

**YOLO COUNTY 2030 DRAFT GENERAL PLAN
AND CEQA NOTICE OF PREPARATION
INDEX OF COMMENTS**

Notice of Preparation Comments

- A. California Department of Transportation (11-20-08)
- B. County of Sacramento (11-19-08)
- C. Federal Emergency Management Agency (11-05-08)
- D. Governor's Office of Emergency Services (10-20-08)
- E. Governor's Office of Planning and Research (10-09-08)
- F. Phillips, George E. (11-20-08)
- G. Scoping Meeting Summary Minutes (10-29-08)
- H. Yolo-Solano Air Quality Management District (11-10-08)
- I. Tuleyome (11-20-08)

General Plan Comments

- 1. Ag Futures Alliance (11-20-08)
- 2. California Department of Housing and Community Development (11-25-08)
- 3. Capay Valley General Plan Advisory Committee (11-17-08)
- 4. Cedarblade, Brenda (09-16-08)
- 5. Cedarblade, Brenda et al. (11-20-08)
- 6. Cedarblade, Brenda (11-21-08)
- 7. Chapman, John (11-03-08)
- 8. Chapman, William (11-05-08)
- 9. Chapman, William (11-05-08)
- 10. Chapman, William (11-05-08)
- 11. City of Davis (11-20-08)
- 12. City of Winters (11-18-08)
- 13. City of Woodland (11-20-08)
- 14. Daughtry, Claire (10-13-08)
- 15. de los Reyes, Jay and Lillian (09-16-08)
- 16. Delta Protection Commission (11-19-08)
- 17. Duenas, Rodolfo (10-15-08)
- 18. Dunnigan Advisory Committee (11-14-08)
- 19. Dunnigan Fire District (11-17-08)
- 20. Dunnigan Landowner Group (11-20-08)
- 21. Dunnigan Landowner Group (12-18-08)
- 22. Dutra, Phyllis (11-20-08)
- 23. Easton, Suzanne (11-19-08)
- 24. Esparto Citizens Advisory Committee (11-05-08)
- 25. Esparto Community Services District (10-28-08)
- 26. Faulks, Andrew (09-24-08)
- 27. Grace Valley Christian Center (11-20-08)
- 28. Gray, David (10-17-08)
- 29. Hanson, Marlene (10-15-08)
- 30. Hoes, Mary Jo (11-20-08)
- 31. Holm, Laurie (10-13-08)
- 32. Hoistein, Glenn (11-20-08)
- 33. Hulsman, John (11-20-08)

34. Jonas, Jack (10-13-08)
35. Lewis Planned Communities (11-19-08)
36. Linse, Erich (11-20-08)
37. Long, Rachael (10-13-08)
38. Lundy, Jackelyn (11-18-08)
39. Madison Advisory Committee (11-06-08)
40. Mariani Nut Company (11-20-08)
41. McEvers, Les and Deborah (11-20-08)
42. McFarling, Tom (10-13-08)
43. McTaggart, Mary (12-04-08)
44. Merewitz, Seth c/o John Deterding Company (11-19-08)
45. Merwin, Gary (12-02-08)
46. Murphy, Vicki (10-27-08)
47. North Davis Land Company (11-20-08)
48. Oertel, Ronald (10-17-08)
49. Orlove, Ben (10-13-08)
50. Pruner, Mark (11-13-08)
51. Public Workshops and Meetings Summary
52. Rammig, Robert (12-15-08)
53. Redmann, Georgene (10-12-08)
54. Reid, Mary (10-13-08)
55. Rose, Julie (10-13-08)
56. Rumsey Indian Rancheria (11-20-08)
57. Rye, Jack (10-14-08)
58. Sacramento Area Council of Governments (11-19-08)
59. Sierra Club – Yolo Group (11-20-08)
60. Spiller, Mark (10-14-08)
61. Stallard, Tom (10-13-08)
62. Stephens, Meredith (09-13-08)
63. Stewart, Michael (10-12-08)
64. Taylor, Lux (11-05-08)
65. Tuleyome (11-20-08)
66. Weber, Bill (11-20-08)
67. Weiss, Brian (10-13-08)
68. Wirth, Jim (10-11-08)
69. Yolo Audubon Society (11-20-08)
70. Yolo County Farm Bureau (11-20-08)
71. Yolo County Farm Bureau (12-01-08)
72. Yolo County Flood Conservation and Water Conservation District (11-20-08)
73. Yolo County Planning Commission Workshop Summary (11-03,05,06-08)
74. Yolo County Resource Conservation District (11-20-08)
75. Yolo County Transportation District (11-20-08)
76. Yolo Fire Protection District (12-05-08)
77. Yolo Land Trust (11-20-08)
78. Yolo-Solano Air Quality Management District (11-19-08)
79. Yolo-Zamora Citizens Advisory Committee (11-19-08)

"A"

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 3 – Sacramento Area Office
VENTURE OAKS, MS 15
P. O. BOX 942874
SACRAMENTO, CA 94274-0001
PHONE (916) 274-0635
FAX (916) 274-0648
TTY (530) 741-4501

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November 20, 2008

08YOL0038
03-YOL- Various
Yolo County 2030 Countywide General Plan
Notice of Preparation for the Draft Environmental Impact Report
SCH # 2008102034

Mr. David Morrison
Yolo County Planning & Public Works
292 West Beamer Street
Woodland, CA 95695

Dear Mr. Morrison,

Thank you for the opportunity to review and comment on the Notice of Preparation (NOP) for the Draft Environmental Impact Report (DEIR) for the comprehensive update of all elements of the Yolo County 2030 Countywide General Plan. Our comments are as follows:

This update to all elements of the Yolo County 2030 Countywide General Plan could impact the State Highway System (SHS) in Yolo County.

- Please use Caltrans' "Guide for the Preparation of Traffic Impact Studies" (TIS Guidelines) when impacts are identified and mitigations are proposed to the SHS. The guide can be found on Caltrans' website at:

http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tis_guide.pdf

The TIS should include I-5, I-505, I-80, State Route (SR) 16, SR 45, SR 84, SR 113, and SR 128. The TIS should use a Select Zone Analysis to identify trip distribution of the proposed project on the SHS. Caltrans requests the opportunity to review the scope of the traffic analysis prior to the start of the study.

- Caltrans requests a meeting with the County to discuss the anticipated

"Caltrans improves mobility across California"

development, such as the Dunnigan, Madison, Elkhorn and Spreckles areas, and the potential impacts to the SHS. Of particular interest is the residential dwelling growth in Madison and Dunnigan, and the jobs-housing balance within the growth areas.

- Mitigation measures should be identified where the project results in a significant impact. Caltrans considers the following to be significant impacts:
 - Project impacts that cause a highway or intersection LOS to deteriorate beyond LOS E.
 - If LOS is already E or F, then a quantitative measure of increased queue lengths and delay should be used to determine appropriate mitigation measures.
- Feasible mitigation measures are available if significant impacts to the SHS are identified. Potential mitigation measures could include fair-share funding for interchange reconstruction, auxiliary lanes, bus-carpool lanes, mainline improvements, transit improvements, or other off-highway projects that reduce the impact to less than significant.
- Many jurisdictions within the region are developing sub-regional fee programs to help fund transit, highway, and local road improvements to improve mobility within particular transportation corridors. We would like to work with Yolo County to determine if a fee program is appropriate for the growth areas.

We look forward to the opportunity to work with Yolo County to maintain mobility within Yolo County. Please provide our office with copies of any further actions regarding the General Plan update. If you have any questions regarding these comments, please contact La Nae Van Valen at (916) 274-0637.

Sincerely,



ALYSSA BEGLEY, Chief
Office of Transportation Planning – South

cc: State Clearinghouse

"B"



Terry Schutten, County Executive
Paul Hahn, Agency Administrator

Municipal Services Agency

Planning and Community
Development Department

Robert Sherry, Director

County of Sacramento

November 19, 2008

David Morrison, Assistant Director
Development Services, Planning and Public Works Department
Yolo County
292 W. Beamer Street
Woodland, CA 95695

Mr. Morrison,

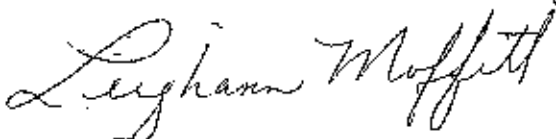
Thank you for the opportunity to comment on the Notice of Preparation of the EIR to prepared for the Yolo County General Plan. While we were unable to attend the scoping meeting held in late October, we'd like to take this opportunity to comment on the scope and content of the NOP.

The County of Sacramento is pleased to see that Yolo County has taken many measures to curtail low-density residential development that often occurs at the urban edge while protecting productive farmlands. In particular, proposed General Plan policies LU 2.1, 3.1 and action measure CC-A28 go a long way towards preserving the viability of agricultural lands and limiting the expansion of urban encroachment.

The County would like the EIR to include an assessment of the air quality impacts of farming and transportation in Yolo County to the larger Sacramento region. Additionally, the NOP should address the impacts to fish and biological resources of the Sacramento River if future efforts to obtain municipal water supply from the Sacramento River are successful.

Thank you again for the opportunity to comment on the scope of the NOP under preparation for the Yolo County General Plan.

Sincerely,

for 
Robert Sherry,
Director

"C"

U.S. Department of Homeland Security
FEMA Region IX
1111 Broadway, Suite 1200
Oakland, CA. 94607-1052



FEMA

November 5, 2008

David Morrison, Assistant Director
Development Services
292 West Beamer Street
Woodland, California 95695

Dear Mr. Morrison:

This is in response to your request for comments on the Notice of Preparation (NOP) and Notice of Scoping Meeting for the Draft Program Environmental Impact Report for the Yolo County 2030 Countywide General Plan.

Please review the current effective Flood Insurance Rate Maps (FIRMs) for the County of Yolo (Community Number 060423), Map revised December 20, 2002. Please note that the County of Yolo, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any *development* must not increase base flood elevation levels. **The term *development* means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

David Morrison
Page 2
November 5, 2008

- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA's Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtml>.

Please Note:

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community's floodplain manager for more information on local floodplain management building requirements. The Yolo County floodplain manager can be reached by calling Lonell Butler, Building Official, at (530) 666-8803.

If you have any questions or concerns, please do not hesitate to call Marshall Marik of the Mitigation staff at (510) 627-7057.

Sincerely,



Gregor Blackburn, CFM, Branch Chief
Floodplain Management and Insurance Branch

cc:

Lonell Butler, Building Official, Yolo County
Ray Lee, State of California, Department of Water Resources, Central District
Marshall Marik, Floodplanner, CFM, DHS/FEMA Region IX
Alessandro Amaglio, Environmental Officer, DIIS/FEMA Region IX



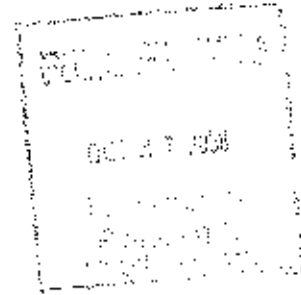
GOVERNOR'S OFFICE OF EMERGENCY SERVICES
 DISASTER ASSISTANCE PROGRAMS BRANCH
 3650 SCHRIEVER AVENUE
 MATHER, CALIFORNIA 95655
 PHONE: (916) 845-8101 FAX: (916) 845-8381

"D"



October 29, 2008

David Morrison
 Yolo County Planning & Public Works
 292 West Beamer Street
 Woodland, CA 95695



RE: Notice of Preparation for a Draft Environmental Impact Report for the Yolo County 2030
 Countywide General Plan, SCF# 2008102034

Dear Mr. Morrison:

Thank you for the opportunity to comment on your Notice of Preparation for a Draft Environmental Impact Report (DEIR) for the county's general plan update. In preparing the general plan and accompanying DEIR, the county should examine the sections of state planning law that involve potential hazards the county may face. For your information, I have underlined specific sections of state planning law where identification and analysis of hazards are discussed (see Attachment A).

Prior to the release of the draft general plan or within the DEIR, county staff or your consultants should examine each of the requirements in state planning law and determine if there are hazard issues within the unincorporated communities which the general plan should address. A table in the DEIR (or general plan) which identifies these specific issues and where they are addressed in the general plan would be helpful in demonstrating the county has complied with these requirements. If the DEIR determines that state planning law requirements have not been met, it should recommend that these issues be addressed in the general plan as a mitigation measure.

We note that state planning law includes a requirement for consultations with state agencies in regard to information related to hazards. OES would be happy to share all available information at our disposal to facilitate the county's ability to comply with state planning and environmental laws.

If you have any questions about these comments, please contact Andrew Rush at (916) 845-8269 or andrew.rush@OES.ca.gov.

Sincerely,

Dennis Castillo
 Environmental Officer

cc: Office of Planning and Research

Attachment A
Hazards and State Planning Law Requirements

General Plan Consistency

65300.5. In construing the provisions of this article, the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.

Seven Mandated Elements

65302. The general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals. The plan shall include the following elements:

(a) A land use element that designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The location and designation of the extent of the uses of the land for public and private uses shall consider the identification of land and natural resources pursuant to paragraph (3) of subdivision (d). The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify and annually review those areas covered by the plan that are subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the Department of Water Resources. The land use element shall also do both of the following:

(1) Designate in a land use category that provides for timber production those parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982, Chapter 6.7 (commencing with Section 51100) of Part 1 of Division 1 of Title 5.

(2) Consider the impact of new growth on military readiness activities carried out on military bases, installations, and operating and training areas, when proposing zoning ordinances or designating land uses covered by the general plan for land, or other territory adjacent to military facilities, or underlying designated military aviation routes and airspace.

(A) In determining the impact of new growth on military readiness activities, information provided by military facilities shall be considered. Cities and counties shall address military impacts based on information from the military and other sources.

(B) The following definitions govern this paragraph:

(i) "Military readiness activities" mean all of the following:

(I) Training, support, and operations that prepare the men and women of the military for combat.

(II) Operation, maintenance, and security of any military installation.

(III) Testing of military equipment, vehicles, weapons, and sensors for proper operation or suitability for combat use.

(ii) "Military installation" means a base, camp, post, station, yard, center, homeport facility for any ship, or other activity under the jurisdiction of the United States Department of Defense as defined in paragraph (1) of subsection (c) of Section 2687 of Title 10 of the United States Code.

(b) A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, any military airports and ports, and other local public utilities and facilities, all correlated with the land use element of the plan.

(c) A housing element as provided in Article 10.6 (commencing with Section 65580).

(d) (1) A conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. The conservation element shall consider the effect of development within the jurisdiction, as described in the land use element, on natural resources located on public lands, including military installations. That portion of the conservation element including waters shall be developed in coordination with any countywide water agency and with all district and city agencies, including flood management, water conservation, or groundwater agencies that have developed, served, controlled, managed, or conserved water of any type for any purpose in the county or city for which the plan is prepared. Coordination shall include the discussion and evaluation of any water supply and demand information described in Section 65352.5, if that information has been submitted by the water agency to the city or county.

(2) The conservation element may also cover all of the following:

(A) The reclamation of land and waters.

(B) Prevention and control of the pollution of streams and other waters.

(C) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.

(D) Prevention, control, and correction of the erosion of soils, beaches, and shores.

(E) Protection of watersheds.

(F) The location, quantity and quality of the rock, sand and gravel resources.

(3) Upon the next revision of the housing element on or after January 1, 2009, the conservation element shall identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management.

(e) An open-space element as provided in Article 10.5 (commencing with Section 65560).

(f) (1) A noise element which shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Care Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

(A) Highways and freeways.

(B) Primary arterials and major local streets.

(C) Passenger and freight on-line railroad operations and ground rapid transit systems.

(D) Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.

(E) Local industrial plants, including, but not limited to, railroad classification yards.

(F) Other ground stationary noise sources, including, but not limited to, military installations, identified by local agencies as contributing to the community noise environment.

(2) Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive.

(3) The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise.

(4) The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards.

(g) (1) A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction, and other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body; flooding; and wild land and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, military installations, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

(2) The safety element, upon the next revision of the housing element on or after January 1, 2009, shall also do the following:

(A) Identify information regarding flood hazards, including, but not limited to, the following:

(i) Flood hazard zones. As used in this subdivision, "flood hazard zone" means an area subject to flooding that is delineated as either a special hazard area or an area of moderate or minimal hazard on an official flood insurance rate map issued by the Federal Emergency Management Agency. The identification of a flood hazard zone does not imply that areas outside the flood hazard zones or uses permitted within flood hazard zones will be free from flooding or flood damage.

(ii) National Flood Insurance Program maps published by FEMA.

(iii) Information about flood hazards that is available from the United States Army Corps of Engineers.

(iv) Designated floodway maps that are available from the Central Valley Flood Protection Board.

(v) Dam failure inundation maps prepared pursuant to Section 8589.5 that are available from the Office of Emergency Services.

(vi) Awareness Floodplain Mapping Program maps and 200-year flood plain maps that are or may be available from, or accepted by, the Department of Water Resources.

(vii) Maps of levee protection zones.

(viii) Areas subject to inundation in the event of the failure of project or nonproject levees or floodwalls.

(ix) Historical data on flooding, including locally prepared maps of areas that are subject to flooding, areas that are vulnerable to flooding after wildfires, and sites that have been repeatedly damaged by flooding.

(x) Existing and planned development in flood hazard zones, including structures, roads, utilities, and essential public facilities.

(xi) Local, state, and federal agencies with responsibility for flood protection, including special districts and local offices of emergency services.

(B) Establish a set of comprehensive goals, policies, and objectives based on the information identified pursuant to subparagraph (A), for the protection of the community from the unreasonable risks of flooding, including, but not limited to:

(i) Avoiding or minimizing the risks of flooding to new development.
(ii) Evaluating whether new development should be located in flood hazard zones, and identifying construction methods or other methods to minimize damage if new development is located in flood hazard zones.

(iii) Maintaining the structural and operational integrity of essential public facilities during flooding.

(iv) Locating, when feasible, new essential public facilities outside of flood hazard zones, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities or identifying construction methods or other methods to minimize damage if these facilities are located in flood hazard zones.

(v) Establishing cooperative working relationships among public agencies with responsibility for flood protection.

(C) Establish a set of feasible implementation measures designed to carry out the goals, policies, and objectives established pursuant to subparagraph (B).

(3) After the initial revision of the safety element pursuant to paragraph (2), upon each revision of the housing element, the planning agency shall review and, if necessary, revise the safety element to identify new information that was not available during the previous revision of the safety element.

(4) Cities and counties that have flood plain management ordinances that have been approved by FEMA that substantially comply with this section, or have substantially equivalent provisions to this subdivision in their general plans, may use that information in the safety element to comply with this subdivision, and shall summarize and incorporate by reference into the safety element the other general plan provisions or the flood plain ordinance, specifically showing how each requirement of this subdivision has been met.

(5) Prior to the periodic review of its general plan and prior to preparing or revising its safety element, each city and county shall consult the California Geological Survey of the Department of Conservation, the Central Valley Flood Protection Board, if the city or county is located within the boundaries of the Sacramento and San Joaquin Drainage District, as set forth in Section 8501 of the Water Code, and the Office of Emergency Services for the purpose of including information known by and available to the department, the office, and the board required by this subdivision.

(6) To the extent that a county's safety element is sufficiently detailed and contains appropriate policies and programs for adoption by a city, a city may adopt that portion of the county's safety element that pertains to the city's planning area in satisfaction of the requirement imposed by this subdivision.

Consistency with Airport Land Use Plans

65302.3. (a) The general plan, and any applicable specific plan prepared pursuant to Article 8 (commencing with Section 65450), shall be consistent with the plan adopted or amended pursuant to Section 21675 of the Public Utilities Code.

Review of Safety Element

65302.5. (a) At least 45 days prior to adoption or amendment of the safety element, each county and city shall submit to the Division of Mines and Geology of the Department of Conservation

one copy of a draft of the safety element or amendment and any technical studies used for developing the safety element. The division may review drafts submitted to it to determine whether they incorporate known seismic and other geologic hazard information, and report its findings to the planning agency within 30 days of receipt of the draft of the safety element or amendment pursuant to this subdivision. The legislative body shall consider the division's findings prior to final adoption of the safety element or amendment unless the division's findings are not available within the above prescribed time limits or unless the division has indicated to the city or county that the division will not review the safety element. If the division's findings are not available within those prescribed time limits, the legislative body may take the division's findings into consideration at the time it considers future amendments to the safety element. Each county and city shall provide the division with a copy of its adopted safety element or amendments. The division may review adopted safety elements or amendments and report its findings. All findings made by the division shall be advisory to the planning agency and legislative body.

(1) The draft element or draft amendment to the safety element of a county or a city's general plan shall be submitted to the State Board of Forestry and Fire Protection and to every local agency that provides fire protection to territory in the city or county at least 90 days prior to either of the following:

(A) The adoption or amendment to the safety element of its general plan for each county that contains state responsibility areas.

(B) The adoption or amendment to the safety element of its general plan for each city or county that contains a very high fire hazard severity zone as defined pursuant to subdivision (b) of Section 51177.

(2) A county that contains state responsibility areas and a city or county that contains a very high fire hazard severity zone as defined pursuant to subdivision (b) of Section 51177, shall submit for review the safety element of its general plan to the State Board of Forestry and Fire Protection and to every local agency that provides fire protection to territory in the city or county in accordance with the following dates as specified, unless the local government submitted the element within five years prior to that date:

(A) Local governments within the regional jurisdiction of the San Diego Association of Governments: December 31, 2010.

(B) Local governments within the regional jurisdiction of the Southern California Association of Governments: December 31, 2011.

(C) Local governments within the regional jurisdiction of the Association of Bay Area Governments: December 31, 2012.

(D) Local governments within the regional jurisdiction of the Council of Fresno County Governments, the Kern County Council of Governments, and the Sacramento Area Council of Governments: June 30, 2013.

(E) Local governments within the regional jurisdiction of the Association of Monterey Bay Area Governments: December 31, 2014.

(F) All other local governments: December 31, 2015.

(3) The State Board of Forestry and Fire Protection shall, and a local agency may, review the draft or an existing safety element and report its written recommendations to the planning agency within 60 days of its receipt of the draft or existing safety element. The State Board of Forestry and Fire Protection and local agency shall review the draft or existing safety element and may

offer written recommendations for changes to the draft or existing safety element regarding both of the following:

(A) Uses of land and policies in state responsibility areas and very high fire hazard severity zones that will protect life, property, and natural resources from unreasonable risks associated with wildland fires.

(B) Methods and strategies for wildland fire risk reduction and prevention within state responsibility areas and very high hazard severity zones.

(b) Prior to the adoption of its draft element or draft amendment, the board of supervisors of the county or the city council of a city shall consider the recommendations made by the State Board of Forestry and Fire Protection and any local agency that provides fire protection to territory in the city or county. If the board of supervisors or city council determines not to accept all or some of the recommendations, if any, made by the State Board of Forestry and Fire Protection or local agency, the board of supervisors or city council shall communicate in writing to the State Board of Forestry and Fire Protection or to the local agency, its reasons for not accepting the recommendations.

Open Space Plans

65560. (a) "Local open-space plan" is the open-space element of a county or city general plan adopted by the board or council, either as the local open-space plan or as the interim local open-space plan adopted pursuant to Section 65563.

(b) "Open-space land" is any parcel or area of land or water that is essentially unimproved and devoted to an open-space use as defined in this section, and that is designated on a local, regional or state open-space plan as any of the following:

(1) Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

(2) Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

(3) Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

(4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE OF PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

Notice of Preparation

October 9, 2008

To: Reviewing Agencies
Re: Yolo County 2030 Countywide General Plan
SCH# 2008102034

Attached for your review and comment is the Notice of Preparation (NOP) for the Yolo County 2030 Countywide General Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

David Morrison
Yolo County Planning & Public Works
292 W. Beamer Street
Woodland, CA 95695

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Assistant Deputy Director & Senior Planner, State Clearinghouse

Attachments
cc: Lead Agency

STATE OF CALIFORNIA

ARNOLD SCHWARZENEGGER, Governor

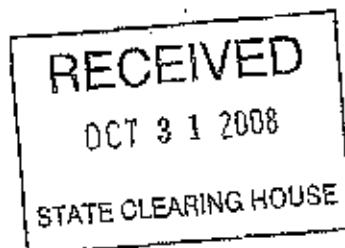


GOVERNOR'S OFFICE OF EMERGENCY SERVICES
 DISASTER ASSISTANCE PROGRAMS BRANCH
 3660 SCHRIEVER AVENUE
 MATHER, CALIFORNIA 95665
 PHONE: (916) 845-8101 FAX: (916) 845-8881



October 29, 2008

David Morrison
 Yolo County Planning & Public Works
 292 West Beamer Street
 Woodland, CA 95695



NOT
 Clear
 11-20-08
 e

RE: Notice of Preparation for a Draft Environmental Impact Report for the Yolo County 2030
 Countywide General Plan, SCH# 20081020081020

Dear Mr. Morrison:

Thank you for the opportunity to comment on your Notice of Preparation for a Draft Environmental Impact Report (DEIR) for the county's general plan update. In preparing the general plan and accompanying DEIR, the county should examine the sections of state planning law that involve potential hazards the county may face. For your information, I have underlined specific sections of state planning law where identification and analysis of hazards are discussed (see Attachment A).

Prior to the release of the draft general plan or within the DEIR, county staff or your consultants should examine each of the requirements in state planning law and determine if there are hazard issues within the unincorporated communities which the general plan should address. A table in the DEIR (or general plan) which identifies these specific issues and where they are addressed in the general plan would be helpful in demonstrating the county has complied with these requirements. If the DEIR determines that state planning law requirements have not been met, it should recommend that these issues be addressed in the general plan as a mitigation measure.

