minor wording changes to the zoning regulations related to special event centers and bed and breakfasts (Sections 8-2.306(k), (l), and Sec. 8-2.307, in response to a recent court decision by the 9th Circuit Court of Appeals (*Epona, LLC v. County of Ventura*, 876 F.3d 1214 (9th Cir. 2017)). The revisions would remove references to "weddings" and replace the term with "receptions."

The General Plan and Zoning Code Amendments would apply to all properties within the unincorporated Yolo County area.