We note that state planning law includes a requirement for consultations with state agencies in regard to information related to hazards. OES would be happy to share all available information at our disposal to facilitate the county's ability to comply with state planning and environmental laws.

If you have any questions about these comments, please contact Andrew Rush at (916) 845-8269 or andrew.rush@OES.ca.gov.

Sincerely,

Dennis Castrillo
 Environmental Officer

cc: Office of Planning and Research

Attachment A Hazards and State Planning Law Requirements

General Plan Consistency

65300.5. In construing the provisions of this article, the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.

Seven Mandated Elements

65302. The general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals.
The plan shall include the following elements:

(a) A land use element that designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The location and designation of the extent of the uses of the land for public and private uses shall consider the identification of land and natural resources pursuant to paragraph (3) of subdivision (d). The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify and annually review those areas covered by the plan that are subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the Department of Water Resources.
The land use element shall also do both of the following:

(1) Designate in a land use category that provides for timber production those parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982, Chapter 6.7 (commencing with Section 51100) of Part 1 of Division 1 of Title 5.

(2) Consider the impact of new growth on military readiness activities carried out on military bases, installations, and operating and training areas, when proposing zoning ordinances or designating land uses covered by the general plan for land, or other territory adjacent to military facilities, or underlying designated military aviation routes and airspace.

(A) In determining the impact of new growth on military readiness activities, information provided by military facilities shall be considered. Cities and counties shall address military impacts based on information from the military and other sources.

(B) The following definitions govern this paragraph:

(i) "Military readiness activities" mean all of the following:

(I) Training, support, and operations that prepare the men and women of the military for combat.

(II) Operation, maintenance, and security of any military installation.

(III) Testing of military equipment, vehicles, weapons, and sensors for proper operation or suitability for combat use.

(ii) "Military installation" means a base, camp, post, station, yard, center, homeport facility for any ship, or other activity under the jurisdiction of the United States Department of Defense as defined in paragraph (1) of subsection (e) of Section 2687 of Title 10 of the United States Code.

(b) A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, any military airports and ports, and other local public utilities and facilities, all correlated with the land use element of the plan.

(c) A housing element as provided in Article 10.6 (commencing with Section 65580).

(d) (1) A conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force; forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. The conservation element shall consider the effect of development within the jurisdiction, as described in the land use element, on natural resources located on public lands, including military installations. That portion of the conservation element including waters shall be developed in coordination with any countywide water agency and with all district and city agencies, including flood management, water conservation, or groundwater agencies that have developed, served, controlled, managed, or conserved water of any type for any purpose in the county or city for which the plan is prepared. Coordination shall include the discussion and evaluation of any water supply and demand information described in Section 65352.5, if that information has been submitted by the water agency to the city or county.

(2) The conservation element may also cover all of the following:

(A) The reclamation of land and waters.

(B) Prevention and control of the pollution of streams and other waters.

(C) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.

(D) Prevention, control, and correction of the erosion of soils, beaches, and shores.

(E) Protection of watersheds.

(F) The location, quantity and quality of the rock, sand and gravel resources.

(3) Upon the next revision of the housing element on or after January 1, 2009, the conservation element shall identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management.

(e) An open-space element as provided in Article 10.5 (commencing with Section 65560).

(f) (1) A noise element which shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Care Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

(A) Highways and freeways.

(B) Primary arterials and major local streets.

(C) Passenger and freight on-line railroad operations and ground rapid transit systems.

(D) Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.

(E) Local industrial plants, including, but not limited to, railroad classification yards.

(F) Other ground stationary noise sources, including, but not limited to, military installations, identified by local agencies as contributing to the community noise environment.

(2) Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive.

(3) The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise.

(4) The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards.

(g) (1) A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction, and other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body; flooding; and wild land and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, military installations, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

(2) The safety element, upon the next revision of the housing element on or after January 1, 2009, shall also do the following:

(A) Identify information regarding flood hazards, including, but not limited to, the following:

(i) Flood hazard zones. As used in this subdivision, "flood hazard zone" means an area subject to flooding that is delineated as either a special hazard area or an area of moderate or minimal hazard on an official flood insurance rate map issued by the Federal Emergency Management Agency. The identification of a flood hazard zone does not imply that areas outside the flood hazard zones or uses permitted within flood hazard zones will be free from flooding or flood damage.

(ii) National Flood Insurance Program maps published by FEMA.

(iii) Information about flood hazards that is available from the United States Army Corps of Engineers.

(iv) Designated floodway maps that are available from the Central Valley Flood Protection Board.

(v) Dam failure inundation maps prepared pursuant to Section 8589.5 that are available from the Office of Emergency Services.

(vi) Awareness Floodplain Mapping Program maps and 200-year flood plain maps that are or may be available from, or accepted by, the Department of Water Resources.

(vii) Maps of levee protection zones.

(viii) Areas subject to inundation in the event of the failure of project or nonproject levees or floodwalls.

(ix) Historical data on flooding, including locally prepared maps of areas that are subject to flooding, areas that are vulnerable to flooding after wildfires, and sites that have been repeatedly damaged by flooding.

(x) Existing and planned development in flood hazard zones, including structures, roads, utilities, and essential public facilities.

(xi) Local, state, and federal agencies with responsibility for flood protection, including special districts and local offices of emergency services.

(B) Establish a set of comprehensive goals, policies, and objectives based on the information identified pursuant to subparagraph (A), for the protection of the community from the unreasonable risks of flooding, including, but not limited to:

- (i) Avoiding or minimizing the risks of flooding to new development.
 - (ii) Evaluating whether new development should be located in flood hazard zones, and identifying construction methods or other methods to minimize damage if new development is located in flood hazard zones.
 - (iii) Maintaining the structural and operational integrity of essential public facilities during flooding.
 - (iv) Locating, when feasible, new essential public facilities outside of flood hazard zones, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities or identifying construction methods or other methods to minimize damage if these facilities are located in flood hazard zones.
 - (v) Establishing cooperative working relationships among public agencies with responsibility for flood protection.
- (C) Establish a set of feasible implementation measures designed to carry out the goals, policies, and objectives established pursuant to subparagraph (B).
- (3) After the initial revision of the safety element pursuant to paragraph (2), upon each revision of the housing element, the planning agency shall review and, if necessary, revise the safety element to identify new information that was not available during the previous revision of the safety element.
- (4) Cities and counties that have flood plain management ordinances that have been approved by FEMA that substantially comply with this section, or have substantially equivalent provisions to this subdivision in their general plans, may use that information in the safety element to comply with this subdivision, and shall summarize and incorporate by reference into the safety element the other general plan provisions or the flood plain ordinance, specifically showing how each requirement of this subdivision has been met.
- (5) Prior to the periodic review of its general plan and prior to preparing or revising its safety element, each city and county shall consult the California Geological Survey of the Department of Conservation, the Central Valley Flood Protection Board, if the city or county is located within the boundaries of the Sacramento and San Joaquin Drainage District, as set forth in Section 8501 of the Water Code, and the Office of Emergency Services for the purpose of including information known by and available to the department, the office, and the board required by this subdivision.
- (6) To the extent that a county's safety element is sufficiently detailed and contains appropriate policies and programs for adoption by a city, a city may adopt that portion of the county's safety element that pertains to the city's planning area in satisfaction of the requirement imposed by this subdivision.

Consistency with Airport Land Use Plans

65302.3. (a) The general plan, and any applicable specific plan prepared pursuant to Article 8 (commencing with Section 65450), shall be consistent with the plan adopted or amended pursuant to Section 21675 of the Public Utilities Code.

Review of Safety Element

65302.5. (a) At least 45 days prior to adoption or amendment of the safety element, each county and city shall submit to the Division of Mines and Geology of the Department of Conservation

one copy of a draft of the safety element or amendment and any technical studies used for developing the safety element. The division may review drafts submitted to it to determine whether they incorporate known seismic and other geologic hazard information, and report its findings to the planning agency within 30 days of receipt of the draft of the safety element or amendment pursuant to this subdivision. The legislative body shall consider the division's findings prior to final adoption of the safety element or amendment unless the division's findings are not available within the above prescribed time limits or unless the division has indicated to the city or county that the division will not review the safety element. If the division's findings are not available within those prescribed time limits, the legislative body may take the division's findings into consideration at the time it considers future amendments to the safety element. Each county and city shall provide the division with a copy of its adopted safety element or amendments. The division may review adopted safety elements or amendments and report its findings. All findings made by the division shall be advisory to the planning agency and legislative body.

(1) The draft element or draft amendment to the safety element of a county or a city's general plan shall be submitted to the State Board of Forestry and Fire Protection and to every local agency that provides fire protection to territory in the city or county at least 90 days prior to either of the following:

(A) The adoption or amendment to the safety element of its general plan for each county that contains state responsibility areas.

(B) The adoption or amendment to the safety element of its general plan for each city or county that contains a very high fire hazard severity zone as defined pursuant to subdivision (b) of Section 51177.

(2) A county that contains state responsibility areas and a city or county that contains a very high fire hazard severity zone as defined pursuant to subdivision (b) of Section 51177, shall submit for review the safety element of its general plan to the State Board of Forestry and Fire Protection and to every local agency that provides fire protection to territory in the city or county in accordance with the following dates as specified, unless the local government submitted the element within five years prior to that date:

(A) Local governments within the regional jurisdiction of the San Diego Association of Governments: December 31, 2010.

(B) Local governments within the regional jurisdiction of the Southern California Association of Governments: December 31, 2011.

(C) Local governments within the regional jurisdiction of the Association of Bay Area Governments: December 31, 2012.

(D) Local governments within the regional jurisdiction of the Council of Fresno County Governments, the Kern County Council of Governments, and the Sacramento Area Council of Governments: June 30, 2013.

(E) Local governments within the regional jurisdiction of the Association of Monterey Bay Area Governments: December 31, 2014.

(F) All other local governments: December 31, 2015.

(3) The State Board of Forestry and Fire Protection shall, and a local agency may, review the draft or an existing safety element and report its written recommendations to the planning agency within 60 days of its receipt of the draft or existing safety element. The State Board of Forestry and Fire Protection and local agency shall review the draft or existing safety element and may

offer written recommendations for changes to the draft or existing safety element regarding both of the following:

(A) Uses of land and policies in state responsibility areas and very high fire hazard severity zones that will protect life, property, and natural resources from unreasonable risks associated with wildland fires.

(B) Methods and strategies for wildland fire risk reduction and prevention within state responsibility areas and very high hazard severity zones.

(b) Prior to the adoption of its draft element or draft amendment, the board of supervisors of the county or the city council of a city shall consider the recommendations made by the State Board of Forestry and Fire Protection and any local agency that provides fire protection to territory in the city or county. If the board of supervisors or city council determines not to accept all or some of the recommendations, if any, made by the State Board of Forestry and Fire Protection or local agency, the board of supervisors or city council shall communicate in writing to the State Board of Forestry and Fire Protection or to the local agency, its reasons for not accepting the recommendations.

Open Space Plans

65560. (a) "Local open-space plan" is the open-space element of a county or city general plan adopted by the board or council, either as the local open-space plan or as the interim local open-space plan adopted pursuant to Section 65563.

(b) "Open-space land" is any parcel or area of land or water that is essentially unimproved and devoted to an open-space use as defined in this section, and that is designated on a local, regional or state open-space plan as any of the following:

(1) Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

(2) Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

(3) Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

(4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

Law Offices of
GEORGE E. PHILLIPS

2306 Garfield Avenue
Carmichael, California 95608
Telephone (916) 979-4800
Telefax (916) 979-4801

November 20, 2008

Via Fax and U.S. Mail

David Morrison, Assistant Director
Yolo County Planning and Public Works Department
292 W. Beamer Street
Woodland, CA 95695

Re: Notice of Preparation - Draft Yolo County General Plan

Dear Mr. Morrison

On behalf of Conaway Ranch, we offer the comments set forth below on the Notice of Preparation (NOP) for the draft Yolo County General Plan.

Objectives 8.5

Prior to calling for a countywide water authority to address water conservation, flood control, water conveyance and water exports, the draft EIR should analyze the existing agencies, service providers, stakeholders and collaborative efforts that are actively involved in addressing the issues identified in this objective and the ability of these agencies, groups and efforts in effectively protecting the interests of the County relative to these issues. The draft General Plan and the draft EIR and its proposed mitigation measures should be evaluated in light of the existing policies of other local public agencies and avoid unnecessary duplication of effort and authority.

Land Use

Policy LU-2.3: The Conaway Ranch, likely similar to other farms in the County, have existing or evidence of past structures that have been used for residential purposes and may be located on parcels of less than 20 acres. The draft EIR should evaluate the potential environmental effects resulting from any prohibition against updating and utilizing such structures for residential purposes and the increase in pressures to allow new subdivision of agricultural lands for residential purposes. The extent to which underutilized or antiquated housing stock can be improved to provide housing for farming families and employees, it should be encouraged by the General Plan as a beneficial effect to the provision of housing in the County and an efficient use of the County's existing assets.

"F"

Solid Waste and Recycling

Action PF-A62: The draft EIR should analyze impacts to existing farming operations and agricultural production resulting from attempts of the landfill to control agricultural crops grown lands surrounding the County's landfill. The responsibility of insuring land use compatibility between the landfill and its surrounding landowners is the responsibility of the landfill. The draft EIR should analyze the status and effectiveness of implementation by the landfill of its existing mitigation obligations prior to imposing restrictions on adjacent land uses. To the extent that there are existing mitigation measures that inadequately protect surrounding landowners from impacts of the landfill, this fact should be disclosed. Additionally, proposed General Plan policies should require the landfill to take whatever corrective are necessary to operate so as not to limit the agriculture or agricultural related uses on surrounding properties. To do otherwise, is inconsistent with General Plan Objective 7.7 and the protection of agriculture in the County.

Agricultural and Economic Development

Action AG-A11: Greater detail should be provided on what exactly a "special area plan to govern land use management" in the Yolo Bypass would entail. With a more detailed description of the plan, the draft EIR should analyze the consistency of such a plan with other federal, state, regional and local regulatory structures controlling land use in the bypass.

Conservation and Open Space

Action CO-A92: The draft EIR should disclose existing ongoing efforts within the County by other agencies, organizations and stakeholders to address water conservation, flood control, water conveyance and water exports. The document should evaluate the consistency of the stated General Plan policy with those ongoing efforts.

Health and Safety

Action HS-A14: The draft EIR should analyze the technical justification for prohibiting any new water wells within 500 feet of the toe of any flood control levee. Such a prohibition may have a significant impact on effective farming irrigation practices.

Action HS-A35: Similar to comment on Action CO-A92 above, the draft EIR should disclose existing ongoing efforts within the County by other agencies, organizations and stakeholders to address flood control and protection. The document should evaluate the consistency of the stated General Plan policy with those ongoing efforts.

David Morrison, Assistant Director
November 20, 2008
Page -3-

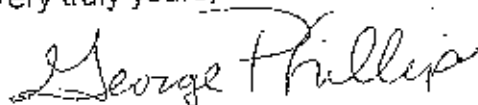
The County, in concert with other such agencies, organizations and stakeholders, should together take an aggressive stance toward flood protection in the County and how such protection is affected by other State and/or regional agencies, e.g., the Sacramento Area Flood Control Agency (SAFCA). Specifically, the draft EIR should analyze the impact of SAFCA's Natomas Levee Improvement Plan (NLIP) and its impacts on and consistency with the draft General Plan. Policies addressing the establishment of flood standards equivalent to acceptable levels of service should be incorporated into the General Plan to provide guidance to the County and other Yolo County agencies, organizations and stakeholders in evaluating the potential environmental impacts to Yolo County residents of flood control projects proposed by others.

Please provide notice of all future matters relating to the County's General Plan, including but not limited to the availability of related documents and of upcoming hearings, to the undersigned and those individuals listed below.

Conaway Preservation Group
45332 County Road 25
Woodland, CA 95776
Attn: Tovey Giezentanner, President
Regina Cherovsky, Operations Manager

Thank you for the opportunity to comment.

Very truly yours,



George E. Phillips 1/8/08

cc: Tovey Giezentanner
Regina Cherovsky

"G"

**CEQA Notice of Preparation Scoping Meeting (October 29, 2008)
Summary Minutes**

Attendees: Tribal representative; Property owner (I-505 and CR 14); Caltrans representative.

Summary: Welcome and introductions. Overview, schedule, process, key dates. Purpose of meeting. Overview of CEQA process. Summary of planned scope of EIR.

No one in attendance wished to make comments. The Caltrans representative indicated that their agency will submit written comments. They want the General Plan EIR to analyze the re-entry facility.

There was a discussion of the market demand alternative and how market demand was determined. Staff referenced the Bay Area Economics analysis provided on-line. The approach involved analyzing the average growth rate for both the constrained and unconstrained scenarios.

Is the General Plan consistent with Blueprint? Yes, it is consistent with the Blueprint principles and SACOG staff has indicated they concur.

Caltrans will comment that the County should implement a regional traffic development impact fee to fund freeway improvements.

"H"

1947 Galileo Ct., Suite 103 • Davis, California 95618

(530) 757-3650 • (800) 287-3650 • Fax (530) 757-3670



November 10, 2008

David Morrison
Assistant Director
Yolo County Planning and Public Works Department
292 West Beamer Street
Woodland, CA 95695

Subject: Notice of Preparation for the Draft Environmental Impact Report for the Yolo County 2030 Countywide General Plan

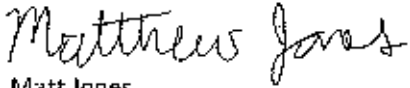
Dear Mr. Morrison,

The Yolo Solano Air Quality Management District (District) has received the Notice of Preparation (NOP) for the Draft Environmental Impact Report (DEIR) for the Yolo County 2030 Countywide General Plan. The District has several comments regarding this NOP.

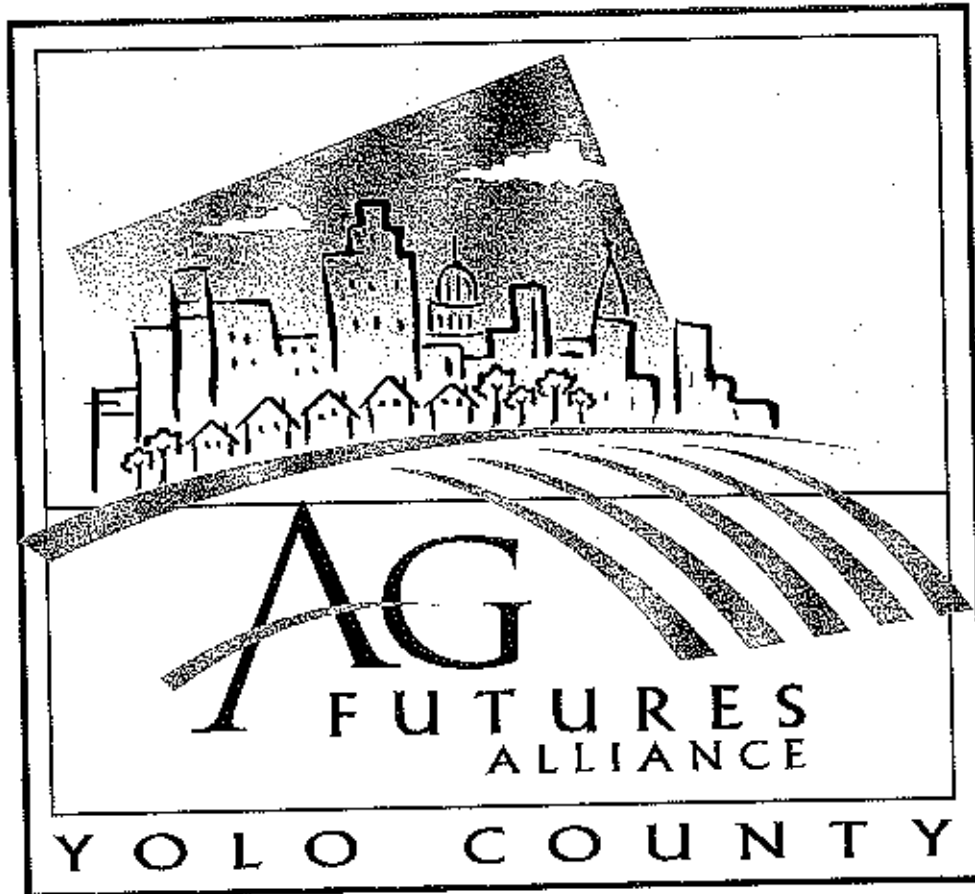
1. When preparing the air quality analysis for the future environmental document, the Lead Agency should refer to the District's California Environmental Quality Act (CEQA) Handbook, entitled *Handbook for Assessing and Mitigating Air Quality Impacts*, which can be found on the District's website (<http://www.ysoqmd.org>). This Handbook provides detailed instructions concerning the preparation of air quality analyses in environmental documents. Referring to this Handbook will result in an analysis that adequately addresses most of the District's areas of concern.
2. According to the State's CEQA Guidelines, Section 15125, a proposed project must be consistent with regional plans, including regional air quality attainment plans. The DEIR for the Yolo County General Plan should discuss whether the General Plan is consistent with the goals of the most recent regional air quality attainment plan (AQAP). Because the attainment plan incorporates motor vehicle emission budgets based on projected growth from cities and counties, the DEIR should examine whether the General Plan will result in growth that will cause motor vehicle emissions budgets to be exceeded. Since the AQAP will project motor vehicle emissions budgets under the assumption that future growth will be in accordance with the Metropolitan Transportation Plan ("Blueprint") developed by the Sacramento Area Council of Governments (SACOG), the General Plan should encourage the incorporation of Blueprint concepts into future growth and development.
3. The DEIR for the County's General Plan can set guidelines for future projects that will be built as a result of the General Plan. With this in mind, the District requests that the General Plan recommend that all Best Management Practices be implemented during construction of future projects in the County, and that future projects abide by all applicable air district rules and regulations.
4. Recently, the State Attorney General has provided comments on several environmental documents prepared for projects in California that question the lack of discussion pertaining to climate change. With the passage of Assembly Bill 32 (AB32), an increasing amount of attention is being paid to the climate change issue. As described in the NOP, the District encourages including a discussion in the future environmental document of the proposed General Plan's impact on the ability of the State to achieve the goals of AB32. It may be helpful to point out any components of the General Plan that are consistent with the recently adopted SACOG Blueprint.

In conclusion, YSAQMD appreciates receiving the NOP for the General Plan update and the opportunity to discuss the recommendations presented in this letter. If you require additional information, please contact Tiffany Lathrop at (530) 757-3677.

Sincerely,



Matt Jones
Senior Air Quality Planner



**Recommendations Regarding the Yolo County
Draft General Plan**

November 20, 2008

Yolo Ag Futures Alliance Comments on Yolo County Draft General Plan

November 20th, 2008

GENERAL RECOMMENDATIONS

- **Set priorities clearly.** It's not clear from this document why some Policies are not associated with Actions and why some Actions have seemingly arbitrary timelines. Given the County's limited funds, we recommend that there be public discussion regarding setting priorities in the General Plan.
- **Match Policies with Actions.** The Actions are matched with Policies, but the Policies are not paired with Actions. This makes it difficult to determine which Policies are designated for implementation. We recommend that Policies and Actions be clearly linked.
- **Leverage existing efforts.** Several Policies and Actions are already being implemented in part or whole by local agencies and organizations. We recommend the inclusion of listings of ongoing programs and activities of local organizations, rather than tasking County responsibility for undertaking all efforts.
- **Strengthen language.** Many Policies use the term "encourage" instead of "require." In many cases, the language should be strengthened or the Policy should be split into a Policy and an Action (see following comment). We recommend reviewing Policies and Actions and reconsidering whether each should be mandatory or voluntary.
- **Distinguish between Policies and Actions.** Policies that include Action items should be moved to the Action section of each Element or at least separated into a distinct Policy and a distinct Action. (The AFA provides some examples in this document, but we recommend all Policies be reviewed.) Policies should be the "what" while Actions should be the "how." Too often in this draft the two are combined, which is confusing to the reader and will make the Plan difficult to implement.
- **Avoid duplication of Policies and Actions in different Elements.** Policies and Actions should not be duplicated in Elements unless there is a legal or policy reason for doing so. The Element can refer to the Policy or Action in another Element, if necessary. The current system of duplication is needlessly confusing, in particular in cases where the duplicated Policies and Actions contain differing language.

PRIORITIES

The Yolo Ag Futures Alliance recommends that Yolo County consider the following Actions in the General Plan as top priorities for implementation.

New Actions

The AFA recommends the County add the following actions to the General Plan and establish them priorities:

- “Designate a County staff person to provide assistance to community kitchens and other growers/processors who need to navigate the USDA and FDA regulatory processes or other regulations to bring their products to market.” Farmers are increasingly savvy about producing value-added products using community kitchens or other means. They do not, however, generally have the expertise necessary to navigate regulations to allow them to sell beyond farmers markets and farm stands.
- “Prioritize farm to market route improvements, including routes important to agricultural goods movement and agricultural machinery transport.” Yolo County has not identified improvements needed on farm to market routes, nor has the County prioritized such improvements. Given the limited amount of transportation funding available, and the increasing emphasis of SACOG on goods movement, it’s important to establish priorities.
- “Require county counsel to work with non-profits to develop the framework for agricultural land mitigation banks.” The primary obstacle preventing non-profits from setting up banks are the legal and administrative hurdles.
- “Reinstate funding for the Agricultural Marketing Initiative.” This is an important program; it should be a priority of the Board to identify another source of funding to continue the program.
- “Work with other involved local agencies and non-profit organizations, such as the Yolo County Resource Conservation District, to develop best practices and incentives that support wildlife-friendly agriculture.” There are policies in the General Plan related to encouraging wildlife-friendly agriculture, but no actions. The County does not currently do enough to support wildlife-friendly agriculture, so a concrete action is needed. In addition, Louise Jackson, PhD, Land, Air and Water Resources at UC Davis, found that the two most effective ways to reduce climate change within the county were to reduce nitrogen runoff and implement wildlife-friendly habitat restoration.

Existing Actions

The County should identify the following existing actions in the plan as priorities:

- Action CC-A11 Seek voter approval of an intra-county and/or regional fee or tax for the preservation of agricultural, habitat, or open space land in Yolo County. **This should be a priority action, but Policy LU-7.5 (with which this Action is associated) should either be eliminated because it is an Action and duplicative, OR should be re-written to be consistent with CC-A11 to include ag land preservation.**
- Action CC-A15. “Undertake a collaborative effort with farming and agricultural interests to receive input regarding farm dwelling site development criteria and other ideas for addressing rural residential conflicts, including cluster zoning, noticing for the County’s Right to Farm Ordinance and the “rural oath.” **This action should be combined with Action CC-A28).**

- Action AG-A12 – “Work to site a refrigeration and consolidation unit in a location **central to the needs of the County.**” Again, AFA research (and, specifically through conversations with Capay Valley Vision) has shown that the lack of a large refrigeration and consolidation unit is a barrier for many small farmers to sell to large grocery store chains. Such chains utilize large semi-trucks, require close freeway access, and large roads (e.g. small, county roads with narrow bridges are often impossible for large trucks to use). In addition, such a refrigeration and consolidation unit could be co-located with a community kitchen or other agricultural marketing efforts.
- Action AG-A14 – “Reduce development restrictions for new and/or expanded agricultural processing, on-site agricultural sales, and **bioenergy production.**” The Yolo AFA has been working for the past year to research existing processing capacity in Yolo County, and to make recommendations on how to increase capacity in the future. Current development restrictions for processing has been identified as a barrier to increased capacity, therefore reducing those restrictions should be a priority for the County.
- Action AG-A15 – “Revise countywide standards to create incentives for agricultural economic development and value-added enterprises. These may include the following: parking (e.g. use of permeable surfaces), occupancy (e.g. use of barn structures for limited events), roads (e.g. reduced rural road widths and/or improvements) and sanitation for special events (e.g. use of portable toilets instead of permanent systems.” Again, this should be a priority given the focus on economic development in the entire General Plan, and the Farmbudsman position should be responsible for assisting with these both revising and implementing these new standards.
- Action AG-20 – “Create an Agricultural Permit Coordinator position (“farmbudsman”) to assist farmers and ranchers with the permitting process. The Coordinator would work closely with representatives from the Planning and Public Works Department, Agricultural Commissioner’s office, Health Department, Economic Development office and other agencies, to facilitate and expedite promising value-added agricultural projects.” In addition, the “farmbudsman” should assist farmers and ranchers with revised Countywide standards as discussed in Action AG-A15. The County currently does not have anyone on staff with the express responsibility of assisting with agriculture permitting and standards, and this should be a priority for the County given the focus of this General Plan on economic development.

SPECIFIC COMMENTS

The following are specific recommendations on Policies and Actions in individual Elements.

Land Use and Community Character Element

Policy LU-2.1: **This whole policy appears to be an action to support a more general policy of protecting agriculture in Policy CC-2.5. Change to an action or eliminate.**

Policy CC-1.2 Preserve and enhance the rural landscape as an important scenic feature of the County **(This is the policy).** The discretionary review of development proposals shall evaluate and address

impacts on scenic landscapes and views (This is the action). This policy should be split into a policy and an action.

Policy CC-1.7 Reinforce the growth boundaries for each community (This is the policy, but seems already be addressed in Policy LU-2.4) through appropriate mechanisms including greenbelts, buffers, conservation easements and other community separators (these are each actions). As mentioned above, delete duplicative actions to avoid confusion and separate policies that contain action into separate items.

Policy CC-1.10 Protect existing ridgelines and hillsides from visually incompatible development This could be added to Policy CC-1.2.

Policy CC-1.11 Require the development of open space corridors, bicycle paths and trails integrating waterways, scenic areas and County parks as a part of project approval where appropriate (This seems to be an action). The intent is to connect each community and city and other special places and corridors, throughout the County (This seems to be a policy or goal). Separate this policy into an action and a policy.

Policy CC-1.12 Preserve and enhance the scenic quality of the County's rural roadway system (Policy – this could be incorporated into CC-1.2). Prohibit projects and activities that would obscure, detract from, or negatively affect the quality of views from designated scenic roadways or scenic highways (This is an action).

Policy CC-1.14 The County may designate other scenic roadways or routes using the following criteria: the roadway or route traverses a scenic corridor, water feature, open space area or other interesting or unique areas, both urban and rural and may include bikeways, hiking and riding trails and pedestrian ways. This policy should be an action and should be strengthened to: "Designate other...." Many scenic roadways or routes are used by bicycles and slow moving agricultural vehicles (such as County Road 99) and have very high vehicle traffic. We recommend a new Action that works to reduce maximum speed, widen roads (where feasible), and provide signage along scenic roadways.

Policy CC-1.15 The following features shall be protected and preserved along designated scenic roadways and routes: This seems like an action, could be rephrased as "Protect and preserve the following features along designated scenic roadways and routes..." This policy also needs to state clearly that ag is exempted from this policy.

Action CC-A6 This is a good action but is too limiting; the AFA has long recommended the creation of farmland preservation zones to identify high priority farmland to preserve. This action should read, "Direct conservation easements to buffer areas between unincorporated communities or other areas designated as high priority for farmland preservation..."

Action CC-A15 Undertake a collaborative effort with farming and agricultural interests to receive input regarding farm dwelling site development criteria and other ideas for addressing rural residential conflicts, including cluster zoning, noticing for the County's Right to Farm Ordinance and the "rural

oath." Implementation of this Action should be a priority for the county, and should be combined with Action CC-A28.

Action CC-A11 Seek voter approval of an intra-county and/or regional fee or tax for the preservation of agricultural, habitat, or open space land in Yolo County. This should be a priority action, but Policy LU-7.5 (with which this Action is associated) should either be eliminated because it is an Action and duplicative, OR should be re-written to be consistent with CC-A11 to include ag land preservation.

Action CC-A28 Control farm dwelling site development to avoid cumulative constraints on agricultural operations by establishing specific criteria for approval. Proposed homes that comply with the criteria would be issued Building Permits, while those that are not consistent with the criteria would require approval of a Use Permit. Criteria may apply to both the primary and the ancillary home and would include but not be limited to the following:

- Size of the home(s).
- Location of the home(s) within the property.
- A stewardship plan demonstrating how the property would be farmed.
- Placement of the remainder of the property, outside of any primary and ancillary home site(s), in a permanent agricultural conservation easement.
- Home sites on less than 20 acres require a Use Permit.

Yolo AFA recommendation is to change the first bullet to "footprint of home, ancillary structures and ornamental landscaping," and to combine this Action with CC-A15 to ensure a collaborative process with the farming community.

CC-1.17 Change this Policy to clarify that any required landscaping shall emphasize the use of native plants, and restore habitat to the extent possible.

Policy CC-4.9 This entire Policy is an Action. The Policy should read, "Minimize heat-islands to reduce impact of climate change." The Action should read, "Require measures that minimize heat islands, such as light-colored and reflective roofing materials..." Also this Action should add encouragement of green roofs to the list of requirements.

Policy CC-4.13 There should be an Action associated with this Policy that reduces permitting hurdles and costs for Green Design and Construction projects.

Circulation Element

Need a new action as follows, "Prioritize farm to market route improvements, including routes important to agricultural goods movement and agricultural machinery transport." Yolo County has not identified improvements needed on farm to market routes, nor has the County prioritized such improvements. Given the limited amount of transportation funding available, and the increasing emphasis of SACOG on goods movement, it's important to establish priorities.

Agriculture and Economic Development Element

General comments:

- The entire Element should include more connection to ongoing work, partnering organizations that are already implementing Policies and Actions listed in this document.
- Wording on page AG-1 regarding agriculture in Yolo County and the generation of a dynamic economy need to be changed to a positive focus on what this Element is doing to improve the rural economy and viability of farming.
- There is already a signed Safe Harbor Agreement in Yolo County, with the permit held by Audubon California Landowner Stewardship Program. Please add language to reflect this situation.

Policy AG-1.5. This policy needs further discussion and refinement – there are some uses, e.g. ag conversion to small-scale habitat that could be beneficial but that could be difficult to implement with these conditions in place. There is too much gray area now. The County needs more discussion this important issue more with the public before establishing criteria. One possibility: Replace policy with one that directs the county to develop criteria for conversion. In addition, if the criteria do not change, at least change “outweighs” in Bullet A to “justifies.” This is a known term in legal circles and provides more flexibility.

Policy AG-1.15 This is the only place in the draft General Plan that the term “Farmland Preservation Zones” are used. There needs to be an accompanying Action that directs the county to create Farmland Preservation Zones, in collaboration with other local entities. The Yolo Land Trust has secured some funding to develop such priority areas for ag land conservation.

Policy AG-1.16 This is an Action, not a Policy.

Policy AG-1.17 Encourage through voluntary means the coordinated acquisition of agricultural conservation easements by local, State and federal agencies and private conservation organizations with established records of responsible stewardship to protect agriculture Elsewhere in the GP, the Ag Department takes on a greater role in ag land preservation. This Policy should be accompanied by an Action that states that the Agriculture Department facilitates a process to coordinate easement acquisition among organizations and agencies.

Policy AG-1.18 Encourage the coordinated placement of agricultural conservation easements on land most threatened by development, particularly those lands located close to cities and unincorporated communities This Policy is duplicative of – and in conflict with - CC-A6 related to directing easements to buffer areas. The Policy and Action for this item should be included in only one of these Elements and if you are going to maintain both Policies and Actions in both Elements, they need to read exactly the same. Note our previous comment to include areas designated as high priority for ag preservation, called Farmland Preservation Zones, in this policy as well as buffer areas. The AFA does not recommend limiting placement of easements to lands located close to cities and unincorporated communities because these easements are expensive and often difficult to acquire.

Policy AG-1.22 Discourage export of County water (This is the Policy). Within conservation easements, preclude the practice of fallowing fields for that purpose. **This second sentence should be an Action – however this should be changed to “encourage landowners to preclude this practice within conservation easements.”** Conservation easements need to be individually negotiated between the landowner and the easement holder and the funder. It is already difficult to entice some landowners to enter into easements and this Policy would make it even harder, especially in high priority ag areas.

AG- 2.10 – Remove “to allow for ongoing application of ag pesticides and herbicides on neighboring land...” Put period after “buffers within habitat area.”

AG-2.15: Better language could be “restore riparian areas, including revegetation of ditches, in a manner compatible with ongoing water delivery systems.”

Policy AG-2.17 Encourage the establishment of agricultural mitigation banks in appropriate locations that provide strategic protection of high value farmland. **An Action should be added to direct the county counsel to work with non-profits to develop the framework for ag land mitigation banks. The primary obstacle preventing non-profits from setting up banks are the legal and administrative hurdles.**

AG-4.2 and 4.3 – Please add Yolo County Resource Conservation District, Audubon California Landowner Stewardship Program, and Center for Land-Based Learning.

Action AG-A1 Amend the Agricultural Mitigation Ordinance to direct agricultural mitigation to areas adjoining growth boundaries for the communities and cities within the County. **The AFA does not recommend directing mitigation to areas adjoining growth boundaries, but rather recommends creating Farmland Preservation Zones to which to direct mitigation, as well as buffers between cities. The AFA recommends revising this Action as follows, “Amend Ag Mitigation Ordinance through collaborative process to direct ag mitigation to farmland preservation zones and buffers between cities.”** The Yolo Land Trust has already received some grant funding to assist with the identification of Farmland Preservation Zones.

Action AG-A2 Negotiate cooperative agreements with neighboring jurisdictions to allow their agricultural mitigation requirements to be satisfied in appropriate locations within Yolo County. Agreements shall consider compensation to Yolo County for lost tax revenues and economic opportunity costs. **The AFA supports this recommendation if mitigation directed to appropriate locations, such as farmland preservation zones, agriculture mitigation banks, and buffer areas between cities.**

Action AG-A4 Consider development, if feasible, of a local and/or regional conservation bank to provide carbon sequestration credits associated with orchards, vineyards and oak woodlands. **This Action is too limiting; there are other crops and/or land uses that sequester carbon and could be utilized for conservation banks. There needs to be a Policy that states, “Support innovative ways to reward land uses that sequester carbon.”** The Action should be to develop a report of the feasibility of creating conservation banks to provide...”

Action AG-A6 Develop specific criteria regarding the location and/or placement of home sites on agriculturally designated land, to ensure compatibility with both on-site and surrounding agricultural uses. Proposed homes that comply with the criteria would be issued building permits, while those that are not consistent with the criteria would require prior approval of a use permit. Criteria would apply to both the primary and the ancillary home and may include the following:

- Size and mass of the home(s).
- Location of the home(s) within the property to avoid restricting the extent of pesticide/herbicide spray on adjoining farms and avoid productive agricultural soils and/or operations.
- Approval of a stewardship plan demonstrating how the property would be farmed.
- Placement of the remainder of the property, outside of any home site(s), in a permanent agricultural conservation easement, deed restriction or similar instrument.
- Requirement of a Use Permit for home sites on less than 20 acres.
- Recordation of a deed notice acknowledging the potential for nuisances to occur, such as dust, agricultural chemical applications, etc.
- Recordation of a deed notice acknowledging the County's right-to farm ordinance.

This Action is inconsistent with previous duplicative Actions in other Elements. We recommend that there is only one Action in one Element of the GP to avoid confusion. If necessary, the document can refer to the presence of the policy in another Element. It should be in the Ag Element and referred to in Land Use. If it remains in both, ensure that the language is the same.

Action AG-A7 Amend the Right-to-Farm Ordinance to require the disclosure of related deed restriction and notices as a condition of sale for any transfer of property to increase the general awareness of such provisions. No longer need this Action with the passing of AB 2881; AB 2881 requires the disclosure of the State Right to Farm Law as a condition of any sale within 1 mile of a farm. Should change the Action to, "Educate agricultural realtors and prospective buyers of rural property about the state and county right-to-farm ordinances, including the new law that requires disclosure of the ordinance prior to purchase of any property within a mile of a farm."

Action AG-A9 Create opportunities for incubator farms, consisting of small leased parcels on land protected under conservation easement. Provide opportunities for joint access to shared equipment and irrigation. Ensure that leases mandate active agricultural production. **Change language from "incubator farm" to "small-scale agriculture." The term incubator farm is undefined and confusing. Also, this action needs a clearer link in the language to the Policy related to antiquated subdivisions.**

Action AG-A27 Implement a voluntary Agricultural Transfer of Development Rights (TDR) program to facilitate the creation of affordable farm worker housing. Such a program would allow for the transfer of existing rights to build farm dwellings from areas characterized by large-acreage farm operations to areas characterized by small farms and/or where labor needs are greater. Develop criteria for appropriate transfer and receiver locations that take into account factors such as labor needs, crop types and/or other relevant factors and that preclude nonagricultural related transfers. **The AFA is concerned about unintended consequences; need to ensure that this Action does not interfere with the existing Conditional Use Permit process for additional ag housing on existing agricultural parcels.**

NEW ACTIONS AND POLICIES

Need a new Action(s) associated with policies supporting wildlife-friendly agriculture. Work with other involved local agencies and non-profit organizations, such as the Resource Conservation District, to develop best practices and incentives that support wildlife-friendly agriculture.

Need a new Action: "Designate a County staff person to provide assistance to community kitchens and other growers/processors who need to navigate the USDA and FDA regulatory processes or other regulations to bring their products to market." Farmers are increasingly savvy about producing value-added products using community kitchens or other means. They do not generally, however, know how to navigate regulations to allow them to sell beyond farmers markets or off of their own property.

Need a new Action, "Advocate for changes in state law to allow growers to use non-food agricultural byproducts, including wood waste products, for renewable energy." Despite the Governor's pledge to increase the state's use of renewable energy from 20% to 33% of energy usage, a farmer in Yolo County ran into major regulatory hurdles in an attempt to use walnut shells to create renewable energy.

Need a new Action, "Protect existing processing facilities." The General Plan is heavy on encouraging new processing facilities, but existing processing facilities may also need assistance in order to retrofit to new processing uses, creating and building new markets, etc.

Need a new Policy, "Encourage more hulling and specialty processors and mills, including candy and food processing using nuts."

Conservation and Open Space Element

General comments:

- There appears to be a lack of technical knowledge in this Element, especially regarding species and habitats.
- There is an over-emphasis on a limited number of species, especially Swainson's Hawk, Giant Garter Snake and anadromous fish.
- Generally, open space seems to be equated largely with recreation. We would like to see more policy language on biodiversity conservation, multiple-benefit conservation (e.g. ecosystem services such as soil conservation, biodiversity, pollinator, water quality) and agriculture projects that provide open space as well.
- Overall lack of consistency in Policies and Actions for county vs. private lands.
- Need to cross-reference themes that are in other sections such as wildfire or levee setbacks.

- There is a lack of knowledge of conservation organizations—need to add CLBL, RCD, Audubon and YLT as organizations working on particular issues in many areas.
- Snow Mountain National Conservation Area is treated as a *de facto* designation when it does not yet currently exist.

Open Space

In Part 2, please add other organizations that are working in conservation in Yolo County; Yolo County Resource Conservation District (RCD), Audubon California Landowner Stewardship Program (Audubon), Center for Land-Based Learning (CLBL) and Yolo Land Trust (YLT).

Audubon Bobcat Ranch needs to be mentioned at some appropriate place in the Element; it's listed as a conservation easement but no reference to what is happening at the ranch and its overall goal as a working landscape cattle ranch compatible with biodiversity conservation.

Page CO-8; Bullet states "The Blue Ridge Berryessa Snow Mountain Natural Conservation Area (NCA). The NCA is not yet completed, and any reference to it as a designation should be removed.

Policy CO-1.1; In general, Open Space does not generally "support" agriculture. However, agriculture does support Open Space.

Policy CO-1.15; Add the words "from willing landowners" after "Support efforts to acquire either fee title or easements..."

CO-1.21; If DQU is transferred to the County, we recommend that there be a grassland and riparian restoration plan that has funding and accompanies the property transfer. In addition, the County should only accept property transfer if there is some kind of endowment for management included.

Policy CO-1.22; Research clearly shows that a County OHV park is not a solution to illegal OHV use. We recommend the removal of this Policy from the General Plan.

CO-1.23; language should be changed so that the use of native plants is encouraged within County resource areas as well as any place in the county (private land included).

Action CO-A3 – add the words "from willing landowners" after "Acquire fee title or easements..."

Action CO-A11; this Action should include funding for agriculture and conservation easements not just resource parks, and should include language to ensure collaboration with local organizations.

Action CO-A14; this Action should include eliminating pullouts along Hwy 128 where people park to avoid park fees in the fishing access sites, especially as they increase trespass and poaching on neighboring properties and represent a loss of revenue to the County.

Action CO-A17; many of the current County parking areas are too large and cause driving on habitat. The focus should be to make them as small as possible, planted with native trees for shading, and to create additional habitat. Add language to encourage design features (such as bicycle racks, bus

turnarounds, fewer parking spaces) that encourage bicycle use, alternative transport, and carpooling.

Action CO-A19; change language to “camp host docent program” which creates a situation where camp hosts can “double” as park interpreters (especially in low-funding situations).

Action CO-A20; change language to “public and non-profit agencies” rather than just public.

Biological Element

Generally, many of the background paragraphs on wildlife species are very focused on specific species. For example, Paragraph D1a—flooded rice field provides habitat for giant garter snakes and waterbirds (not just waterfowl). **What about other unlisted species that are declining as well?** With regards to Swainson’s in particular, alfalfa is a preferred habitat, not just any field crops.

Paragraph D1b; **this paragraph incorrectly identifies weed species (Wild oats, soft chess, etc.) as “wild species” which seems to be equated with natives. They are non-natives. Also, annual grasslands, in general, are non-native and not particularly good for wildlife. Focus of this paragraph should be on small remnant stands remaining of native perennials and forbs that need to be restored.** A particularly important bird species in grasslands is Mountain Plover and sometimes found wintering in Dunnigan Hills.

Riparian corridor background information needs to be strengthened; the focus should not be just on Swainson’s Hawk, but include neotropical migrants and/or other listed/focal species as identified by the Natural Heritage Program.

Section d. Need to list scientific name with plant spp.

Policy CO-2.2; Change language to “preserve and prioritize habitats”

CO-2.10, CO-2.12; anadromous is misspelled.

CO-2.16; Change language to “encourage native habitat on public lands and with cooperating adjoining landowners.”

CO-2.19; the use of prescribed fire to encourage blue oak recruitment is not something with which our conservation partners are familiar. **This should be checked prior to placing in the final document.**

CO-2.21; Change from 40 acres to 10 acres.

CO-2.22 ; **include the use of Sacramento perch in farm ponds and other standing bodies of water rather than using non-native mosquito fish (*Gambusia* spp.)**

CO-2.23; change language from “existing natural vegetation” to “non-native vegetation should be converted when possible to native vegetation.”

CO-2.24; add levee setbacks to list

CO-2.25; add Yolo RCD and Audubon Landowner Stewardship Program

CO-2.26; change language from "organic" to "sustainable"

CO-2.27; restricting mowing during nesting season is a good idea in practice but produces weedy fields and limits ability to reduce weeds. Nesting birds probably do less well in weedy compared to native grasslands. So a blanket policy is not going to work here. Unfortunately this is a federal policy applied by USFWS so there's not much of a way around it. **Instead of restricting mowing encourage mowing in patchy distribution as well as conduct future research to really see what's going on here esp. in areas dominated by noxious weeds**

CO-2.34; again, please list all the conservation groups

CO-2.37; many bridges, culverts and other crossing, especially in county sloughs need to be widened to at least 100'. They are too narrow, causing build up of trash, flooding and make riparian restoration impossible. **Any retrofits, new bridges or bridge repairs should be required to be widened to at least 100' in order to accomplish many conservation goals.**

CO-A28 and A29; many of the Actions related to streams seem solely focused on fish; there are other species in riparian habitat

Add a Policy for preserving and restoring sensitive bird spp. beyond Swainson's hawk. Yolo Audubon Society is currently developing a list of focal species for the County, and Audubon also has a list of common birds in decline that would be appropriate for reference or as an appendix.

There is a countywide Safe Harbor Agreement that covers landowners that sign up for Giant Garter Snake and Valley Elderberry Longhorned Beetle. Audubon Landowner Stewardship Program is the permit holder. This needs to be mentioned in appropriate section.

Water

General comments:

- **Need more support for water availability and quality in rural districts/communities.** Local service agencies have little money and human resources.
- **Actions need to take into account existing efforts and complement and support them,** rather than reinvent the wheel. Actions have the County and Parks and Resources taking on lots of work already being done by others. More appropriate to support ongoing efforts rather than have county do it.
- **County was to update and implement the IRWMP through the WRA.** There needs to be more discussion and clarification of the already-existing IRWMP and how it will be updated on an ongoing basis, who is responsible, and how the criteria and the priorities created in the IRWMP will be utilized in other efforts.
- **Water use efficiency - cities, RCDs, and others are already doing a lot here.** No cohesiveness in the Plan with what's going on in the area and there are several inaccuracies.

- **Ag water supply background section talks about primary sources but concerned that it doesn't list Clear Lake or Indian Valley as main sources of irrigation water. Should also be picked up in Action items.**
- **The AFA acknowledges that creation of a countywide water agency is controversial, and that this process is being facilitated on a separate track. The AFA would like to offer to be involved in this process and would ask to be utilized in whatever manner is appropriate as it moves forward.**
- **Need better maps:**
 - **Figure CO-6 Bypass is inaccurate**
 - **Figure CO-8 Need better map of water agency boundaries**

Specific Comments:

Page CO-46 Colusa Basin Drain—please change the description to read; “The Colusa Basin Drain begins in Glenn County, carrying drainage water from the western side of the valley, to the Sacramento River at Knights Landing or through the Knights Landing Ridge Cut to the Yolo Bypass.”

ii P. 46 - Under Water Quality: No mention of the testing for water quality being done under the Irrigated Lands program through the CVRWQCB. Boron and mercury are not agricultural pollutants; they are naturally occurring in the watershed.

Page 50 - Need better description of the CCAP: The Cache Creek Area Plan is comprised of the Off Channel Mining Plan and the Cache Creek Resources Management Plan which together regulate and protect the Cache Creek area and view the creek as an integrated system

Policy CO-5.3 – Change the language to read; “Support the management of the County's groundwater resources...”

Policy CO-5.11 – Suggested removal of “completion of the T-C Canal.” This is probably not wanted, there is not enough water for deliveries, and it would be cost prohibitive.

Action CO-A62 Data collection—already being done by other organizations and groups. Please add them in the next draft (e.g. Yolo County Flood Control and Water Conservation District).

Action CO-A68 - Update and implement the IRWMP...isn't this the responsibility of WRA?

Action CO-A70 – Regarding the conjunctive use program; the County is probably not the one to lead this effort, but should be supportive of it.

Action Co-A71 – Again, support these efforts, but County should not be the lead; this is already being done by others, and should be coordinated through WRA.

Action CO-A72 - This may not be doable; is it for all wells, private domestic wells, ag wells? Need some clarification in this Action.

Action CO-A73 - This is already being done by the jurisdictions that have water, and by ag in general.

Action CO-74 - Again, this is conjunctive use, and needs to be done by those who have water.

Action CO-A75 – Language should be changed to; “work with Environmental Health to improve Wellhead Protection Program.”

Action CO-76 – Grading Ordinance - The AFA believes that this will be a very controversial ordinance. As with the Countywide Water Agency, we would ask to be involved in this process as it moves forward. We recommend that it be facilitated, that all agriculture and environmental groups be at the table, and that it be a collaborative effort. We also recommend that the ordinance not include regular agricultural grading (e.g laser leveling of existing level fields, or installation of farm ponds).

Action CO-A78 - Groundwater Management Ordinance - again, the AFA recommends that the County needs to proceed slowly, in a facilitated, collaborative effort with all stakeholders at the table.

Action CO-A79 – This is one of the few policies related to reduced sedimentation, language should include native vegetation associated with tailwater ponds, cover crops. CO-A89 is similar but beyond just agriculture.

Action CO-A80- This Action is unclear as to whether this is for ag water or the rural communities, and the responsibility should probably be a different department.

Action CO-A81 - BMP's – language should be changed to “support the efforts of other local and regional organizations to...” The Yolo Resource Conservation District, Audubon California Landowner Stewardship Program, Community Alliance with Family Farmers, UC Cooperative Extension are just a few organizations and agencies that are already doing this work.

Need to add an Action: Levee setbacks and bridge/culvert widening in sloughs (please see earlier comment; CO-2.37; many bridges, culverts and other crossing, especially in county sloughs need to be widened to at least 100'. They are too narrow, causing build up of trash, flooding and make riparian restoration impossible. Any retrofits, new bridges or bridge repairs should be required to be widened to at least 100' in order to accomplish many conservation goals.

Climate change

Policy CO-8.5. Nothing conclusive yet about grasslands sequestering carbon; need to add in oak woodlands and riparian forest to this Policy.

Action CO-A108—what about rural reforestation and carbon sequestration?

Delta Section

Need to add a Policy on wildlife friendly farming as well as levee setback/riparian and wetland restoration

There should be a list of Actions related to agriculture in the Delta. AFA can provide additional inputs on request.

Health/Public Safety

Except for Action HS-A11 very little on levee setbacks for flood control and revegetation. Needs to be added, especially in the form of multiple benefit projects that can provide flood control, restoration and reduced maintenance for landowners.

Wildland fire section—need to add an Action for fuel load reduction, esp. in Coast Range.

Air quality

There needs to be a Policy and resulting Action(s) that assist farming operations with permitting progressive, on-farm bio-energy operations. Current state law is very restrictive and only looks at size of operation and type of crop, not how you farm. The County needs to advocate for change at the state level in order to encourage these kinds of renewable energy resources

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT

1800 Third Street, Suite 430
P. O. Box 962053
Sacramento, CA 94252-2053
(916) 323-3177 / FAX (916) 327-2643
www.hcd.ca.gov

2.



November 25, 2008

Mr. John Bencomo, Director
Planning and Public Works Department
County of Yolo
292 West Beamer Street
Woodland, CA 95695

Dear Mr. Bencomo:

RE: Review of the County of Yolo's Draft Housing Element

Thank you for submitting Yolo County's draft housing element received for the Department's review on September 26, 2008. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). A telephone conversation on November 20, 2008 with Ms. Heidi Tschudin, the County's consultant, and Mr. David Morrison, of your staff, facilitated the review.

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State housing element law (Article 10.6 of the Government Code). In particular, the element must include analyses of the adequacy of identified sites to accommodate the regional housing need for lower-income households. This and other revisions are described in the enclosed Appendix.

The Department is available to assist the County in revising the element to comply with housing element law. If you have any questions or would like to schedule a meeting in Woodland or Sacramento, please contact Brett Arriaga, of our staff, at (916) 445-5888.

Sincerely,

Handwritten signature of Cathy E. Creswell in black ink.

Cathy E. Creswell
Deputy Director

Enclosure

APPENDIX
COUNTY OF YOLO

The following changes would bring Yolo County's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on the Department's website at www.hcd.ca.gov/hpd. Refer to the Division of Housing Policy Development and the section pertaining to State Housing Planning. Among other resources, the Housing Element section contains the Department's latest technical assistance tool *Building Blocks for Effective Housing Elements (Building Blocks)* available at www.hcd.ca.gov/hpd/housing_element2/index.php, the Government Code addressing State housing element law and other resources.

A. Review and Revision

1. *Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element (Section 65588 (a) and (b)).*

The review requirement is one of the most important features of the element update and necessary to evaluate the County's performance in addressing housing goals. This information provides the basis for developing an effective housing program. While the element describes some of the actions taken to implement programs, it does not describe the results of the prior element's programs or compare those results to the planned objectives to evaluate effectiveness and improve programs as appropriate in the current planning period. For example:

Provision of Housing to Meet the Prior Regional Housing Need Allocation (RHNA): While the element notes the County received grant money for the new homebuyer's assistance program, it should also indicate how many homebuyers were assisted during the previous planning period.

Provision of Affordable Housing: Though the element describes measures taken by the County and Local Agency Formation Committee (LAFCO) to create an agricultural land conversion ordinance exemption for low- and moderate-income households, it should also describe if the exemptions were utilized. As noted during our November 20, 2008 conversation, the County utilizes this exemption frequently and the element should note this progress.

Rehabilitation/Conservation: While the element describes the Mobile Home Park Resident Ownership Program that offers financial assistance for the preservation of mobilehome parks (HO-11), it should also quantify the number of units conserved or whether applications were pursued.

B. Housing needs, Resources, and Constraints

1. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households (Section 65583(a)(1)).*

In accordance with Chapter 891, Statutes of 2006 (AB 2634), the element must quantify existing and projected extremely low-income households and analyze their housing needs. While the element includes the total number of existing extremely low-income (Table HO-7), it must analyze their needs such as tenure and rates of overpayment and overcrowding and provide an estimate of projected extremely low-income households for the planning period. The element may either use available census data to calculate the number of extremely low-income households, or presume 50 percent of the very low-income households qualify as extremely low-income households. To assist the analysis, see the enclosed Comprehensive Housing Affordability Strategy (CHAS) data and the Department's sample analysis from the *Building Blocks*' website at http://www.hcd.ca.gov/hpd/housing_element2/EHN_extremelylowincome.php.

2. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3) and 65583.2).*

Yolo County has a regional housing need of 1,403 housing units for the current planning period of which, 517 units are for lower-income households. To address this need, the element relies on a variety of strategies, including recent construction and approvals, university housing, agriculture and vacant sites. However, to demonstrate the adequacy of these strategies and sites to accommodate the County's share of the remaining regional housing need, the element must include analyses, as follows:

Progress Toward Meeting the RHNA

The element indicates 801 units have been proposed, approved and constructed since 2006 (Table HO-38). The element describes affordability of constructed units based on construction values (HO-76); however, to credit these units toward the County's share of the regional housing need, the element must demonstrate the affordability of the units based on actual rents and sales prices or other mechanisms ensuring affordability in the planning period. Further, to demonstrate affordability of proposed and approved projects, the element should provide forecasted sales prices and rent figures or otherwise support projected affordability levels.

Site Inventory and Analysis

Sites Inventory: While the element generally describes sites within agricultural areas to accommodate the regional housing need for lower- and moderate-income households (pages HO-79 to HO-81), it must also provide parcel specific information. The element could use a format similar to the vacant sites inventory found in Appendix B.

Zoning to Encourage Housing for Lower-Income Households: The element identifies three zones (R1, R2 and R3) as appropriate to encourage and facilitate the development of housing for lower-income households (Appendix B), but does not include an analysis supporting this conclusion. For communities with densities that meet specific standards (at least 20 units/acre for Yolo County), this analysis is not required. While the R3 zone appears to meet this standard, the element only identifies capacity for 21 units in this zone. Additionally, since the R1 zone is intended for single-family homes at a maximum density of six units per acre, it does not appear this zone provides potential to accommodate housing for lower-income households. It appears the County must either identify additional R3 zone opportunities or rely on sites within the R2 zone. As a result, the element must demonstrate that the R2 zone encourages and facilitates the development of housing for lower-income households based on factors such as market demand, financial feasibility and development experience within the zone. The element could also identify additional R3 zoned sites to meet this statutory requirement.

Given the importance of preserving agricultural resources and addressing future housing needs, the County should maintain a sufficient capacity of multifamily sites. Higher density sites maximize existing land resources and allow preservation of open space and reduce premature conversion of agricultural resources. However, the element identifies only one multifamily site (R3) with a capacity for 21 units, representing only three percent of the residential capacity on vacant residentially zoned sites (Table HO-41 and Appendix B). Through the current general plan update, Yolo County has the opportunity to further housing, agriculture and environmental goals by providing additional higher density multifamily zoned sites.

Agricultural Zones: While the element assumes at least 75 "farm dwellings" will be added in agriculture areas annually based on past production levels (page HO-81), it must detail this past production (i.e., units per year) to support this assumption. Further, the element assumes 58 percent of the "farm dwellings", expected to be developed during the planning period, will be developed primarily as mobile and manufactured homes and will be affordable to lower- and moderate-income households (page HO-81). Though the element indicates affordability projections are based on construction values, the element must support these assumptions based on actual rents and sales data.

Realistic Capacity: The element must describe the methodology for determining the capacity estimates of sites in the inventory and demonstrate the estimates reflect land-use controls and site improvement requirements. While the element lists site capacity of vacant parcels for residential development (Appendix B) based on maximum densities, the element must include an analysis to support the density calculation including typical built densities.

Infrastructure: While the element notes infrastructure can be made available through incremental improvements, it should clearly describe existing and planned total capacity in Esparto, Knights Landing and Madison and whether it is sufficient to accommodate the regional housing need. The element should revise Action HO-A27 to ensure infrastructure capacity and availability during the planning period as described in finding D2.

Suitability of Small Sites: Many sites in the inventory, particularly the vacant residential sites zoned for multifamily listed in Appendix B, are less than half an acre. The only R3 site listed in Appendix B is less than half an acre, while many of the R2 sites are smaller than one acre. The element must include an analysis of smaller sites, demonstrating their feasibility and potential for more intense residential development capacity in the planning period. The element could use development trends to facilitate this analysis and should also address financial feasibility of development for lower-income households on smaller sites, given necessary economies of scale. This is particularly important because most assisted housing developments utilizing State or federal financial resources typically include at least 50 to 80 units.

Zoning for a Variety of Housing Types

The element must identify zoning districts available to encourage and facilitate a variety of housing types including emergency shelters, transitional housing, housing for farmworkers, factory-built housing, single-room occupancy (SRO) units and supportive housing. An adequate analysis should, at minimum, identify whether these housing types are allowed in any zoning districts and analyze zoning, development standards, permit procedure and standard conditions of approval. If the analysis does not demonstrate adequate zoning for these housing types, the element must include a program to provide appropriate zoning.

SROs: The County does not specifically address SROs in the zoning ordinance. As a result, the element must include a program to amend zoning to allow the use and ensure zoning, development standards and permit procedures encourage and facilitate the development of SRO units.

Emergency Shelters: While the element includes a program to address recent changes to housing element law (Chapter 633, Statutes 2007 [SB 2]) by committing to identify an appropriate zone where emergency shelters will be allowed without a conditional use permit (CUP) or other discretionary action, the element must specifically identify the zone and demonstrate sufficient capacity to accommodate at least one emergency shelter. The element should also describe available capacity within the proposed zone, characteristics of the zone, and the suitability of the zone for emergency shelters. Please see the Department's SB 2 technical assistance memo at http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf.

Transitional/Supportive: The element indicates the County allows transitional housing for six or few persons (page HO-56). However, pursuant to SB 2, transitional and supportive housing shall be considered a residential use, regardless of the number of people, and only subject to those restrictions that apply to other residential uses of the same type in the same zone. The element should demonstrate zoning consistent with these requirements or include programs as appropriate.

3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls and local processing and permit procedures (Section 65583(a)(5)).*

Land-Use Controls: During the phone conversation, Mr. Morrison indicated slight variations of development standards for various Community Plans (Esparto, Knights Landing and Madison). The element should include a description and analysis of the Community Plan requirements including parking, lot coverage and any other requirements for each residential zoning district. The analysis should identify requirements of the Community Plans, particularly for multifamily or mixed-use development, and analyze their potential impacts on the supply and affordability of housing and ability to achieve maximum densities.

On/Off-Site Improvements: The element did not address this requirement. The element should be revised to describe and analyze specific on- and off-site improvements for residential development such as requirements for street widths, sidewalks, water and sewer connections and circulation improvements required for residential developments, and assess their impact on the cost and supply of housing. The element could analyze on/off-site improvements similar to the analysis included in Yolo County's housing element for the 2002-2007 planning period.

Constraints on Housing for Persons with Disabilities: The element generally states the County has not identified any constraints in its policies or regulations with regards to providing housing for persons with disabilities (page HO-72). However, pursuant to Chapter 671, Statutes of 2001 (SB 520), the element must include an analysis of zoning, development standards and approval procedures for the development of housing for persons with disabilities. For example, among other things, the element should identify and analyze: (1) any definitions of family in the zoning code; (2) whether the locality has an established reasonable accommodation procedure; (3) maximum concentration requirements for residential care facilities; (4) any site planning requirements that may constrain housing for persons with disabilities; and (5) any parking requirements for housing for persons with disabilities. Once an analysis is conducted, the element may need to include programs to address any identified constraints. To assist in addressing this statutory requirement, refer to the *Building Blocks'* section on Constraints for Persons with Disabilities with sample analyses at http://www.hcd.ca.gov/hpd/housing_element2/CON_disabilities.php and the Department's SB 520 memo with analysis tool (page 10) at http://www.hcd.ca.gov/hpd/hrc/plan/he/sb520_hpd.pdf.

4. *Analyze any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, families with female heads of households, and families and person in need of emergency shelter (Section 65583(a)(6)).*

While the element quantifies employment characteristics of farmworkers in Yolo County, it should also provide an estimate of the number of seasonal and permanent farmworkers and their housing needs. This analysis will assist the County in addressing any unmet housing need and whether new or revised program responses are required.

Please see the sample analysis at http://www.hcd.ca.gov/hpd/housing_element/examples/Screen10farmworkers.pdf and the following organizations and data sources:

- Migrant and Seasonal Farmworker Enumeration Profiles Study, California, 2000 -- <http://www.ncfh.org/enumeration/PDF2%20California.pdf>;
- USDA Census of Agriculture, 2002 -- http://www.agcensus.usda.gov/Publications/2002/Census_by_State/California/index.asp;
- Migrant Education, Area 2 -- (530) 666-1977;
- Woodland Farmworker Services -- (530) 662-9601; and
- Yolo County Farm Bureau -- (530) 662-6316.

C. Quantified Objectives

Establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time frame (Section 65583(b)(1 & 2)).

While the element includes quantified objectives for very low-, low-, moderate- and above moderate-income (Table 43), it must also include objectives for extremely low-income households.

D. Housing Programs

1. *Include a program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions (Section 65583(c)).*

To facilitate program implementation and monitoring, programs should provide numerical objectives and implementation descriptions. Most programs do not provide specific objectives and detailed descriptions of their implementation (pages HO-90 to HO-103). For example, Action HO-57 should provide a numerical goal as to how many owners of rental properties the County expects will be assisted during the planning period. Examples of other programs needing to provide numerical goals are Actions HO-A25, HO-A30 and HO-A52. The element could utilize a format similar to Yolo County's housing element for the 2002-2007 planning period. Additionally, other programs needing revision include, but are not limited to, include the following:

Action HO-8 (Mobile Home Park Resident Ownership Program): Describe how the County will outreach to tenants about the Mobile Home Parks Resident Ownership Program.

Action HO-A20 (First-Time Homebuyers Assistance): Describe how the County will conduct outreach to first-time homebuyers.

Action HO-A22 (Assist organizations to reduce development costs): Describe how the County will assist non-profit organizations and private developers prepare applications that help reduce land or site development costs.

Action HO-A55 (Rehabilitation Assistance): Describe how the County will publicize information about rehabilitation assistance.

2. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing. Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

As noted in the finding B2, the element does not include a complete site analysis and therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the County may need to add or strengthen programs to address a shortfall of sites or zoning available to encourage a variety of housing types. At a minimum, the element should be revised as follows:

Action HO-A27 (Infrastructure Alternatives): As noted in finding B2, the program should be revised to address infrastructure capacity and availability during the planning period. The program should be revised to include specific actions the County will take to allow a range of treatment technologies.

Action HO-A42 (Emergency and Transitional): While Action HO-A42 describes the County's commitment to comply with Chapter 633, Statutes of 2007 (SB 2), the schedule must be revised to ensure implementation within one year of the element's adoption. Additionally, pursuant to SB 2, Action HO-A42 must identify the actual zone (i.e., General Commercial or Multifamily) to be established or amended to permit emergency shelters and:

- clarify that Emergency Shelters are to be permitted without a CUP or other discretionary action; and
- ensure shelters are only subject to the same development and management standards that apply to other allowed uses within the identified zone.

Transitional and Supportive: The element should add a program to amend zoning to permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

SROs: As noted in finding B2, the element should amend the County's zoning ordinance to allow the development of SRO units. The program should specify zoning, development standards and permit procedures that encourage and facilitate the development of SRO units by a date specific.

3. *Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households (Section 65583(c)(2)).*

In accordance with Chapter 891, Statutes of 2006, the element must include programs to assist in the development of housing for extremely low-income households. Programs should be modified or added to specifically assist in the development of a variety of housing types to meet the needs of these households. In addition, programs should be revised as follows:

Action HO-A16 (Farmworker Housing): As noted in the element, a clear need exists throughout Yolo County for farmworkers (page HO-53 to HO-54). As a result, the element should add specific actions to assist in the development of housing for farmworkers. For example, the County could include program actions to provide development incentives, expedited permit processing and fee deferrals for housing for farmworkers.

Action HO-A25 (Financial Assistance to Low- and Moderate-Income Households): This program could be revised to provide assistance for extremely low-income households. Additionally, the program should describe how the County will provide outreach to extremely low-, low- and moderate-income households in obtaining affordable housing.

4. *The housing element shall contain programs which "address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Section 65583(c)(3)).*

As noted in finding B3, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the County may need to strengthen or add programs and address and remove or mitigate any identified constraints. In addition:

Action HO-A1 (Target ratios for apartments to for-sale housing): The element should be expanded to describe the current balance of single- and multi-family uses and target ratios the County intends to encourage. This proposed action should also be analyzed to ensure compliance with fair housing provisions (e.g., Government Code Section 65008 and Government Code Section 65589.5). For example, implementation of this program action should not be a basis or finding to deny multifamily developments otherwise consistent with zoning, particularly those projects that include units affordable to lower-income households.

5. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (8) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (8) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance (Section 65583(c)(6)).*

While Action HO-A53 commits the County to monitor affordable units eligible to convert to market-rate and take appropriate actions to preserve these units (page HO-100), the element should describe specific actions to preserve at-risk housing. For example, the County could include proactive efforts to notify tenants, conduct community education, support non-profit funding applications for acquisition and rehabilitation or allocation of local funds. Additional information and resources are available from the California Housing Partnership Corporation (CHPC) at <http://www.chpc.net>. Sample programs are included in the *Building Blocks'* section on Preserve Units At-Risk of Conversion to Market-Rate Uses at http://www.hcd.ca.gov/hpd/housing_element2/PRO_conserve.php.

E. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort (Section 65583(c)).

The element provides a brief description of invitations sent to advocacy groups, non-profits and other organizations; however, it did not demonstrate effectiveness of the efforts. During our November 20, 2008 conversation, the County described multiple forms of outreach efforts besides invitations. The element should include a description of these efforts and their effectiveness (i.e., attendance). Finally, the element should include a description of general comments received and how those comments were incorporated into the housing element. The County should continue to engage the community through the adoption and implementation of the housing element.

F. Consistency with General Plan

The housing element shall describe the means by which consistency will be achieved with other general plan elements and community goals (Section 65583(c)).

The element did not address this requirement. The element must include a discussion of how consistency will be achieved and maintained during the planning period. See the *Building Blocks'* for assistance with this requirement at http://www.hcd.ca.gov/hpd/housing_element2/OR_costal.php.

Name of Jurisdiction: Yolo County, California		Source of Data: CHAS Data Book										Data Current as of: 2000			
		Renters					Owners					Total Owners Households	Total Households		
		Elderly 1 & 2 member households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Elderly 1 & 2 member households (F)	Small Related (2 to 4) (G)	Large Related (5 or more) (H)	All Other Households (I)	Total Owners Households (J)			Total Households (L)	
Household by Type, Income, & Housing Problem												368	825	16,457	
1. Household Income <=50% MFI												108	345	9,180	
2. Household Income <=30% MFI												76.9	69.6	80.8	
3. % with any housing problems												67.6	66.7	78.6	
4. % Cost Burden >30%												46.3	60.7	66.8	
5. % Cost Burden >50%												260	280	7,277	
6. Household Income >30% to <=50% MFI												90.4	53.9	80.4	
7. % with any housing problems												67.3	65.4	73.6	
8. % Cost Burden >30%												44.2	37.8	33.6	
9. % Cost Burden >50%												625	479	10,019	
10. Household Income >50 to <=80% MFI												86.4	64.1	58.9	
11. % with any housing problems												43.2	61.9	43.5	
12. % Cost Burden >30%												18.2	33.6	11.2	
13. % Cost Burden >50%												2,825	2,813	32,788	
14. Household Income >80% MFI												40.7	25.9	19.7	
15. % with any housing problems												16.1	25.9	13	
16. % Cost Burden >30%												0.7	3.4	1.6	
17. % Cost Burden >50%												3,816	3,811	59,264	
18. Total Households												52.6	36.7	43.2	
19. % with any housing problems												25.5	35.9	35.8	
20. % Cost Burden >30												8	13.7	17.2	
21. % Cost Burden >50												6.6	8.7	8.7	

David Morrison, Assistant Director –Development Services
Yolo County Planning and Public Works Department
292 W. Beamer Street
Woodland, CA 95695

November 17, 2008

Dear Mr. Morrison,

Thank you for the opportunity to comment on the draft Yolo County General Plan. The Capay Valley General Plan Advisory Committee reviewed and discussed the draft Yolo County General Plan at their October 1 and November 5, 2008 monthly meetings. The committee has the following comments about the draft Yolo County General Plan:

- 1) The committee is concerned that Action CO-A82 on page CO-58 places too many restrictions on property owners in regard to requiring that they retrofit their water appliances and fixtures prior to sale.
- 2) The committee is concerned that Action CC-A28 on page LU-49 poses too many restrictions on landowners ability to build homes on their parcels. The committee considers the following proposed criteria as restrictive: home size, location on property, stewardship plan and agricultural conservation easement. The committee feels that conservation easements should be voluntary, not a mandatory requirement of a conditional Use Permit.
- 3) Consideration should be given in the Yolo County General Plan to other build-ability factors such as access to electricity, access to groundwater, and septic field suitability.
- 4) Clarification is needed on Action CC-A31, page LU-50 regarding amending the County Code to "separate the basis for the Agricultural zoning requirement from the Williamson Act."
- 5) Page CI-11 describes one of the planned roadway improvements as the widening of State Route 16 to a four-lane arterial between County Road 21A and Interstate 505. The committee questions the basis for this proposal as it is not a part of the Caltrans proposed SR 16 Safety Improvement Project. The committee is concerned that the widening of this segment of SR 16 would cause a bottleneck within Esparto. Alternative routes or a bypass around Esparto should be given consideration in the Yolo County General Plan.
- 6) The committee suggests including implementation of an alternate route for casino-related traffic on SR 16 and implementation of a park-and-ride lot as originally proposed in the County-Tribal Intergovernmental Agreement to address off-reservation traffic impacts in the Yolo County General Plan update.
- 7) A suggestion was made to make SR 16 a federally recognized scenic highway as an action item in the Yolo County General Plan update.

- 8) Regarding Action CO-A62 on page CO-55 and Action CO-A71 on page CO-56, the committee is aware of the fact the Yolo County Flood and Water Control District currently collects data from groundwater users who voluntarily participate in the data collection project. The committee feels that this work is already being done in some parts of the county and recommends avoiding duplication of the work. Also, the committee is concerned about Yolo County managing "long term aquifer conditions" as specified in these Action items
- 9) The committee is concerned about the potential adverse impacts to groundwater users, particularly agricultural, of Action CO-A78 that refers to the adoption of a groundwater ordinance. The committee questions the basis for this ordinance, particularly since the draft General Plan describes subsidence only as a significant concern in the East Yolo sub-basin. The committee requests that the draft General Plan have more proof of the necessity of a county wide groundwater ordinance. Documentation of the aquifer subsidence and contamination is needed in the General Plan to provide evidence for the necessity of a groundwater ordinance.
- 10) On page CO-47, under iii., the first sentence reads: "Yolo County has an extensive system of shallow and deep aquifers on which the county depends for domestic water supply." The committee recommends adding the words "and agricultural" after the word domestic since the word domestic implies that households are the only users of groundwater.

Sincerely,

Trini Campbell
Secretary, Capay Valley General Plan Advisory Committee
P.O. Box 42
Guinda, CA 95637
530-796-4122

4.

David Morrison

From: Brenda Cedarblade [brenda@historicnelsonranch.com]
Sent: Tuesday, September 16, 2008 10:03 PM
To: news@dailydemocrat.com; Duane Chamberlain; David Morrison; Helen Thomson; Mariko Yamada
Subject: General Plan Opposition to Industrial Next to Our Use

Jim- this is a letter to the editor and Supervisors.

Hello,

I could not attend the board meeting today, as I had to work. This e-mail is my comments to inform Yolo County, Board of Supervisors and Planning Commission; that we are opposed to an additional 69 acres of agricultural land making it 160 acres on the former Spreckels site being changed from A-1 agricultural to Heavy Industrial (not light industrial like warehouses; but refineries, outside uses, cranes, the nasty stuff in West Sacramento...) in the General Plan Update.

We just had 91 along our property line changed from A-1 for Clark Pacific. Now we get to suffer from the impacts of the non-stop heavy truck traffic, back up beepers, noise etc. all day long and glaring lights at night. Clark Pacific created this and they are just starting up. The conversion is directly adjacent to the area of Swainson Hawks, fox burrows and burrowing owls (although they have done their best to disk this area under). The additional 69 acres is in an agricultural / habitat area and happens to be right on my fence line.

Label me a NIMBY; but you get to go home at night and do not have to suffer the losses to your business and live in a heavy Industrial park for the rest of your life. It is devastating for the agricultural community, the neighbors and business such as the Organic Farming operations surrounding this property.

Neighbors are afraid. We have been harassed daily by the Unions. For example, we had family members and a worker shot at by 3 bullets going just above their heads from the adjacent property on to ours. The sheriff's office caught the 4 people. They were illegal and working for "somebody" with a high powered gun and had meth. This happened a few weeks after I had received and reported multiple death threats by people claiming to be union members, including e-mails from people involved to the sheriff's department. We have had our business and home broken in and ransacked. We have had our Social Security numbers, dates of birth etc... posted on the web by the Union. The sheriff's office says this is civil until someone useses them. We have e-mails from people claiming to be hired to take a "hit out on us" and paid by the unions with contact numbers! This is criminal and the Sheriff's office claims it is civil. Furthermore the county released the guys shooting at us. They canceled their fund raiser, we donate the ranch annually for this- we presume because we are suing to get an Environmental Impact Report (EIR) to protect the habitat and our use for the 96 acres they re-zoned without one.

Speaking of our use, a horse show and boarding facility, this additional change along our property line affects the use of our property and is directly adjacent to our arenas, which we hold events and programs that are agriculturally related. Heavy Industrial (this is like a refinery, cranes outside uses as opposed to light industrial such as warehouses) is not compatible with children riding horses or our use. We have invested in our business and are curious how they can protect our use, which is compatible with the current zoning out here.

Supervisors made air filled promises during the Clark Pacific zoning changes. One example, Supervisors told us there would be a 300-foot habitat buffer. The buffer was changed to open space late in a meeting; so we have no real buffer or protection or EIR. Additionally, all of the Clark Pacific land is in the FEMA 100 year flood plain. An EIR that would normally be required for a 90-acre project was never done. Now another 69 acres of Class 1 soil using our groundwater? What is enough?

Our area is one of the first settled niches in Yolo County and has great potential for agritourism. These changes will affect businesses and the quality of life and our neighbors; we are zoned A-1 and this is not compatible with M-2. This is not right; we are in a prime agricultural area of Woodland with Class 1 soil. M-2 can allow 24-hour operation of heavy equipment etc., there are flood plain issues, and there is no City water or

Sewer or other transportation services. It violates the Cities general Plan and Urban Limit Line. The kicker of it is Clark Pacific already owns 700 acres in the City of Woodland Industrial area with adequate water and sewer. It is just cheaper to not pay for the large quantities of water they use, municipal services by developing in the county. I remember Matt telling us, the ULL would protect the county from development from. Yeah Right!

There is a lot of money involved, which is why we are getting Rex-Roaded. The 200 acres was purchased for 1.2 million. Clark told us they plan to split and sell the land once it is changed in the GP update. Clark Pacific bought it for 9.1 million; once it is re-zoned it goes to \$3.00 to \$4.00 a square foot making 161 acres worth \$34 million.

What the supervisors are doing to this area of the county is wrong for Yolo County and protection of the agricultural community.

Sincerely,

Brenda Cedarblade

Mr. Smith - Please do not print my address or phone number.

41070 County Rd 18C
Woodland Ca 95776
530-304-0140

We are forming a group of concerned citizens, property owner and residents interested in protecting the farming, history, historical aspects and rural nature of this area of Yolo County North of Churchill Downs and East of 113 from urban encroachment. We have not come up with a name for our group as of yet. Currently there are 16 people interested in meeting to discuss this. We request we are included in any discussion the county will have on future proposals for growth in this area. We request the county contact Brenda Cedarblade to notify her of any changes proposed to use permits other than those for farming for the defined area. This group will coordinate with other advisory groups around the county.

We were told by Duane Chamberlain on the board of Supervisor meeting that it would only be the 80 acres that was approved in 2008 for the Spreckels/ Clark Pacific expansion. This document allows additional land at this site to be converted to Industrial. This is done in direct conflict with the existing County General Plan (GP) and the proposed 2030 GP update. It creates an island of heavy Industrial in the middle of Class One soil, farming, organic farming and horse show, horse boarding operation and Historical sites. We request this be denied as it is excessive and unfair to this area of the county. We have made comments on the General Plan 2030 with regard to the General Plan for the whole county and as it pertains to this Industrial site on the former Spreckels property in Woodland. We specifically do not want homes included on Industrial properties. There are no size constraints like on agricultural property (2 homes for 20+ acres and 1 home 20-) If the Industrial properties are split, then you have the opportunity for more houses. You do not see homes generally in the Industrial area of the City of Woodland. Heavy Industrial with its offsite impacts can also affect people health.

The comments below that are underlined or larger in text were found to be significant to this area.

With regard to policy Action CO-A99 - We feel our horses are sensitive receptors and produced letters to support that finding. These animals have large lungs and are susceptible to health related issues from poor air quality. We request language that regulates the location of land uses with harmful air emissions away from horses or other confined animal type operations like dairies where the animals health could be jeopardized.

Community water system based on groundwater, which is managed by a Community Services District. Water pressure has been a recent concern, especially regarding commercial fire flow. We to area concerned about the amount of groundwater the existing plant is using and sending offsite. We are concerned about what this will do to the groundwater level over time. We do not feel additional Industrial at this site is warranted.

Policy ED-1.1 Ensure that an adequate supply of industrial and commercial land is designated for future development, to allow the market to continue to expand. **This language should be removed. It negatively affects the agricultural areas and it contrary to the City of Woodland and City of Davis Genreal Plans. Industrial and commercial belong in the urban areas. We are at a non attainment for air quality and much of the land that would be used for this has poor quality groundwater.**

Revise standards for parking (e.g. use of permeable surfaces), occupancy (e.g. use of barn structures for limited events), roads (e.g. reduced rural road widths and/or improvements) and sanitation for special events (e.g. use of portable toilets instead of permanent systems).

What is a limited event? Using occupancy in this way is like being half pregnant. If this is the case that occupancy can be limited make it inclusive for all barns all the time. The county is making the Historic Nelson Ranch change occupancy of the barn to type U from Ag exempt. Rather than doing this, allow barns to be ag exempt. The Historic Nelson Ranch barn has very limited events. This should be incorporated for a standard for all barns and boarding faculties as well as those putting on events.

Take out home sites at industrial .Similar language for the one home site allowed under the GP. Additional language that the homesite occurring in Industrial (IN) is a certain size. Is screened from view of neighbors, Is located on the buildout area not in the agricultural area or area that would cause a land to be divided in the future and placement of surrounding land in permanent agricultural easement.

Also add language so the IN land cannot be subdivided and homes put on divisions.

Define where water flows for this Industrial proposed area will come from.

Define where will water come from in the event of a fire on Industrial areas or areas with concentrated employees outside of urban services.

How will the flood plain be developed and what will be done to protect adjacent areas of land from flooding due to project changes?

80 acres of proposed Industrial development at Spreckels violates City of Woodland General Plan.

The following comments speak to why the 80 acres of proposed Industrial development at Spreckels should be taken out of this plan and to other issues raised about policies and actions in the General Plan.

The Old Sugarmill in Clarksburg has plenty of available industrial land, but if it is to attract desired processing, it needs sewer capacity and redevelopment. The Spreckels mill site near Woodland has a single user that may have additional land suitable for development. Planned development at select highway interchanges also has interested developers and should over the next decade serve a mix of highway and local traffic...

1. If there is to be Industrial at the Spreckels site, then it needs water sources other than ground water and sewer.
2. We request language preventing the land at Spreckels from being subdivided.
3. We request that it stay in AG zoning as the board will have some say over the conditions of use and keep it in farming to offset the already over expansive I development at this location. AG rather than Industrial (M) even though M may allow ag. Industrial, also there is the hope of AG-I, which would benefit local farmers as compared to M which has the offsite impacts that are detrimental.

Policy ED-3.6 Encourage the development of retail establishments that will reduce resident spending outside the County for retail purchases, services and entertainment.

What exactly does this mean? It could mean we need another Costco... this is contrary to agriculture. It should state rather, cost sharing to locate retail in the cities not in the county unless it supports agriculture.

Action ED-A20 Amend the zoning code to allow off-site signage in rural areas to assist businesses in attracting and directing visitors to their location. (Policy ED-4.1)

Responsibility: Development Services Division

Timeframe: 2009/2010

Recommendation: Limit this. The signs for housing developments that have popped up all over from CR 102 to 113, HWY16, Rd 98 detract from the feel of being in the county and are ugly. Also the signs that are put on trailers along major thoroughfares are unattractive and usually get covered in graffiti. Possible language for ag related business only to support agritourism, downtowns, wineries and the like. Prohibit signs for major commercial malls and housing.

Policy AG-5.4 Encourage neighborhood grocery stores, farmers markets, community gardens and food assistance programs to increase their use of locally grown/prepared goods.

Add language to offer farmers the option of road side stands with local products as another source of income and will help limit trips for farmers and people and handling of food and offers local sales tax revenue.

Policy AG-3.10 Encourage the establishment of small-scale agriculture uses (e.g. specialty crops, organic farming, specialized animal facilities and agricultural research operations) where small parcels of land presently exist in agricultural areas with suitable soils.

Define a specialized animal facility. We do not want a bio lab (at all), or chicken farms next to housing or pig farms, fighting roosters like the one that blights HWY 16 by Monument Hill before Wild Wings.

Policy AG-4.4 Coordinate with the 40th District Agricultural Association and the City of Woodland regarding the possible relocation of the Yolo County Fairgrounds and the appropriate reuse of the existing facility.

Why do we need to move the fair grounds? It works where it is. If is close for kids to have their animal projects, it is in town. Why spend more money. It is also a site for OES, not in the flood plain and used by people and animals that need to get away from flooding and wildfires in emergency situations and other locations may be in the flood plain etc...

Policy PF-4.6 Work with the State to locate and operate the proposed re-entry facility.

& GOAL LU-5 Equitable Land Use Decisions. Ensure inclusion, fair treatment and equitable outcomes in local land use decisions and regulations.

We should not have a re entry facility at all, it has a phase 2 prison and we have enough problems from parolees in Woodland and the surrounding areas. The cost to he community out way the short term benefit. No quality business or homeowner will want to have this next to them and the cities have expressed lack of interest in having it near the various towns. A project like this should be done in an urban area in a city not the county and does not belong in Yolo County at all.

The fact this is even being brought forward emphasizes the needs to include more language and direction in place to protect the right of surrounding property owners from incompatible projects and ones that may lead to closure or peril from adjacent properties and business. As well as protecting and preserve riparian areas and other biological values within or adjoining an area.

This is emphasized by current lawsuits facing the county and by the process that has been done by the prison and area is being un dully burdened by Industrialization at Spreckels

Policy LU-2.1 Planned urban growth that occurs at the inside edge of a growth

The placement of additional Industrial at Spreckels violates this policy.

The area around Spreckels is a community that is distinctive, because of it relation to the History of Yolo County, historical structures, sites and trees, most that have lived here share agricultural values and a vision of sustainable farming in this area of Class 1 soil for the future. We would like this area recognized for its active productive agriculture and seek tourism opportunites to attract visitors to this area and uses separated by open and ag buffers.

People in the Spreckels many are farmers or agriculturally related, live and work Rather than making it Industrial we would request Open Space

We request language directing all Industrial uses to the edges of the cities where services are in place, or where there is existing water and sewer.

Page V1-3 "Principle 1: The success of Yolo County depends upon the success of agriculture."

The Historic Nelson Ranch and surrounding properties recognize and support this goal. Changes for additional Industrial in this area violate this objective. Additional changes and additions for Industrial in this area Violate the objectives of success by potentially compromising neighbors. We request no more Industrial is added here that will lead to further degradation of the ag. land through offsite impacts as well as long term impacts including groundwater recharge etc...

1.1 the existing family owned and operated farms-
Changes at Spreckels to Industrial will allow 24 hour of operation, without a CUP which will affect the people including their health and enjoyment of lands in this area. Including increases in noise, hours of operation, road usage, off site impacts. We request limits that protect the existing farms and business that are already there from further negative impacts

1.3 Heavy trucks and traffic created by the Industrial will impede "Safe and efficient transportation system for moving products from farm to Market", We have an added 40 acres in 08 at the Spreckels site, we do not need more

We recommend stronger language added to the GP to protect and identify major areas that farmers use to transport equipment and protect

these from non compatible uses to the best possible extent so the farmers will have safe travel or identified areas and roads.

1.4 Strong agricultural heritage- because this area around Spreckels and the Historic Nelson Ranch is a historical farming area important to Yolo County History, Industrialization will detract from this element in this area

1.6 Protected farmland and farming practices through conservation easements, land use controls and regional collaboration,

the conversion at Spreckels to Industrial is over land that was set aside for habitat originally then converted to open space. The plan conflicts and violates properties surrounding Spreckels it shows no buffers to adjacent properties or set aside Open Space. Other projects have these built in. The Industrial comes right to the Historic Nelson Ranch property line and 18C these need to be buffered for the neighbors that live across the street and the uses at Historic Nelson Ranch including the arenas and barns.

1.8 Standards for the placement of farm dwellings in rural areas that minimize conflicts with on-site and adjoining agricultural operations and avoid impacts to natural resources including groundwater. Spreckels was a 40 acre factory. Additional changes to make a 160 acres heavy industrial zone will place structures and uses that will conflict with adjoining agricultural operations including George Sugayama the organic farmer, the home for the mentally ill on adjacent land and the Historic Nelson Ranch which has horse shows and projects for children in the arena directly adjacent to the proposed Industrial land conversion.

1.9 Farm practices that support the County's global climate change strategy- cement factories that sand blast outside and heavy Industrial lead to global climate change. The changes will be significant to this area especially given the 160 acres conversion from direct and indirect uses including additional traffic, pollutants, offsite emissions, changes to air quality etc.. This can have a direct impact on adjacent operations and the health of people living and working in this area.

Further conversion of the Spreckels land to Industrial violates objectives Principle 2: The benefits of open space and natural areas are essential to our quality of life. Industrial conversion at Spreckels violates the following objectives:

2.1 Unique and distinct cities and communities through the use of open space and natural buffers, combined with dense development in compact forms to reduce sprawl – Spreckels conversion is not in conformity with the Urban Limit Line and the City of Woodland General Plan. It is a leap frog development that will impact the ground water, air, septic and other natural

resources in this vicinity. It sticks a heavy industrial monster, in the middle of Class 1 soil and agricultural and historical region of Yolo County.

We recommend language to prevent this from happening again. The Spreckels site was only 40 acres with this plan it will be 180

2.2 An expanded network of safe and well-maintained parks (both active and passive) throughout Yolo County- There are no parks added in the Spreckels land conversion to Industrial. We request parks and habitat added to this region to mitigate for changes.

2.3 Protected natural waterways (e.g. rivers, creeks, lakes and sloughs), wildlife habitats and other sensitive resources – This conversion is in an area of historically un disturbed land with abundant habitat. Industrial will impact all of these. Further more converting the open space to Industrial will directly have negative impacts on the habitat that was allowed to prosper in this area. It is unfair and unjust to the animals including many endangered species that have made this area a homesite. Including but not limited to the existing on site animals here that have been identified as: Swainson Hawks, Giant Garter Snakes, Burrowing Owls, Red Foxes, yellow billed mocking birds and others...

2.4 Public open space and parks designed to respect the rights of adjoining property owners- What happened to our 13 acre 300 foot open space to buffer us from Clark Pacific? Now just 3 months later, the open space which should have been habitat is being converted to Heavy Industrial.!. This violates the existing General Plan as well as the proposed updated plan. It set bad legal precedent for other properties in the county. It is unjust.

2.5 Not converting the land to Industrial, rather habitat and open space will provide opportunities for ecotourism, including but not limited to boating, kayaking, canoeing, fishing, hunting, hiking and bird watching- Providing additional habitat and buffers to mitigate for the Industrial in this area will allow for these opportunities.

2.6 Convenient access to and use of designated open space and public natural Areas- Conversion of Spreckels takes away the access of the existing open space and natural area, Additional Industrial does not belong here.

2.8 Open space and natural area protection integrated into the County's global climate change strategy- Converting additional land at Spreckels violates this objective.

We support Principle 3: Each community is distinctive, but all share the same values and a common vision for the future.

We see the objectives for the farming area east of 113 and including Nelson Grove as an area as providing agritourism, sustainable farming on the Class 1 soil, recreation though the Historic Nelson Ranch and a historical perspective from the Historic Nelson Ranch listed on the National Register,

The Maples owned by the daughter of Camilus Nelson, Nelson Grove and the historic Olive Trees lining Best Ranch Road. We would like language in the updated general plan recognizing the significance and plans in place to maintain the sustainability to Yolo County History from this region. Our vision for this area Supports:

3.1 Unique, viable and sustainable communities (both incorporated and unincorporated) that provide a range of housing and lifestyles, including urban, university, small town and rural neighborhood- We have organic farms that plan to open road side stands along 113 providing jobs and a market for local agricultural products, expanded horses shows and events that draw visitors to Yolo County on average that spend 125. per day per person back into the community including hotel stays... This makes this area unique and provides the resources for a viable rural agricultural based community. Industrialization and off site impacts including lights, hours of operation will detract from our objective.

3.2 A strong sense of community, where neighbors know and help their neighbors, there is a defined identity and character to the built environment and the uniqueness of each community is celebrated. Further Industrialization and adding 80 more acres violates this objective and changes the identity of a rural ag region to a heavy urban Industrial polluter.

3.4 Efficient infrastructure and services provided to both existing and new Development- The heavy Industrial and existing Clark Pacific operation do not have the infrastructure and services including water and sewer to support Industrializing in this area.

3.5 Places where the community can gather for celebrations, events and social contact. – The further conversion 80 acres of land to Heavy Industrial here is significant and will affect the aesthetics of the Historic Nelson Ranch which is a community gathering place. By definition in the existing General Plan for Industrial - the offsite impacts from industrialization will detract from the goal of 3.5. There fore do not convert additional land to Industrial.

3.7 Sustainable design in new development, including but not limited to: pedestrian-friendly streets with convenient access to public transportation; dense development that makes efficient use of infrastructure capacity and services; universal design features incorporated into new development; provisions for childcare and senior care; specific architectural guidelines for new construction; "green" materials in construction; locally available services and shopping; and sustainable long-term planning principles- Changes to Industrial must provide for alternative transportation. We have next to none infrastructure in place. Our roads are ag designed, with no bike lanes or buffers to get out of the way of traffic. Given the existing area, an

additional 80 acres of Industrial violates and conflicts with the objective of 3.7, and one more reason this land should not be converted

Page VI-5

3.8 Enhancements to existing communities achieved through development agreements with planned development- There are no planned development in the General Plan for this area around Spreckels other than a map showing the open space being converted to Heavy Industrial. The other plans in this have open space and habitat defined. We It is not just about jobs, but sustaining the agricultural community that is in place in this area. A planned Industrial development of an additional 80 acres at this location needs to be in place so that we can analyze the impacts further conversion of Industrial will have on this property and the adjacent properties as well as the cost benefit analysis for Yolo County. This would include plans for transportation alternatives which are lacking in this area currently.

The existing Industrial site from Clark Pacific with the proposed 300 employees lacks adequate transportation programs that result in detriment to the county's global climate change strategy. The big trucks from Clark Pacific and the cement trucks with the long steel covering on 18C violate policy 5.10 for Efficient and safe circulation for agricultural equipment. These trucks are wide and not compatible with farm equipment.

We request a plan in place that supports policy 5.11 for efficient and safe routes to markets for transporting agricultural goods as right now the farmers that use 18C are vulnerable and have increases in heavy traffic along 18C created by Clark Pacific. Numerous Cement trucks travel in and out all day with guides and planks going out with structures.

The proposed Spreckels conversion violates objective 7.6 An infrastructure that supports existing and attracts new local businesses- It makes it harder to sustain farming and other uses such as running a recreational horse facility in this area due to the increased offsite impacts created from the Industrialization. To sustain the existing farming and related uses in this area, we do not need additional conversion to Industrial. We request this land stay AG to attract ag operations rather than more Industrial.

7.7 Protection of farmland- INDUSTRIAL AND FURTHER CONVERSION VIOLATES THE PROTECTION OF THE CLASS 1 SOIL HERE, FARMING RELATED OPERATION AND THE FARM LAND. Additional, Spreckels conversion therefore should be taken out of this General Plan update. We were told at the Supervisors meeting in 2008 that it was only this 80 acres now there is additional added. Supervisor Chamberlain said he would not support additional conversion as did Tim Miramontes from the Farm Bureau in public comment.

Principle 8: Aggressive efforts are needed to secure an abundant and clean water supply. The proposed ~80 additional Industrial acres at the Spreckels site will violate the following policies and objectives:

8.1 Adequate water supply and storage for all of Yolo County's needs- The existing company uses the ground water in the wells and structures which are then sent to other cities. There is no opportunity for ground water recharge. Additional Industrial Conversion without restrictions will add to this impact and negatively affect the water in this area which is already impacted. We request language to protect our location and others in the county from excess use of groundwater without recharge opportunities.

8.2 Cost-effective water supply and delivery system for agriculture- Industrial use of ground water here can affect adjoining wells by decreasing available water. Industrial like Clark Pacific's use can use a lot of water depending on the use. We do not need more impacts. If Industrialization is to take place at Spreckels they need to provide a water source that is not from the groundwater to mitigate impacts to adjacent farming and property owners. Using the water in industry or manufacturing products that are sent out of county, is the equivalent to shipping our water to other counties.

8.3 Quality water supply for residential uses – Industrial can have chemicals and the nitrates from the septic that can negatively affect the quality of water. Our water in this area is already bad with nitrates, boron... If they plan to convert additional acreage to Industrial the land owners must provide alternative sources of water and septic to protect existing systems. That is why Industrialization belongs in the City not the county. Industrial use can violate the objective of groundwater recharge, we do not need additional impacts from 80 acres of Industrial.

We need language that keeps sites clean so chemicals do not end up in the detention ponds that are close to groundwater levels.

Comments On Part 3 To the Area Surrounding The Proposed Spreckels Industrial Conversoin of 80 More Acres TO The LAND USE AND COMMUNITY CHARACTER ELEMENT

LU-1

The proposed additional Industrial of 80 more acres will not preserve and foster the rural character of this area of the County. The County has challenged itself to determine how small its communities can remain and yet still be sustainable in terms of infrastructure, balanced in terms of housing and jobs, and healthy in terms of quality of life and community services. Given the Clark Pacific conversion we request that the plan address this area to protect it from the Industrial use currently occurring at Speckles.

We Support

The land use perspective, this General Plan continues the County's strong focus on protecting our agricultural and open space resources, commodities and identity; resisting urbanization; and directing growth into the existing incorporated cities and towns.

However, we feel the conversion and use from Ag to M-2 for the Spreckels site in 2008 violated these policies. We seek to remedy this by requesting a plan to keep and support the remaining area in this part of Yolo County to remain in farmland and open space, despite intense development pressures from the Spreckels site.

Our area of the county due to the class 1 soil produces an abundant supply of tomato, hay, honeydew, and organic crop production. Recognizing the surrounding uses to Spreckles will help retain and strengthen our identity as a place of small and modest ag. areas.

This includes a plan for our area of the county that develops standards and designs that account for and help to reduce future climate change taking into consideration the impacts created by Industrial.

We recommend stronger language to protect the farm land from Industrial encroachment for all areas including Madison with large scale Industrial proposals as this type of land use (M-2) is one of the most detrimental to the environment.

LU-2

The plans for this area would take into consideration a modest managed growth within this specified existing area of the unincorporated communities.

A plan that includes defined opportunities for revenue-producing and job-producing and sustaining agriculture in this location.

The 80 additional Industrial acres combined with the expansion of 90 in 2008 for this area violates the thresholds that allow for effective and efficient provision of services, consistent with rural values and expectations. The county does not have the resources available for upgrades for water and sewer for the development.

The additional proposed 80 acres of Industrial combined with the Industrial changes in 2008 are major for this area. We therefore request the county provide a plan designed for this area and this would include emphasis on community and neighborhood design requirements that reflect "smart growth" principles and complement the character of existing developed areas. This would account for the organic farming operations, farming operations, Historic Nelson Ranch and operations already occurring in this area.

The plan and table LU-2 in our area states that this area of Woodland has a limited small portion of Agriculture compared to the other areas. Further conversion to Industrial will further decrease this and contradicts with the objectives of the General Plan. The numbers in the plan for this area are:

Woodland Area Spreckels, North Woodland, Willow Oak and East Woodland.
TABLE LU-2 1983 YOLO COUNTY GENERAL PLAN LAND USE DESIGNATIONS BY
COMMUNITY AREA

Residential 48.2 Jobs and Services Agriculture 513.9 and Open Space 508.9
The remaining land needs to be protected and not developed to keep our green space and protect our Class 1 soil before it is all gone in this area.

Page LU 4 In The General Plan Update

Land Use Policies

GOAL LU-1 Range and Balance of Land Uses. Maintain an appropriate range and balance of land uses to maintain the variety of activities necessary for a diverse, healthy and sustainable society.

The conversion of ag land and ag industrial into heavy M-2 industrial already impacted the sustainability of surrounding operations. The Historic Nelson Ranch is already having the impacts from Clark Pacific from the heavy truck traffic, outside lighting and increased traffic on 18C. Other neighbors have reported similar issues.

The county needs to implement measure to protect the existing uses of land that can be non compatible.

Possible wording would recognize the Agriculture and the significance it plays to the local economy through jobs, revenue, and quality of life etc... and changes that would affect this be discouraged.

The map on page LU-2 A shows the land designated as open space in the mnd for Clark Pacific being converted to Industrial. Open Space (OS) includes public open space lands and major water bodies and agricultural buffer areas. The primary land use is characterized by "passive" and/or very low-intensity management, as distinguished from AG or PR land use designations, which involve more intense management of the land.

There are no additional buffers provided for the additional conversion at Spreckels to Industrial. This conflicts with the policies in the existing and proposed GP update.

Agriculture (AG) includes the full range of cultivated agriculture, such as row crops, orchards, vineyards, dryland farming, livestock grazing, forest products, horticulture, floriculture, apiaries, confined animal facilities and equestrian facilities. It also includes agricultural industrial uses (e.g. agricultural research, processing and storage; supply; service; crop dusting; agricultural chemical and equipment sales; surface mining; etc.) as well as agricultural commercial uses (e.g. roadside stands, "Yolo Stores," wineries, farm-based tourism, horseshows, rodeos, crop-based seasonal events, ancillary restaurants and/or stores) serving rural areas.

Industrial (IN) includes the full range of light to heavy industrial/manufacturing, including agricultural industrial uses (e.g. storage facilities, contractor's yards, corporation yards, dismantling, etc.). Research and development, including biotechnology, is allowed where manufacturing is the primary use (accounting for more than 50 percent of the total square footage).

The adjoining properties to Spreckels are designated AG including the remaining land at Spreckels. The Industrial needs to support and show how it will support and enhance and not conflict with the uses in AG. Manufacturing on proposed for this area increases the impacts from the existing project and should be discouraged. Looking at the map, one sees green and then a big purple square right here, it is evident this is not good planning to be compatible with agriculture and surrounding uses to this site. It is concentrating a major urban use in an area without infrastructure, roads, flooding both surface and FEMA 100 YR, Water, sewer...

We disagree with this being changed to IN as then the uses that are compatible with Ag and beneficial to the farming community will not be served. Industrial belongs in an urban setting more compatible with this type of use.

We request language that directs this IN development along City limits in urban areas where it will have the least impact.

Page Lu 15

The additional Spreckels conversion to Industrial will violate the policy of LU 2- Agricultural Preservation. Preserve farm land and expand opportunities for related business and infrastructure to ensure a strong local agricultural economy. (See the Agriculture and Economic Development Element for a more comprehensive treatment of this issue.)

The Spreckels conversion is inconsistent with Policy LU-2.1 We do not see the buffers that are shown on other plans in this book, Planned urban growth that occurs at the inside edge of a growth boundary where it will permanently adjoin agricultural land must provide a minimum 300-foot buffer. The buffer area shall be designated Open Space. Agricultural buffers are not required for planned urban growth elsewhere within a growth boundary because the agricultural-urban interface will be temporary until full build out occurs. ☐

There are no buffers or protection of adjoining uses. The map shows the Spreckels site right to the edges of adjacent property owners and lacks even buffers for their own site.

Language that designates the Open Space as protected and not used for future development to maintain green buffers.

Policy LU-2.2 Allow additional agricultural commercial and agricultural industrial land uses in any designated agricultural area, where appropriate, depending on site characteristics and project specifics. Agricultural commercial and/or agricultural industrial development is anticipated as shown in Table LU-7 (Anticipated Agricultural Commercial and/or

Agricultural Industrial Growth).

Ag commercial and industrial need to provide buffers that include habitat. We would recommend permanent habitat bordered by open space as an effective buffer.

The Spreckels conversion must apply and define Policy LU-2.4 - prohibiting the division of land in an agricultural area if the division is for non-agricultural purposes and/or if the result of the division will be parcels that are infeasible for farming.

We recommend language about dividing industrial land as the division can result in conflict between industrial uses and the combined negative impacts could be significant to adjoining agricultural uses.

We would recommend adding the language of LU-2.4 to include prohibiting the division if the result or zoning will make adjacent properties infeasible for farming.

Page LU -16

We feel the additional conversion of the Spreckles land to industrial will conflict with the following policies and should therefore be removed and the land allowed to be left in open space.

Spreckels land proposal conflicts with Policy LU-2.5 Vigorously conserve and preserve the agricultural lands in areas outside of adopted community growth boundaries and outside of city SOIs. ☐

The Spreckels site is close to the City of Woodland which has industrial land available and is underutilized. Spreckels industrial conversion clearly conflicts with GOAL LU-3 Growth Management. Manage growth to preserve and enhance Yolo County's agriculture, environment, rural setting and small town character as you are placing a major industrial park in the middle of an agricultural community, adjacent to a site on the National Register of Historical Places and next to a residential care facility for the mentally ill and next to an organic farming operation..

We request the Spreckels site for additional industrial conversion is taken out of this General Plan update and left as agricultural land open space as it is not consistent, fair to the existing adjacent uses.

The City of Woodland General Plan talks about the over building in their industrial area and the underutilized remain land and the need to find tenants for it.

It is not necessary for Industrial to go in the county as it is manufacturing and generally does not produce sales tax. The property tax would be also generated if IN were located in the cities and there would be less of an impact to farming which does provide significant revenue and quality of life benefits to the county and city.

Language to direct IN into the cities.

Policy LU-3.3 Allow commercial and industrial growth (not including agricultural commercial or agricultural industrial) as shown in Table LU-9 (Allowed Commercial and Industrial Growth), subject to all required

The additional 72 acres at Spreckels conflicts with Policy LU-3.6 Avoid or minimize conflicts and/or incompatibilities between land uses because by definition Industrial has offsite impacts and the Cities plans call for these types of uses in Industrial areas adjacent to the cities to mitigate for offsite impacts to farm land. If it is zoned Industrial, then there is no remedy for neighbors to get conditions of use that would protect their operations from non compatible Industrial type operations. We do not know what these are, as they have not been defined as of yet.

ACTION- Remove the 72 acres of proposed Spreckels Industrial Conversion and leave it agricultural and open space to provide buffers to the adjoining properties.

Policy LU-3.8 **Prohibit** the designation of new urban development in places with some or all of the following characteristics: **Therefore**

□ Areas where there are significant hazards and where there are no plans to adequately mitigate the risk (e.g. floodplains, high fire hazard areas, unstable soils, known seismic faults, etc.). This area is a major floodplain with Cache Creek at a level of 10 year protection.

The proposed 72 Industrial acres at Spreckels in the floodplain. The Spreckels site has buildings with basements. Additionally, in a major flood including levee failure along Cache Creek, you will place significant people at risk, 300 workers plus additional workers from the additional Industrial. The roads out here flood and emergency services may be hampered. Additionally the Corp identified weakness in the levee along this area and the levee broke in the past flooding this area. It is not a site suitable for additional Industrial development.

□ Areas where there are significant natural resources (e.g. groundwater recharge, wildlife habitat, mineral or timber resources, scenic areas, etc.). **The Spreckels 72 acre is in an area of open space with established habitat and old trees that support Swainson Hawks. You**

cannot justify or overlay heavy Industrial on top of this open space that was designated in .

- Areas not contiguous to existing urban development the Spreckels conversion is right up against the Historic Nelson Ranch property line which is zoned ag, with no buffers, or habitat to protect the existing habitat in the area. We recommend the 72 acres be denied and the Spreckels site left at the existing 82 acres only.

The proposed conversion of 72 additional acres at Speckles conflicts with GOAL LU-5 Equitable Land Use Decisions. Ensure inclusion, fair treatment and equitable outcomes in local land use decisions and regulations. It is not fair to the neighbors and existing uses and operations that are being harmed by the Clark Pacific project let alone allowed to expand. Neighbors now have endless truck traffic that rattles the homes, have had to take action against the un shielded exterior lighting that could be seen as far away as Knight Landing and disturbs the night scapes and habitat in this area, the noise beginning in the morning with back up bells and saws and grinding noises all day long as well as the future air quality impacts from the sand blasting and their uses that will emit Green House Gas emissions. It is unfair to over burden this area with the impacts of IN, that are far greater than previous and are at a point of affecting the quality of lives for the people living out here. Therefore we recommend that further Industrialization is denied.

Policy LU-5.1 Balance land use decisions and land use burdens countywide so that there is not a disproportionate impact to any one group of residents because of age, culture, ethnicity, gender, race, socio-economic status, or other arbitrary factor. Additional Industrial at this site is disproportionate. People have even speculated this is being done to us here as retaliation because we (the people that live in this area) fought the Floodwall that Matt Rexroad had moved forward as mayor of the City of Woodland and because Brenda Cedarblade who lives along the adjoining land for the proposed IN conversion and who ran against Supervisor Matt Rexroad . This area has no plan, no definition and is not treated equally in information as compared to the other sites being changed or developed in the GP plan proposal. Spreckels factory was 41 acres the County Supervisors added additional acreage in 2008 making is over 81 acres. This is also not fair as one of the property owners of the Spreckels site Kent Calfee turned in Brenda for permit violations many of the claims unsubstantiated along with another barn owner that he represents to impact the Historic Nelson Ranch business. Other neighbors are recently facing condemnation of their homes. They are using a disproportionate impact to affect this land and ranch which could lead to it becoming financially un feasible to continue its operations. Furthermore because this ranch has been singled out and the land next to it for development, the Ranch has been targeted by organized

union retaliation as well as unjust and unequal retaliation by county actions. Additional conversion of Industrial land here is not fair to the existing operations including the horse ranch, organic farming and people that live and work in this area. That are here to enjoy living in the county not next to a heavy Industrial site. Because of the organized retaliation going on here neighbors are afraid to speak out and some are even selling their properties because they do not feel the county is going to recognize or treat this area fairly and in the best interest for farming.

Policy LU-5.2 Allow for meaningful participation in the planning process by affected and interested groups or individuals. **Neighbors do not feel included in the process. There have been no meeting out here to discuss the impacts of this Spreckels conversion with the neighbors or even ask for their input. 80 acres is major. We have not been asked for input and there have been no special meeting for the people living and doing business here.**

GOAL LU-6 Intra-County Coordination. Ensure inclusion, fair treatment and equitable outcomes for the County in land use planning matters involving other local government entities.

The over Industrialization of county land is not fair to the under utilized Industrial areas in the City of Woodland that are having problems finding tenants. Industrialization also takes away needed resources like ground water and places un due burden on septic systems that result in pollution to the ground water.

We request the county define Policy LU-6.9 Require that development agreements, tribal agreements, memoranda of understanding and other similar arrangements add community value by securing "net" public benefits over and above CEQA mitigation requirements and conditions of approval with regard to the Spreckels 72 acres of Industrial land and explain how the benefits to the surrounding neighbors will be seen as this takes away the nominal open space. There is no habitat and it will have off site impacts. The neighbors deserve to have a "net" benefit and we see this as detrimental to agriculture.

We feel that the 72 acres of Speckles Industrialization conflicts with GOAL LU-7 Regional Coordination. Ensure inclusion, fair treatment and equitable outcomes for the County and its residents in regional land use planning efforts. We have not been contacted. Neighbors requested the county look at this area for agritourism and this has not been accomplished. We do not fee like we have been included or our needs addressed. We do not feel like the Supervisors or County have treated us fairly. Because we spoke out against the conversion in 2008 of Spreckels, the county has selectively changed the occupancy use on the Historic

Nelson Ranch and the land owners at Spreckels retaliated by making false allegations to the board of Supervisors and this barn as compared to other similar barns in the area has been unjustly singled out, the county may be condemning the neighbors house who questioned the Industrial site. We feel we are not being treated fairly by the county and it is being done to exclude us in the process and silence the neighbors for fear of retaliation from the land owners or the county.

Policy LU-7.1 Seek recognition, reimbursement and reward for foregone revenues and opportunities associated with the active preservation of agriculture, open space and important natural resources.

We would like the county to look at this area for agricultural and opportunities for habitat preservation, protecting and enhancing agricultural operations here as well as open space rather than building over the open space that was set aside in the Clark Pacific development plans in 08' and MND.

Policy LU-7.2 Support and participate in countywide, regional and other multi-agency planning efforts related to housing, tourism, air quality, open space, green infrastructure, recreation, agriculture, habitat conservation, energy, emergency preparedness and flood protection.

Conversion of the Spreckels land to Industrial poses the potential of compounding the flooding issues by creating impervious surfaces, adding structures and developing that could create flooding on adjacent properties.

It poses the threat of further decreasing air quality standards in this area through additional Industrial conversion that combined with the Biomass, Agriform, West Biofuels and the sand blasting and other emission from Clark Pacific will be detrimental to the health of this area.

Policy LU-7.4 Work with SACOG and its other member jurisdictions to develop a mutually-acceptable plan for open space conservation, habitat protection and mitigation banking, to ensure that Yolo County is appropriately compensated when its land is used to achieve regionwide environmental benefits.

We want the policies included in LU-7.4 to be reflected in the proposed Spreckels development of the additional 72 acres for Industrial if it is moved forward.

We are forming a group for this area that wishes to be contacted and included in the planning for this area for land use decisions

Policy LU-7.5 Support efforts to adopt a regional tax measure that would fund open space acquisition, protection and maintenance.

Again, where did the open space between Spreckels and the Historic Nelson Ranch go? Why is there not more provided for the additional acreage conversion proposed?

We request that there is a large tax on Industrial as it has the most impact on the land and the money generated would help mitigate for the impacts.

Page LU-23

2. Community Character Policies

GOAL CC-1 Preservation of Rural Character. Ensure that the rural character of the County is protected and enhanced, including the unique and distinct character of the unincorporated communities.

The Spreckels conversion to Industrial on 72 additional acres does not preserve the rural character of this area of the county nor the Historical aspects. This is a unique area that is significant to Yolo County Farming. A book was written about this ranch and its contributions to farming in the US. Industrial directly conflicts with this.

We recommend language that defines this as to adjoin land uses. We would like language preventing Industrial from bordering agricultural land with our a 300 foot permanent open space/habitat buffer.

= We would also recommend that there is a mini greenbelt put in place on site around any non agricultural use in the county and that this is protected from encroachment.

Policy CC-1.1 Encourage private landowners of both residential and commercial properties to maintain their property in a way that contributes to the attractive appearance of Yolo County, while recognizing that many of the land uses in the County, including agriculture and light industry, require a variety of on-site structures, equipment, machinery and vehicles in order to operate effectively.

= Language added - While there may be a variety of on site structures, equipment, machinery and storage and if land uses that are not agriculture will have on site structures or unattractive operations the commercial and Industrial need to buffer and screen their operation from adjoining non similar (ie ag with IN etc...) uses.

In the Industrial area at Spreckels should have screening from the cranes and platforms that detract from the agricultural and scenic nature in this area. Additional Industrial will compound this impact. The machinery from the existing use creates bells, buzzers, chain saw like grinding noises and has even rattled windows. This is why additional heavy Industrial should not be placed here. We need language in place to screen surrounding properties from blight of manufacturing and stored materials.

= We would recommend language including buffers tall enough to actually screen and planting with DENSE trees that area fast growing or other measures to maintain the attractive appearance of the County setting from adjoining properties and roads.

= We would recommend language that if areas are to be habitat or open space they are planed with dense native trees. We are getting open spaces, like along Agriform that are ornamental and not conducive to habitat.

With Regard to the policies below CC 1.2- 1.5 & 1.7 -1.8 If the zoning at Spreckels is changed to Heavy Industrial, they will not have to meet these guidelines that are intended to protect the adjacent uses. We are opposed to the proposed Spreckels Industrial conversion. We need to have a method in place to protect the neighboring properties. They do not deserve a carte blanc development opportunity when we suffer the impacts financially and through deferment to the quality of our lives.

Policy CC-1.2 Preserve and enhance the rural landscape as an important scenic feature of the County. The discretionary review of development proposals shall evaluate and address impacts on scenic landscapes and views.

Policy CC-1.3 Protect the rural night sky as an important scenic feature to the greatest feasible extent where lighting is needed.

Language in this plan to protect us and others from Industrial lights. If Industrial or commercial is going to be centered out in the County then we need language restricting hours of use in place and control of outside lighting. Heavy Industrial is an outside use and running 24 hours is significant to neighbors.

= The need for language to control the hours of operation is based upon the premise that noise is louder in the county. Many farmers live and work onsite. If Industrial is allowed to operate 24 hours it could impact the health and quality of their lives. Therefore we request hours of operation for Industrial in the county be limited to 6 am to 7pm and closed on Sundays.

Policy CC-1.4 Identify and preserve, where possible, landmarks and icons which contribute to the identity and character of the rural areas.

The Historic Nelson Ranch is a landmark and adds to the character of this area. Industrial right on the property line and adjoining property degrade this site. No further Industrial belongs here. The proposal would bring Industrial right up to road 18C and it would dwarf the Historic Nelson Ranch, it would affect the ambiance, it will affect the arenas and ability to obtain contracts for horse shows. The Spreckels site was 40 acres, Supervisors added another 40 acres in 2008 this additional 80 acres will ruin the identity of this area and the ranch.

This is one more reason we request the additional 80 acres be denied for Industrial conversion.

Policy CC-1.5 Significant site features, such as trees, water courses, rock outcroppings, historic structures and scenic views shall be used to guide site planning and design in new development. Where possible, these features shall become focal points of the development.

See above comments, Right now the Industrial is somewhat set back, this proposal brings the Industrial right up front along 18C and directly adjacent to the West end of the Historic Nelson Ranch which is where the main event arena and barns are as well as the home.

Policy CC-1.7 Reinforce the growth boundaries for each community through appropriate mechanisms including greenbelts, buffers, conservation easements and other community separators

Where are the easements and greenbelts for this area of the county surrounding Spreckels? They are shown on other proposals, not ours..

Policy CC-1.8 Screen visually obtrusive activities and facilities such as infrastructure and utility facilities, storage yards, outdoor parking and display areas, along highways, freeways, roads and trails

= It is not fair to simply limit this to roads, add language to screen this also from non conforming adjoining uses.

Page Lu – 26

Policy CC-1.19 Unscreened outdoor storage of industrial and commercial parts and materials, salvage or junk, dismantled vehicles, used or new vehicle sales or, building materials for sale and similar materials, uses and things along designated scenic roadways and routes shall be prohibited.

= This policy CC- 1.19 should not be limited to scenic roadways but should apply to all projects county wide and adjoining landowners with different zoning. It need to include adjoining land owners and agricultural areas.

GOAL CC-2 Community Planning. Protect, enhance and redevelop existing communities.

The Spreckels conversion of additional open space to Industrial violates this C-2 goal with regard to neighboring and historic properties.

Policy CC-2.2 Ensure that the appropriate base level of rural services and infrastructure for existing development in each community is required in connection with new development.

As we said, the Industrialization of Spreckels violates this policy as there is no infrastructure, sewer, water to support 300 works in the existing condition let alone the proposed expansion. We do not have adequate rural services available currently let alone with an expansion that is a concentrated use.

Page Lu 028

Policy CC-2.12 Strive to create an average yield of 16 jobs per acre for industrial, commercial and other job-generating land uses. This would be an additional 1200 people at the Spreckels site! We do not have sewer and are on groundwater. This will create intense offsite impacts for an additional conversion of agricultural land designated as Open Space to Industrial at the Spreckels site. The air quality form the trips generated for people coming and going to work and to eat, would be detrimental to the environment and global warming. It violates air quality goals. There needs to be language if this is the goal that the concentrated jobs are adjacent to urban centers ☹

Policy CC-2.13 Require 5 acres of neighborhood parks for every 1,000 people within each unincorporated community. GOAL LU-5 Equitable Land Use Decisions. Ensure inclusion, fair treatment and equitable outcomes in local land use decisions and regulations.

On the map for the conversion of the open space to Industrial at Spreckels there are no parks, no open space, no buffers and no habitat shown. We want maximum value for this land to protect the neighbors. The money they will make on this land can be spent to make it have less of an impact on the adjoining properties.

=Language needs to be added to state the parks need to be with in 1 mile or walking distance of the development.

Policy CC-2.15 Develop all services, parks, buffers and infrastructure within identified community growth boundaries. Mitigation lands for the loss of agricultural land and wildlife habitat are the only component of community development that are allowed to be located outside of the growth boundaries.

= Language added that The mitigation of lands should be with in the growth boundary and not allowed to leave Yolo County. Mitigation should be with in a 2 mile radius of the proposed development.

GOAL CC-3 Planned Development. Ensure that new growth addresses the challenges and opportunities unique to each community

The proposed Spreckels Industrial conversion does not take into account the neighbors. If the land is to be converted it must have GOAL CC-3 defined in the development and General Plan.

Policy CC-3.2 Ensure the consistency of Specific Plans with the County General Plan. Project specific goals and policies for new development will be established in the Specific Plan, as well as design standards that address the character of the existing community. **The proposed Spreckels conversion along 18C is inconsistent with the General Plan on Policy CC-3.2 and will detract from the existing agricultural community. It conflicts with the GP for the City of Woodland. It conflicts with the ULL that was designed to keep growth within the city limits. Therefore we recommend it be removed**

Map on LU-4 shows the city of Woodland incorrectly on this map. If not define the orange and grey areas. This is outside the ULL. We are not a defined city and I have found no data on the Spreckels orange specific plan. Please detail. The other areas identified on the map have definitive descriptions.

Develop specific and detailed analysis regarding how existing planned residential and commercial growth would impact key issues, including: 1) the loss of prime farmland; 2) levee stability and flood protection; and 3) traffic impacts to State Highway 113 and local roads

= Language to include Industrial to this analysis

Below is the language for the Dunnigan hills. We request similar language is added to protect our region from the proposed and existing Industrial and future development.

The Specific Plan shall emphasize aesthetic standards that

recognize the importance of this site as the "visual gateway" to Yolo County along Interstate 5. The property shall be required to buildout from north to south.

The area of Spreckels shall emphasize rural and agricultural aesthetics that recognize this area for the Historical importance to farming in Yolo County. This is a visual gateway for the City of Woodland along 18C and 113 and commercial and Industrial buildout shall occur away from roads and neighboring properties.

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. Development patterns that respect natural systems such as watersheds and wildlife corridors. Encourage new construction to install solar panels, water reuse systems and/or other systems to capture energy sources that would otherwise be wasted.

Same language for our neck of the woods as stated above.

Require measures to minimize "heat islands" by requiring light-colored and reflective roofing materials and paint; light colored roads and parking lots; extensive numbers of shade trees in parking lots; and shade trees and/or overhangs on the south and west sides of new or renovated buildings.

Add native species shade trees. Same language for our neck of the woods as stated above.

Encourage construction and other heavy equipment vehicles (e.g. mining, agriculture, etc.) to use retrofit emission control devices.

Require site specific information appropriate to each application to enable informed decision-making, including but not limited to the following: biological resources assessment, noise analysis, traffic and circulation assessment, air quality calculations (including greenhouse gases), cultural resources assessment, geotechnical study, Phase One environmental site assessment, title report, storm drainage analysis,

flood risk analysis, water supply assessment, sewer/septic capacity and service analysis and fiscal impact analysis.

Same language for our area around Spreckels Industrial as stated above.

Design highway service commercial uses at identified rural interchanges to preserve surrounding agriculture, rural character, scenic quality and the natural environment.

Policy CC-4.30 Provide appropriate buffers or barriers between incompatible residential and non-residential uses. The last-built use shall be responsible for design and construction (and/or other related costs) of the buffer/barrier.

=Language- Design Industrial and commercial uses and buffer and screen them as identified next to the original Speckles factory to preserve surrounding agriculture, rural character, scenic quality and the natural environment.

Policy CC-4.30 Provide appropriate buffers or barriers between incompatible residential and non-residential uses. The last-built use shall be responsible for design and construction (and/or other related costs) of the buffer/barrier.

= Language that states the buffers will be built first to protect agriculture, before any buildings or products can be stored. Related costs are primary for the preservation of this area and paid for by the developer upfront and first.

Control farm dwelling site development to avoid cumulative constraints on agricultural operations by establishing specific criteria for approval. Proposed homes that comply with the criteria would be issued Building Permits, while those that are not consistent with the criteria would require approval of a Use Permit. Criteria may apply to both the primary and the ancillary home and would include but not be limited to the following:

- Size of the home(s).
- Location of the home(s) within the property.
- A stewardship plan demonstrating how the property would be farmed.
- Placement of the remainder of the property, outside of any primary and ancillary home site(s), in a permanent agricultural conservation easement.

Similar language for the one homesite allowed under the GP. Additional language that the homesite occurring in IN is a certain size. Is screened from view of neighbors, is located on the buildout area not in the agricultural

area or area that would cause a land to be divided in the future and placement of surrounding land in permanent agricultural easement. Also language so the IN land cannot be subdivided and homes put on each part of the division. Language so that it addresses air quality, greenhouse gasses and discouraging agricultural conversion.

Responsibility:

This element focuses on mobility. County roadways and highways carry agricultural equipment, local trips and through traffic. This element seeks to ensure appropriate accessibility yet balance the issues of safety, levels of service, air quality and greenhouse gases and smart growth.

Action CC-A31 Amend the County Code to separate the basis for the Agricultural zoning requirement from the Williamson Act. (Policy LU-2.5)
Responsibility: Planning and

Page 60 – We do not feel a care taker unit is appropriate in Open Space. Land set into Open Space should be used as a buffer and to encourage habitat. OS is used for mitigation from a project. A home defeats this purpose.

4. CIRCULATION ELEMENT

Most of this area is designated a federal non-attainment area for ozone, indicating that the transportation system is required to meet stringent air quality emissions budgets to reduce pollutant levels that contribute to ozone formation.

Industrial and the extent of this will add to the non attainment, there fore language to discourage Industrial and protect and promote agriculture.

The roads on the map C1-1a Are not identified in our area, thus we cannot tell if there are any changes at 102 or Cr 18C please detail and add roads to this portion fo the map

CI-3 Service Thresholds. Balance the preservation of community and rural values with a safe and efficient circulation system.

County Road 102 (County Road 17 to the Woodland City Limit) - LOS E is acceptable, assuming that passing lanes and appropriate intersection improvements are constructed. The County will secure a fair share towards these improvements from planned development.

LEVEL IS IS NOT ACCEPTABLE FOR THIS AREA.

We do not feel level E is acceptable from 17 to Woodland. We are concerned about 102 at 18C. 18C is a cross road that farm equipment travels and is one of the only roads that goes from HWY 113 to CR 102. Placing more traffic on this stretch and heavy traffic will create more impacts. The majority of the other locations are D and CR 102 is close to and parallel to HWY 113. We do not want to increase the threshold of service to preserve the community and sustainability of farming in this area beyond a level of D. This is a major area of farming and subject to flooding and annual surface flooding on and across 102 at 18C and North to Cache Creek. It is also near the settling basin and the region where the Cache Creek levee has failed previously. A level of E in the event of a flood endangers lives and accessibility of service providers. There is a lot of farm equipment that uses this road 102 and a level of E places a higher level of risk on the farmers.

A level of D is still significant. However D is better than E Minimize impacts to the environment.

▫ D will minimize increases in greenhouse gases and air pollutants the combined affect from changes to Industrial in this area.

▫ D will minimize increases in VMT.

▫ D can fully utilize existing capacity while maintaining stable flows and speeds.

▫ D provides safer facilities for all users including pedestrians, bicyclists,

carpool users and transit riders

Again, we need a 3 way light at 101 and 18C. I just went outside and pulled a Pontiac out of the front ditch/culvert on the Spreckels side of us. We had to call the Fire department and sheriff's office to respond. This is the second vehicle that has over run the stop sign in the past 2 months. The increase in traffic on 18C is creating more problems. The trucks and vehicles speed and it is a blind turn from CR 103 because of the alignment with the culvert and landscape. We need a 3 way stop light here. Research the history of accident reports at this location of 18C and 1

18C is an agricultural road and not wide enough to accommodate the proposed traffic from industrial type uses and this affect on farm equipment and travel is significant.

Basically 18C does not need any more Industrial or the traffic associated with this, especially given the increase number of employees. Industrial is a use that belongs near the port or in city areas that can sustain this type of use.

Page C1-29

CI-3.18 Ensure adequate access for emergency vehicles. We need to upgrade 102 and 18C and the farm culverts to prevent surface flooding and flooding from over abundance of water backing up at 18C and 102 that floods the fields and travels west from 102 on University property 18C.

GOAL CI-4 Environmental Impacts. Minimize environmental impacts caused by transportation. The proposed Spreckels Industrial expansion which includes manufacturing and offsite impacts due to the nature of the zoning posses the potential to affect the habitat in the trees bordering the property. The emissions may also lead to degradation of the trees that sustain the habitat.

Policy CI-4.1 Seek to avoid or mitigate environmental impacts from the construction ad/or operation of the transportation system. This needs to be put into context of Industrial as by the nature of Industrial it is manufacturing product. It also heavily impacts the transportation system.

Policy CI-4.2 Support regional air quality and greenhouse gas objectives through effective management of the county's transportation system.

To help protect our air quality language in place to encourage commercial and Industrial located next to urban areas, to decrease traffic and problems locating an Industrial site in the middle of an agricultural zone will create. There are no services such as food, banks close by and there

fore there is additional travel as compared to locating this type of use adjacent to the city.

We disagree with GOAL C1-7 Truck and Rail Operations. Facilitate the movement of goods by truck and rail. Trucking operations (not the rail) creates major emissions and is a use better suited in the cities rather than in the county.

5 PUBLIC FACILITIES AND SERVICES ELEMENT

PF-1

This element seeks to establish County service standards that improve existing conditions but are lower by design than in more urban areas. The County's rural character and severe fiscal constraints dictate a lower level of community services overall than might be attainable or appropriate for more urban areas, such as the incorporated cities.

This illustrates the reason why Industrial and continued Industrial development in the county is inappropriate and belongs in an urban area. This is another reason we request the additional 80 acres at Spreckels is denied.

Page PF-3

Private septic systems face three major problems: 1) regulation and monitoring of many individual systems is inefficient and difficult to manage; 2) concentrated use of these septic systems contributes to high nitrate levels in groundwater, a serious concern in parts of the county such as Dunnigan, Madison, and the area between Woodland and Davis, and 3) there is no local disposal site for the septage that is pumped from the on-site septic systems. Septage pumped from Yolo County tanks must be hauled as far away as Hayward, Vallejo and Lincoln for disposal, which significantly increases disposal costs.

Given new regulations being drafted by the State Water Resources Control Board (SWRCB), as required by California Assembly Bill 885 of 2000 (AB 885) no further concentrated development should occur without adherence to this bill and implementing the measure it puts in place to protect the surrounding environment. We know that Spreckels has a problem from high nitrate levels, probably from what was dumped in the ponds. If Industrial goes in at this location they need to provide a self contained tertiary system so as to not add to the pollution. The ground water level is relatively high here, so far and susceptible to contamination. Other smaller developments are required to have this, so they need to be held to this standard. Studies need to be done to find the impacts the Clark project is having at buildout from 300 employees on the groundwater from the septic use as the groundwater level is high.

=Language to remediate any impacts to groundwater or soils created by septic on site prior to building permits being issued for new development for commercial and Industrial.

We do not have adequate measure to protect our ground water from Clark Pacific's existing use. This violates Policy PF-1.2 Promote innovative and efficient options for sewage and septic treatment that are appropriate for

the type of development to be served, existing facilities available, and administrative alternatives & Policy PF-1.3 Ensure that nitrates and other pollutants of concern entering the groundwater from septic disposal systems will not significantly impair groundwater quality & Policy PF-1.4 Encourage the use of small package wastewater systems to facilitate clustering of home and buildings for preservation of agricultural land. They should not be able to expand or put in housing until a measure is put in place to protect the groundwater from overuse of septic systems and industrialization leading to pollution.

Page PF-7

Action PF-A6 Review and revise septic system standards to reduce allowances for nitrate and other pollutants in groundwater. (Policy PF-1.3)

Language that this needs to be done for any new Industrial and or Commercial development.

Action PF-A6 needs to be applied to the existing Clark Pacific operation, before they expand.

Comments on PF-2 map,

We have more reliable data for the Spreckles site from the State Water Quality Board who has been monitoring the wells around the Spreckels property as well as data from the counties monitoring of these wells. The results seem to indicate nitrate and boron levels higher than depicted on this map for this region. It could be from the previous use by Spreckles and the chemicals dumped in the unlined ponds next to the factory and over along Churchill Downs.

Policy PF-3.1 Establish a service threshold of 5 acres of community (neighborhood) park per 1,000 people in each unincorporated community.

We want a plan in this area east of HWY 113 to provide for a park given the industrialization that has taken place. It will give workers a place to go and recreate, it will add to this community at the Spreckels site. This will enhance the aesthetics and provide for the loss we have suffered to the habitat.

We also want a green built area around the Industrial site, to mitigate for the offsite impacts and provide buffering to the neighbors and clearly define the areas of development. This could be done in conjunction with some open space and defined protected habitat areas. The greenbelt could tie into the park.

6 AGRICULTURE AND ECONOMIC DEVELOPMENT ELEMENT

Yolo County's historic commitment to honor its "roots" by preserving agriculture—dating back several decades and reaffirmed in the last comprehensive update of the General Plan in 1983—has produced an enviable quality of life, significant open space preservation and long-standing development agreements between Yolo County and its four incorporated cities that largely concentrate housing and commercial development within the Spheres of Influence (SOI) of existing urbanized areas...

This General Plan continues the County's commitment to agriculture, open space and "smart growth." However, it also recognizes the need to expand our horizons and broaden the local economy. Although there are many benefits of preserving farmland and habitat, they do not generate the dynamic economy required to meet the needs of a growing and diverse population. Due to the lack of alternative industries, more than one-third of all employment in Yolo County comes from the government sector, primarily...

The above language is a disservice and offensive to the farming tradition of Yolo County. It is a disservice to the agricultural workers and food the land produces. Yolo County was one of the richest counties in the US because of its farming. This is what is sustaining our jobs. It is producing food. The farming produces income and jobs be it the seed companies, fertilizer companies, farm labor, sales taxes from the sale of farm equipment... Plus money from the produce is spent locally and has value. Many farmers still farm rather than develop their land. Other industries produce a false economy and crumble when the economy is weak as is happening now. Farming is still producing revenue for the county and jobs while others fail. WE need to take pride in the farming and the benefit to Yolo County from this, not discount it.

AG-1

When the owner of the land, Camilus Nelson in this area donated it to the UC system it was the largest single gift the UC had ever received from any one person. He envisioned this area as a park and the proceeds from agriculture went to support the UC Davis medical school. He was a protector of the land and his friends included John Muier. From his letter, he did not approve of Spreckels. I imagine he would not approve of the additional industrial land proposed to be included at Spreckels. He advocated for natural preserves and is one of the reasons the Historic Nelson Ranch has the diversity in plantings and habitat. Changing all of the land adjacent to our to industrial will have significant impacts on the Historic Nelson Ranch. Enough is enough. 40 more acres was added with Clark Pacific and the zoning was changed to heavy industrial. This is a use that belongs in the urban area and not out in the county.

This will be the largest Industrial area in the county. It is not fair to the groundwater, the surrounding agricultural properties, the air and historic nature of this area. It is sad the county would do this to the land.

GOAL AG-1 Preservation of Agriculture. Preserve and defend agriculture as fundamental to the identity of Yolo County.

Policy AG-1.1 Protect and enhance the County's four key agricultural sectors. This includes: (1) retaining existing growers and processors of large-scale commodity crops; (2) encouraging the growth of emerging crops and value-added processing; (3) supporting small and organic producers and their ability to serve visitors; and (4) enhancing the transfer of new technologies into practical applications for seeds, crops, fuels, alternative energy, food processing, etc.

Policy AG-1.2 Maintain parcel sizes outside of the community growth boundaries large enough to sustain viable agriculture and discourage conversion to non-agricultural home sites. ☐

Policy AG-1.3 Prohibit the division of agricultural land for non-agricultural uses. ☐

Policy AG-1.4 Prohibit land use activities that are not compatible within agriculturally designated areas.

Add language to prohibit the division of Industrial and Commercial lands for no n-agricultural uses.

**Why is the area east of The Historic Nelson Ranch to Cache Creek grey?
This is not an incorporated city...**

Policy AG-1.5 Strongly discourage the conversion of agricultural land for other uses. No lands shall be considered for redesignation from Agricultural to another designation unless all of the following findings can be made: ☐

A. There is a public need or net community benefit derived from the conversion of the land that outweighs the need to protect the land for long-term agricultural use.

B. There are no feasible alternative locations for the proposed project that are either designated for non-agricultural land uses or are less productive agricultural lands.

C. The use would not have a significant adverse effect on existing or potential agricultural production on surrounding lands designated Agriculture.

Policy AG-1.6 Continue to mitigate at a ratio of no less than 1:1 the conversion of farm land and/or the conversion of land designated or zoned for agriculture, to urban uses.

Something like this in the language to prevent the Industrial and commercial areas proposed from being divided and redesignated to other uses.

Policy AG-1.8 Ensure that development will not have a significant adverse effect on the economic viability or constrain the lawful practices of adjoining or nearby agricultural operations, except for land within the Sphere of Influence (SOI) around a city or within the growth boundary around an unincorporated community. New urban (non-agricultural) development shall be set back a minimum of 300 feet from adjoining agricultural land. A minimum 300-foot setback shall also be required for sensitive areas that are used as public gathering places (e.g. schools, churches, parks and detention basins) that adjoin agriculturally zoned land.

We recommend removing the additional 8- acres at the Spreckels site as it will affect the local Industrial economy of the City of Woodland. Industrial uses would prefer to come to county lands where they do not have the fees, permits and are on groundwater and septic as compared to the City standards.

Recommend this is changed to 500 foot setback.

Policy AG-1.18 Encourage the coordinated placement of agricultural conservation easements on land most threatened by development, particularly those lands located close to cities and unincorporated communities.

From the previous discussion the agricultural land around Spreckels is limited because of the growth. We need to place stringent restriction on development and conversion of lands starting at Churchill downs North and East of 113 to protect.

GOAL AG-2 Natural Resources for Agriculture. Protect the natural resources needed to ensure that agriculture remains an essential part of Yolo County's future.

Policy AG-2.1 Protect areas identified as significantly contributing to groundwater recharge from uses that would reduce their ability to recharge or would threaten the quality of the underlying aquifers.

Identify and protect the area around Spreckels by recognizing its contribution to ground water recharge. This land around Spreckels is needed for ground water recharge and we are concerned that the amount of resources and groundwater Clark Pacific uses will create subsidence for the land.

§

Policy AG-2.2 Preserve water resources for agriculture, both in quantity and quality, from competition with development and/or interests from outside of the County.

This includes protecting the groundwater from being used by Industrial or commercial uses that do not lend the opportunity for groundwater recharge.

Policy AG-2.5 Support high value and intensive farming practices on appropriate agricultural soils. Prime soils and other productive agricultural land outside of growth boundaries shall be preserved wherever feasible.

Designate a growth boundary in this area to protect the land around Spreckels and Churchill downs

Policy AG-3.8 Encourage re-use, for agricultural purposes, of agricultural industrial facilities that are no longer needed due to changing economic conditions.

Yes, but limit this to ag related uses to prevent the offsite impacts to farming that non ag related uses create. This will encourage Ag users to hopefully locate here from other counties where they are being encroached upon. Do not allow the ag. Industrial facilities to be changed out of the ag to other uses. Set strong language to prevent what happened to Spreckels from happening to other areas of the county with the AI being changed to M-2.

Policy AG-3.11 Adopt land use regulations for small farms that recognize the potential role such farms play in education and agricultural tourism and provide for the inclusion of such activities, while discouraging the use of small farms as non-agricultural home sites.

Take out the home sites at industrial. It is not needed.

Action AG-A6 Develop specific criteria regarding the location and/or placement of home sites on agriculturally designated land, to ensure compatibility with both on-site and surrounding agricultural uses. Proposed homes that comply with the criteria would be issued building permits, while those that are not consistent with the criteria would require prior approval of a use permit. Criteria would apply to both the primary and the ancillary home and may include the following:

- Size and mass of the home(s).
 - Location of the home(s) within the property to avoid restricting the extent of pesticide/herbicide spray on adjoining farms and avoid productive agricultural soils and/or operations.
 - Approval of a stewardship plan demonstrating how the property would be farmed. Placement of the remainder of the property, outside of any home site(s), in a permanent agricultural conservation easement, deed restriction or similar instrument.
 - Requirement of a Use Permit for home sites on less than 20 acres.
 - Recordation of a deed notice acknowledging the potential for nuisances to occur, such as dust, agricultural chemical applications, etc.
 - Recordation of a deed notice acknowledging the County's right-to-farm ordinance. (Policy AG-1.7) ☐
- Responsibility: Planning and

Revise standards for parking (e.g. use of permeable surfaces), occupancy (e.g. use of barn structures for limited events), roads (e.g. reduced rural road widths and/or improvements) and sanitation for special events (e.g. use of portable toilets instead of permanent systems).

What is a limited event? It is kind of like being half pregnant. If this is the case that occupancy can be limited make it inclusive. The county is making the Historic Nelson Ranch change occupancy of the barn to type U from Ag exempt. Rather than doing this, allow barns to be ag exempt. The Historic Nelson Ranch barn has very limited events. So this should be incorporated for a standard for all barns and boarding faculties as well as those putting on events.

Policy ED-1.1 Ensure that an adequate supply of industrial and commercial land is designated for future development, to allow the market to continue to expand.

This language should be removed. It negatively affects the agricultural areas and it is contrary to the City of Woodland and City of Davis General Plans. Industrial and commercial belong in the urban areas. We are at a non attainment for air quality and much of the land that would be used for this has poor quality groundwater.

Policy ED-1.14 Support the development of specialty food stores and restaurants to meet the needs of the County's diverse population, as well as the needs of the growing number of visitors to the area.

This policy ED 1.14 language as to the appropriate areas needs to be defined so these are not just placed in the middle of ag. areas. Definition should speak to availability of water other than ground water and also what is an appropriate or maximum level septic can be used before the development need sewer.

Policy ED-3.2 Provide support to make infill development attractive for private developers. **Define where**

Policy ED-3.6 Encourage the development of retail establishments that will reduce resident spending outside the County for retail purchases, services and entertainment.

What exactly does this mean? It could mean we need another Costco... this is contrary to agriculture. It should state rather, cost sharing to locate retail in the cities not in the county unless it supports agriculture.

Action ED-A2 Amend the Zoning Code to include incentives for targeted businesses and infill development, including flexible development standards; fasttrack processing; and fee exemptions, reductions, or deferrals. (Policy ED-2.1)

Responsibility:

This is not fair to the smaller guys that then bear the larger costs and fees. The larger developers should pay for their development as they will make larger amounts of money on the land and its use. So change the language to include everyone, we need revenue especially from ag producers. Everyone should equally be able to get see exemptions, deferrals etc.. if their project can be shown to benefit the agricultural community.

GOAL CO-1 Natural Open Space. Provide a diverse, connected and accessible network of open space, to enhance natural resources and their appropriate use.

Policy CO-1.18 Out-of-county mitigation easements in Yolo County for the loss of open space, agriculture, or habitat in other jurisdictions, and flood easements in Yolo County are generally acceptable, provided the easements meet the following criteria:

GREAT!

Policy CO-2.15 Minimize loss and support the restoration of suitable habitat for rare, threatened and endangered species including but not limited to Swainson's hawk, valley elderberry longhorn beetle, burrowing owls, giant garter snake, and California tiger salamander.

Policy CO-2.16 Encourage the restoration of native habitat on publicly-owned lands. Policy CO-2.17 Require clustering and creative site planning in new development areas to preserve and enhance areas of contiguous open space to the extent feasible.

Apply this to the proposed development at Spreckels.

Policy CO-2.18 Ensure that open space buffers are provided between sensitive habitat and planned development.

Language recommend: Add that we need to have habitat (we need to encourage habitat over open space) and habitat needs adjoining open space buffers to protect it. Developments should be required to provide onsite habitat, not just the open space. And Habitat should be recommended (by JPA) if available rather than the Open space.

Community water system based on groundwater, which is managed by a Community Services District. Water pressure has been a recent concern, especially regarding commercial fire flow.

Language to test for fire flow and availability before proposed commercial and industrial developments can be allowed. Especially if they are located close to Cache Creek or other natural resources that are vulnerable to fire.

GOAL CO-5 Water Resources. Ensure an abundant, safe, and sustainable water supply to support the needs of existing and future generations.

Policy CO-5.1 Coordinate with water purveyors and water users to manage supplies to avoid long-term overdraft, water quality degradation, land subsidence and other potential problems. ¶

Policy CO-5.2 Support projects that provide reliable and sustainable surface water from a variety of energy efficient sources. Sources should be sufficient

to serve existing and planned land uses in prolonged drought periods and protect natural resources and surface water flows. ☒

Policy CO-5.3 Strive to manage the County's groundwater resources on a sustainable yield basis that can provide water purveyors and individual users with reliable, high quality groundwater to serve existing and planned land uses during prolonged drought periods.

What is the effect of Clark Pacific and the large quantity of water they will be using at buildout from consolidating the plants in Fontana and West Sac to this location? What will the affect of this be combined with and additional 80 Industrial especially if we have a drought? What will the affects eb on the neighbors wells? Our well for our house is not that deep. If the water level drops, we would be forced to and incur the cost of new wells.

Action CO-A95 Require development proposals that introduce sources of toxic air pollutants to prepare a health risk assessment and, based on the results of the assessment, establish appropriate land use buffer zones around those uses posing substantial health risks. (Policy CO-6.1) ☒

Responsibility: Planning and Public Works Department

Timeframe: Ongoing Action CO-A96 For discretionary permits, require agricultural Best Management Practices for advantageous projects regarding odor control, stormwater drainage, and fugitive dust control where appropriate.

(Policy CO-6.1) ☒

Responsibility: Agriculture Department

Clark Pacific can sandblast 6 tons of abrasive outside per day. Even though they claim it is done with, water, there is still off site impacts and they also dry sand blast for finishes. This needs to be studied and the affect this has and will have as the company expands on the air identified in this plan to be able to gage the affect of other Industrial sites against this in this area. We would also recommend including that from Agriform and other companies that have air permits in this area, so that they are identified In the General Plan.

Timeframe: Ongoing Action CO-A97 Implement the regulations and programs established by the YSAQMD to bring local air quality into attainment with State and federal standards. (Policy CO-6.1, Policy CO-6.2) ☒

Responsibility: Planning and Public Works Department Timeframe: Ongoing Action CO-A98 Coordinate air quality planning efforts with other local, regional and State agencies. (Policy CO-6.1, Policy CO-6.2) ☒

Responsibility: Planning and Public Works Department

Timeframe: Ongoing Action CO-A99 Regulate the location and operation of land uses to avoid or mitigate harmful or nuisance levels of air emissions to the following sensitive receptors: residential uses, hospitals and

nursing/convalescent homes, hotels and lodging, schools and day care centers, and appropriate habitat areas. (Policy CO-6.1, Policy CO-6.2)
Responsibility: Planning and Public

Please add parks, recreations areas as people are generally outside and more susceptible to poor air quality, outside related agricultural uses as well.

Action CO-A100 Amend the Zoning Code to streamline permitting for the production of biofuels, biomass, and other energy alternatives to reduce dependency on fossil fuels. (Policy CO-7.1) ■
Responsibility: Planning and Public Works Department
Timeframe: 2010/2011

Yes we need these, however we cannot streamline permitting of these types of operations. IT is proven that these types of operations have many negative offsite impacts and need full environmental review to way whether the benefit outway the cost and also the impacts to adjoining properties from the offsite emissions these may have. Also we need to look at the locations of these as they are volatile and can catch fire or blow up and the position of these in areas of habitat or farming. They need to provide the buffers on site so we do not have farm fields catching on fire.

□ **Cool Counties.** Yolo County has committed to the Cool Counties Climate Stabilization Declaration, a pledge to reduce greenhouse gas emissions from County operations by 80 percent by 2050.

80 acres at Spreckels should be denied based on the counties objective and the air quality in this area and the increase in GWG Industrial will have that will make it harder for Yolo county to meet the 2050 goals set in place.

2. Policy Framework

GOAL CO-8 Climate Change. Limit greenhouse gas emissions and plan for adaptation to the future consequences of global climate change.

Policy CO-8.1 Assess current greenhouse gas emission levels and adopt long-term strategies based on scientific analysis to reduce global climate change impacts. ■

Policy CO-8.2 Use the development review process to achieve measurable reductions in greenhouse gas emissions. ■

Policy CO-8.3 Prepare appropriate strategies to adapt to climate change based on sound scientific understanding of the potential impacts. ■

Policy CO-8.4 Encourage all businesses to take the following actions, where feasible: replace high mileage fleet vehicles with hybrid and/or alternative fuel vehicles; increase the energy efficiency of facilities; transition toward the use of renewable energy instead of non-renewable energy sources; adopt purchasing practices that promote emissions reductions and reusable materials; and increase recycling.

GREAT! We think we should require a portion of commercial and Industrial to have solar and to partner with the county to seek grants and incentives to do this.

Health & Safety

Development within the floodplain can have negative environmental implications that can both lead to increased risk of flooding and expose people and property to flooding risks. Urban development increases the amount of impervious surface and therefore increases surface water runoff and accelerates the timing of peak runoff flows. This results in increased erosion, sedimentation and water quality problems in surface runoff, as well as increased risk of flooding.

Some levees, particularly those that protect parts of the City of Woodland and unincorporated Yolo County, the vicinity of Cache Creek and the town of Yolo, only provide a 10-year level of flood protection rather than the 100-year federal standard. Without work to improve these levees, additional

development in Yolo County's floodplain could put more residents at risk of flooding hazards.

This is another reason to deny an additional 80 acres at Spreckels. This area is in the FEMA AE 100year flood zone and the level at Cache Creek here are only 10 year. The Creek has previously broken and just form surface flooding the water can back up on the agricultural fields surrounding Spreckels and it even runs through the property and out the front onto the Sterns property. Industrial development proposed creates islands and increases flooding potential on the adjacent land.

GOAL HS-2 Flood Hazards. Protect the public and reduce damage to property from flood hazards.

Policy HS-2.1 Manage the development review process to protect people, structures, and personal property from unreasonable risk from flooding and flood hazards. Policy HS-2.2 Ensure and enhance the maintenance and integrity of flood control levees. Policy HS-2.3 Actively update and maintain policies and programs to ensure consistency with State and federal requirements.

We need to fix the levees here before we allow any more development. People that want Industrial or heavy commercial operations should contribute to repairing the levee at Cache Creek in this area.

Action HS-A10 Locate new structures outside of the floodplain, where feasible, and implement appropriate methods to minimize potential damage where new construction occurs within flood hazard zones.(Policy HS-2.1)

Another reason to deny addition 80 acres! Industrial with 16 persons working per acre at the Spreckels site.

There are several brownfield sites identified in the community of Esparto that are polluted with hazardous substances and/or where petroleum leakage has been identified. The County has two \$200,000 grants from the EPA's Brownfields Program to prevent, assess, safely clean up, and sustainably reuse these sites. These funds will also be used to create a brownfield inventory and conduct up to five Phase I and three Phase II environmental site assessments in the Esparto community. The grant funds will also be used to conduct community outreach activities.

There are no Superfund sites in the unincorporated County. The Frontier Fertilizer Company site located on County Road 32A in Davis is the only listed Superfund site within Yolo County

Strike or take out that there are no Superfund site. We do not know what changes we will have between now and 2030. Spreckels should be included on the Brownfield site and it is possible to see the Spreckels

land by Churchill Downs on one of these listings in the future. Although the Churchill Downs property is in the city limits, the EIR said there is a plume heading toward the water wells from this site. This plume could be coming onto county land as well. Putting this language in may give people that read the GP a false sense of security or information when doing due diligence given the known contamination and problems identified in the EIR's done.

GOAL HS-4 Hazardous Materials. Protect the community and the environment from hazardous materials and waste.

Policy HS-4.1 Minimize exposure to the harmful effects of hazardous materials and waste.

Action HS-A50 Complete the remediation and reclamation of the County's former burn dump sites. (Policy HS-4.1)

Responsibility: Planning and Public Works Department

Timeframe: Ongoing

Sites like Spreckels date back to the 1940's before regulations were in place. We recommend seeking grants to identify other burn sites and sites where there were plating shops like those at Spreckels. According to neighbors and based on county documents Spreckels burned at the back of the property. This included large quantities of asbestos and other materials. We recommend looking to see if remediation needs to be done at other burn sites.

a. Understanding Noise

Noise can be defined as a sound or series of sounds that are intrusive, irritating, objectionable and/or disruptive to daily life. Noise varies widely in its scope, source, and volume. For instance, noise ranges from individual occurrences, such as a lawn mower, to the intermittent disturbances of train whistles, to the fairly constant noise generated by traffic on freeways. Noise is primarily a concern when generated in the vicinity of noise-sensitive uses such as residences, schools and daycare centers, places of worship and hospitals.

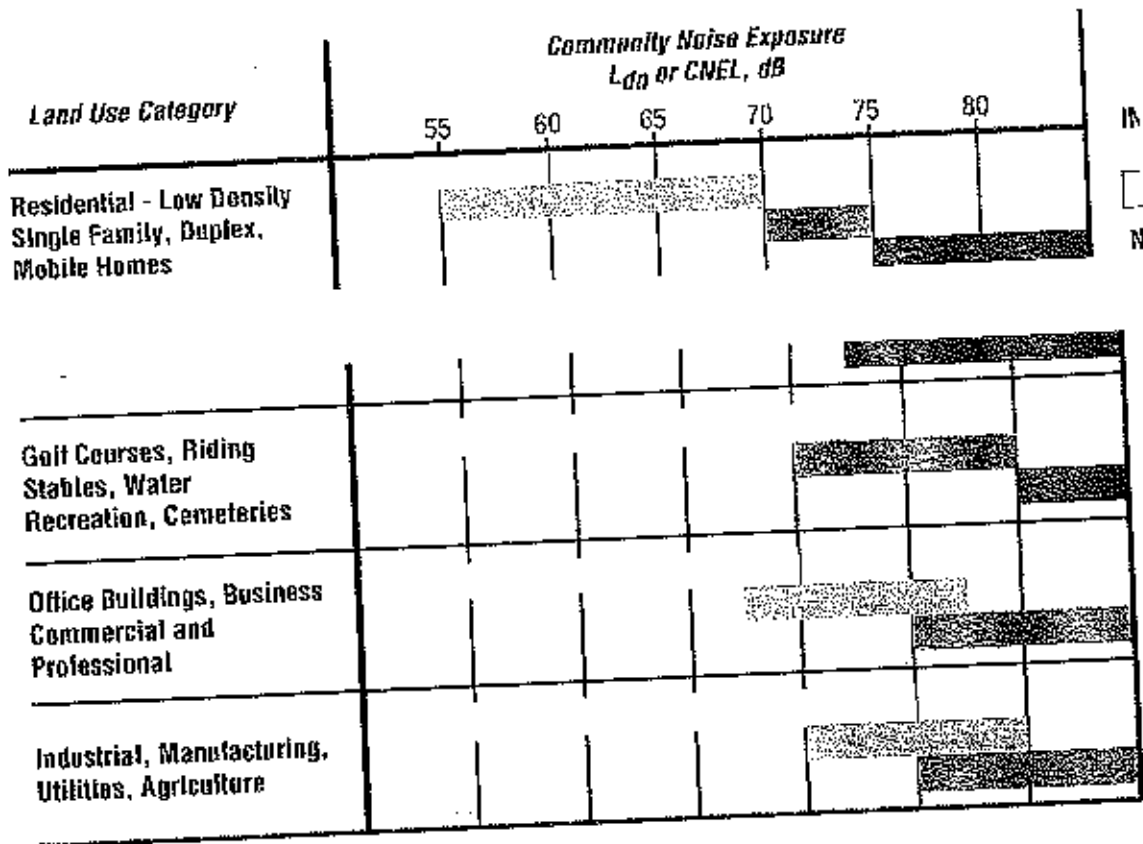
Horses are sensitive to noise. Children and persons riding horses can be put at risk from horses bolting or spooking excessive noise in the vicinity of the horses as well as ground vibration. We request horses are added to this list of sensitive receptors.

Since the sensitivity to noise increases during the evening and at night—because excessive noise interferes with the ability to sleep—24-hour descriptors have been developed that incorporate artificial noise penalties added to quiet-time noise events. The *Community Noise Equivalent Level (CNEL)* is a measure of the cumulative noise exposure in a community, with a 5 dB penalty added to evening (7:00 pm to 10:00 pm) and a 10 dB addition to nocturnal (10:00 pm to

7:00 am) noise levels. The *Day/Night Average Sound Level (L_{dn})*, is essentially the same as CNEL, with the exception that the evening time period is grouped into the daytime period

Please add language to protect neighbors and farmers from 24 hours of noise from Industrial. Many farmers including organic farmers live and work at the one location. People working at the factories and Industrial sites get to go home and relax. They get 2 days off a week. We are stuck here 24 hours a day 7 days a week and exposed to the all hour shifts these factories create. Industrial is different from AG industrial in that AG only goes during certain periods of the year, not year round. If the county is going to out heavy Industrial in farming and rural neighborhoods, they need to have language in the GP to protect the health and sanity of the neighbors for the Industrial uses.

Figure HS-7 Noise Compatibility Guidelines



e. Interior Noise Standards
 California's noise insulation standards were officially adopted by the California

Commission of Housing and Community Development in 1974 and became effective in August 1974. In November 1988, the Building Standards Commission approved revisions to these standards (Title 24, Part 2, California Code of Regulations). The ruling states, "Interior noise levels attributable to exterior sources shall not exceed 45 dB in any habitable room. The noise metric shall be measured in either CNEL or L_{dn}, consistent with the noise element of the local General Plan."

We would like stricter limitation next to riding areas and barns. Horses are sensitive to noise, and do not create much noise. By no means is our operation any where near being as noisy as the Industrial put next to us, Clark Pacific! This comparison is not correct and the county needs language in place to protect existing horse operations from incompatible land uses like heavy Industrial on adjoining properties. The Industrial needs to have measures to limit offsite exposures including back up beepers etc... We consider our horses sensitive and that the property line where they are ridden and live a sensitive receptor to noise. This is also the case with cows at dairies. Those in areas with noise produce less milk.

How do you categorize manufacturing that is basically continual construction. Is this a loop hole they can use? If so put language defining Industrial.

12

Clark Pacific^a - Woodland
(concrete plant), 40600
County Road 18C
100 ft from batch plant
Batch plant operation,
concrete transfer trucks,
vibrators, forklifts, grinders

^a This noise monitoring data taken from *Initial Study/Mitigated Negative Declaration Zone File #2007-078*, Clark

Precast, LLC's "Sugarland" Project, February 22, 2008.
Source: LSA Associates, Inc., 2008.

This study was done without the batch plant even being built or finished at Spreckels. They are constructing it now. The batch plant they are building is larger than the one in West Sac and different so this data is incorrect. They have not started some of the operation and therefore could not know the noise level.

12 11/15/07 24 hr 75 L_{dn}

^b ND, ND

^a This noise monitoring data taken from *Initial Study/Mitigated Negative Declaration Zone File #2007-078*, Clark Precast, LLC's "Sugarland" Project, February 22, 2008.

^b L_{dn} is the 24-hour A-weighted average sound level, obtained after the addition of 10 decibels to sound

levels occurring in the night between 10:00 p.m. and 7:00 a.m.

c ND = No Data available.

Source: LSA Associates, Inc., 2008.

c. Other

i. *Commercial/Industrial Facilities and Plants*

Commercial and industrial facilities, particularly related to processing of agricultural products, are expected to expand during the lifetime of this General Plan. They are likely to exceed the levels described in Section 4.c. of this element, but are unlikely to double on any particular site, making it unlikely that the expansion would result in a perceivable increase in ambient noise levels. Expansion will be subject to the policies and actions in this element, which are designed to reduce conflicts between commercial and industrial uses and sensitive receptors.

If they already are having negative impacts any expansion needs to be studied be it the amount of sandblasting, dry sand blasting, truck travel and damage to the roads, changes in impermeable surface, increased use of groundwater, decreased ability of water to provide flows for fires are just a few that are critical for safety... It is pretty much a guarantee that if Industrial or other Commercial facilities (not related to ag) have increases and this affects the adjoining land owners they will be in holding the county accountable. We recommend deleting this paragraph or adding language to protect adjoining land owners and their uses from such impacts determined or undetermined in the future from expansion of Industrial and Commercial.

GOAL NO-1 Noise Compatibility. Protect people from the harmful effects of excessive noise.

Policy NO-1.1 Ensure that existing and planned land uses are compatible with the current and projected noise environment.

Policy NO-1.2 Ensure the compatibility of permitted land use activities within the Primary Delta Zone with applicable properly adopted noise policies of the Land Use and Resource Management Plan of the Delta Protection Commission.

Policy NO-1.3 Protect important agricultural, commercial, industrial, and transportation uses from encroachment by land uses sensitive to noise and air quality impacts.

Policy NO-1.4 For proposed new development, where it is not possible to reduce noise levels in outdoor activity areas to 60 dB CNEL or less using practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB CNEL may be allowed, provided that all available reasonable and feasible exterior noise level reduction measures have been implemented.

This is another reason that the additional 80 acres of Industrial should be denied. Clark Pacific's back up bells and vibration can be felt and heard in our house. Any expansion is going to increase this. It was not this way before they started operation. This is one of the sites proposed for the re-entry facility. You take a bunch of prisoners and put them next to this in a cement structure and they would go absolutely crazy. It affects us, what would it do to a person in a small confined room?

6. Implementation Program

Action NO-A1 Adopt a comprehensive Noise Ordinance that includes the following components:

- Standards for acceptable exterior and interior noise levels, their applicability and any specific exceptions to those standards.
- Guidelines and technical requirements for noise measurements and acoustical studies to determine conformance with provisions of the ordinance.
- Standards for construction equipment and noise-emitting construction activities.
- Regulations for the noise generated by events, including truck loading and unloading, operation of construction equipment, and amplified music. (Policy NO-1.1, Policy NO-1.4, Policy NO-1.5)

Please add stronger regulation and language with regard to outside Industrial/ Commercial practices that impact adjoining land owners.

Action NO-A2 Regulate the location and operation of land uses to avoid or mitigate harmful or nuisance levels of noise to the following sensitive receptors: residential uses, hospitals and nursing/convalescent homes, hotels and lodging, and appropriate habitat areas. (Policy NO-1.1, Policy NO- 1.4)

Responsibility: Planning and Public Works Department

Timeframe: Ongoing

Please add horses facilities and recreational areas, areas defined for agritourism to this list

Action NO-A3 Review proposed development projects for compatibility with surrounding and planned uses in accordance with the Noise Compatibility Guidelines; however these guidelines shall not be applied to outdoor activity areas nor shall they be used to prohibit or preclude otherwise allowed density and intensity of development. (Policy NO-1,

Policy NO-1.4)

Responsibility: Planning and Public Works Department

Timeframe: Ongoing

These have to be applied to outdoor activity when there are outside uses adjoining the proposed uses. Like golf courses and Industrial, horse show arenas and Industrial... Horses can spook, whose liability is it if the outside operation of cranes, banging, saws spook the horse and a person is seriously injured or killed? It would fall back ultimately on the county, I would imagine. This is not just in speaking for our operation but the other horse boarding places and horse show places throughout the county. The county needs to protect the existing land use from the adjacent property and proposed development.

Requiring effective sound barriers for new residential developments adjacent to existing freeways and highways.

Add sound barriers for Industrial, they are better than not having them as compared to the noise.

Action NO-A9 Designate appropriate zoning that avoids placing significant new noise sensitive land uses in proximity of existing or planned commercial and industrial uses. (Policy NO-1.1)
Responsibility: Plannin

Add language = Designate appropriate zoning that avoids placing significant new Industrial or Commercial in proximity next to noise sensitive land existing land uses.

Action NO-A13 Minimize potential noise conflicts by establishing compatible land uses and larger setbacks adjoining truck routes and other critical transportation corridors that tend to generate greater levels of noise. (Policy NO-1.1, Policy NO-1.5)
Responsibility: Planning and Public Works Department
Timeframe: Ongoing
This needs to be done for all proposed Industrial in this document.

Thank you for allowing us to comment we hope that the issues raised are included to represent the needs of this area in the General Plan update.

**Brenda Cedarblade
Gerald Wilson**

Wayne King

& The others that contributed to our comments on this plan

6.

From: brenda cedarblade [mailto:brendacedarblade@yahoo.com]
Sent: Friday, November 21, 2008 1:18 PM
To: David Morrison
Subject: AG Exempt GP Update

Not much fun.

Hey- I forgot to add this. If it is not too late, I think it would be a good idea to address the Ag exempt buildings and define what they are.

For AG exempt buildings, the county should go out and inspect when the project is done. This way people are not put into the situation we are facing now. The county can ensure it was built the right size and location and it is not a threat to the public and is safe to an extent that workers can be in the buildings. As well as clarifying who need to have business licenses.

There was another comment a neighbor had and I forgot to add it, I cannot remember what it was. I ll ask her and e-mail you.

B

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7.

David Morrison

From: JOHN CHAPMAN [jsc441@yahoo.com]
Sent: Monday, November 03, 2008 9:19 AM
To: David Morrison
Subject: Blue Ridge Trail

John S. Chapman
 C. Scott Ranches
 Rd. 29 Yolo County
 530-809-1209 Home Phone
 530-966-4559 Cell Phone
 jsc441@yahoo.com E-Mail

To David Morrison
 Date Nov. 3 2008
 Subject Blue Ridge Trail

David

If the Leadership of Yolo County is planning on developing the Blue Ridge Trail I would hope that the County has lots of money to drop down a rat hole. First of all the Blue Ridge Trail to my understanding would only benefit a very few people in Yolo County. Second to insure that Private property is not compromised I would assume that this trail would have to be fenced an survey. Third is Communication if someone got hurt. has the Leadership figured how someone would Communicate with the 911 services of Yolo County. Cell phones do not work along the proposed Blue Ridge Trail. Are the few hikers that would use the trail just left to their own means to communicate or is the county to install communications for the Blue Ridge Trail an who is going to fund the extraction of the people who will get hurt lost or incapacitated will it be funded by Yolo County or Napa County an seeing as how this trail would have to go into Napa County in some areas is Yolo County working with Napa County on this project. Also what is the projected Budget to develop this trail and what would be the Annual cost to the Yolo County Tax payer to maintain this trail. If it was put to a vote even in Davis I do not think the average tax payer would want to fund this trail for just a few people.

Services such as Water, Restrooms, Development surveying an fencing. Marking the trail patrolling the trail on a daily. comes at a high price.

Also is the trail only going to be open in the summer or is it going to be open all year. If it is going to be open all year then how are you going to get equipment up in the hills when it is wet an raining. Or would the yolo tax payer going to have to foot the bill for Helicopters also for patrolling an services. Is this trail going to be used for Hunters also. If so what is the Yolo County's plan for the services needed. Also what impact would the abutting land owner have would emergency services want access through abutting lands an would this be an added cost to the County for maintenance for access roads through abutting lands.

Has Yolo County Leaders Lost their ever loving mines this trail is a moncy pit with no end and the County has no way of controlling the cost involved or even projecting the cost. Has any onc from the County walked the proposed trail to determine the cost involved. If so who and when did this happen.

John S. Chapman

8.

David Morrison

From: wchap3@juno.com
Sent: Wednesday, November 05, 2008 1:04 PM
To: David Morrison
Subject: RE: Unanswered questions concerning The Blue Ridge Trail.
Attachments: 2005 Yolo Co Master Plan - Parks and Open Space.doc

November 5, 2008

ATTN: Mr. David Morrison
Assistant Director
County of Yolo
Planning and Public Works
292 West Beamer Street
Woodland, California

David,

Since the The Yolo County General Plan is under your review and drafting - maybe you would be so kind as to answer some of the attached questions concerning the Blue (Rocky) Ridge Trail.

With your answers I would be able to better understand the need to expend Yolo County Taxpayers excess funds.

Please email your response - prior to the November 20, 2008 (deadline for written comments on the Yolo County General Plan) to wchap3@juno.com.

Without your response; please incorporate my submission in your response segment - in total - of correspondence from effected Yolo County Taxpayer.

MY position on "The Blue Ridge Trail" has not changed since 2005 - however if I were to receive a detailed response to the attached set of questions - I would certainly be better informed and could revisit my **OPPOSITION to the Blue Ridge Trail**.

Looking forward to your timely and detailed response on this matter.

Sincerely,

"IN GOD WE TRUST"

The Clarence Scott Ranches

Established and Family owned in western Yolo County since 1850

c/o William A. Chapman
4038 Boulder Drive

Antioch, CA 94509 - 6233

E-Mail: wchap3@juno.com
Telephone (925) 754 - 3595

P.S. - **as an alterative** plan please review the conclusion of the attachment - part III...

----- Forwarded Message -----

From: <wchap3@juno.com>

To: Mike.mcgowan@yolocounty.org, Helen.thomson@yolocounty.org,

Matt@rexroad.com, mariko.Yamada@yolocounty.org, duane.chamberlain@yolocounty.org

Cc: boxH@netzero.net

Date: Sat, 11 Oct 2008 13:39:38 -0700

Subject: RE: Unanswered questions concerning The Blue Ridge Trail.

October 11, 2008

Ladies and Gentlemen,

Maybe you and/or your staff could answer **the attached list of questions** I asked in 2005 and that are still unanswered.

How much will the Blue Ridge Trail **cost the County of Yolo** in its development and maintenancce - during its first five years?

Sincerely,

"IN GOD WE TRUST"

The Clarence Scott Ranches

Established and Family owned since 1850

c/o William A. Chapman

4038 Boulder Drive

Antioch, CA 94509 - 6233

E-Mail: wchap3@juno.com
Telephone (925) 754 - 3595

----- Forwarded Message -----

From: <wchap3@juno.com>

To: duane.chamberlain@yolocounty.org

Cc: denise@yolofarmbureau.org

Date: Fri, 10 Oct 2008 13:08:50 -0700

Subject: RE: Unanswered questions concerning The Blue Ridge Trail.

October 10, 2008

Duane,

11/21/2008

In 2005 I addressed some issues concerning "The Blue Ridge Trail" - To date I have not received an answer!!

Would your office please **resubmit my questions to the CORRECT party for a detailed response** to the questions? (just change the date to 2008)

MY position on "The Blue Ridge Trail" has not changed - however if I were to receive a detailed response to the attached set of questions - I would certainly be better informed and could revisit my **OPPOSITION to the Blue Ridge Trail.**

Sincerely,

"IN GOD WE TRUST"

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P.S. - **as an alterative** plan please review the conclusion of the attachment - part III...

Get the sign you need for the impact you want. Click now!

The Clarence Scott Ranches

Established in 1850

c/o William A. Chapman, x.h.z.
4038 Boulder Drive
Antioch, California 94509 – 6233

Telephone / FAX (925) 754 – 3595
E – Mail : wchap3@juno.com

February 14, 2005

RE: Yolo County Parks and Open Space Master Plan -- Draft dated 4 February 2005
Specific: to the **BLUE RIDGE TRAIL** proposal.

To Whom it May Concern:

I) NEED A DESCRIPTION of the Blue Ridge Trail –

- i) Detail map of trail's path & its specifications – width, trail quality, construction methods and materials used, etc.
- ii) Distance of the Trail
- iii) Location of trail markers, gates and fencing
- iv) Distance covered by the trail
- v) Time required to traverse the trail
 - Hiker - _____ Hours
 - Equine Riders - _____ Hours
- vi) Gradation changes which occur through out the trail.
- vii) Projected number of transients using the trail
 - a Hikers - Visitors _____ Yolo County Residents _____
 - b Equine Riders – Visitors _____ Yolo County Residents _____
 - c Mountain Bike Riders
 - d Quad Riders
 - e Motorcycles
 - f Hunters
 - g Others
- viii) How much in funding is available from the Yolo County treasury and tax dollars?

II) Items which NEED TO BE RESOLVED AND COST EVALUATED:

A) **SURVEY:** Require that the BJM land be surveyed and monumented in conformity with the standards and specifications established and used in the recent survey of Section 29 Township 9 North, Range 2 West, M.D.B& M.

B) **FENCING**: If the Blue Ridge Trail is funded - will it be marked and fenced along its boundaries and/or area - who will pay and who will maintain??

C) **CONSTRUCTION OVERBURDEN**: If the Blue Ridge Trail is constructed - will any and all overburden, being disturbed, be removed **TOTALLY** and/or contained with-in the confines of the Blue Ridge Trail? Or will the equities located down-hill of the project be subjected to the rubbish and debris? Where will the excess overburden be removed to??

D) **NOXIOUS WEED POPULATION** - introduction, control and Maintenance - what provisions are in place to prevent, mitigate, and control the noxious weed population - Yellow Star Thistle, Madusahcad, etc.?? AT what cost? And paid for by what Budget item - annually?? The Noxious Weed Population will increase - when the ground is disturbed and the trail is used by equine and foot traffic.

E) **ENVIRONMENTAL IMPACT REPORT** -- has one been prepared - based on a ground level survey? If so by whom and when? Cost?

F) **WILD LIFE ECO SYSTEM EFFECT** - has a consultant prepared and documented the adverse effects on the wild life eco system resulting from the Blue Ridge Trail? When and by whom and at what cost??

G) **FIRE** - In view of the \$10.5 Million Dollars Spend fighting the recent 2004 Rumsey wild fire - what provisions are in place for the Blue Ridge Trail region??

H) **VANDALISM** -- who assumes the cost of security?

I) **TRESPASSING ON ABUTTING EQUITIES** - who will control and assume the cost of security?

J) **HEALTH AND WELFARE OF THE TRANSIENT HIKER** - who assumes the responsibility for their health and welfare - and at what cost? With specific reference to the Mountain Lion attack on a biker Ms. Anne Hjelle, 31, in 2004, on the Whiting Ranch Wilderness Park - Cactus Hill trail near the Trabuco Canyon area (www.annahjella.com).

K) **WATER - DRINKING** - what provisions are in the Blue Ridge Trail design to provide and maintain safe drinking water along the trail? At what cost?

L) **WATER - EROSION** - the effect,

M) **PARKING** - location and cost??

N) **LITTER CONTROL and REMOVAL** - Who will be responsible and pay?

O) **RESTROOM** - Where?? and who will maintain and cover the cost?

P) DOGS – LEASH LAW?

Q) PROPERTY TAXES – EFFECT and IMPACT?

R) LAWSUITS? Who pays?? Who defends??

S) USAGE – review current population attending YOLO HIKER events

T) WILL THE PROJECT BE ‘A GOOD NEIGHBOR’? What consultant reports have been prepared reflecting - in detail - any and all effects on the established abutting property and businesses? When will they be available for comment?

U) CDF’s VEGATION MANAGEMENT PROGRAM (VMP)– restricted or eliminated?

III) Alternate plans – versus – a building a boulevard down Rocky Ridge – a privately administer access program:

Have the County impound the money designated for the building and maintenance of the Blue Ridge Trail – the interest earned by the impounded funds would be used to defend any of the abutting landowners in any lawsuits and for any insurance costs incurred while serving the public by providing, supervising and monitoring access to the Blue Ridge Trail regions.

Annually the 90 % of remaining balance of interest earned – after paying for the above costs -- would be distributed pro-rata among the listed (with Yolo County) as an abutting landowners based on the number of accesses documented and provided during the year.

Access would be mutually arranged, by request between the visitor and the landowners – as listed with the County.

If no requests are received in a certain year then the Interest earned would be added to the principal.

After five years of non-use – 90% of the accumulated Interest Earned to date would be distributed -- pro-rata, base on acreage – among the listed (with the County of YOLO) land owners during that period of non-use.

Sincerely,

William A. Chapman, x.h.z.

10.

David Morrison

From: wchap3@juno.com
Sent: Wednesday, November 05, 2008 1:06 PM
To: David Morrison
Subject: RE: The Yolo County General Plan
Attachments: 2007 OAK TREE - Assesement District.doc

November 5, 2008

ATTN: Mr. David Morrison
Assistant Director
County of Yolo
Planning and Public Works
292 West Beamer Street
Woodland, California

David,

Since the The Yolo County General Plan is under your review and drafting - For the record please note the following:

With the increased national concern and interest in CARBON CREDIT'S please insure that the Yolo County General Plan is GREEN.

Yolo County needs to lead the way - to protect the existing grows of mature Oak Trees.

Attached is program to encourage the retention and maintenace of Yolo County's historic Oak Trees.

Please incorporate it in the Yolo County General Plan.

Sincerely,

"IN GOD WE TRUST"

The Clarence Scott Ranches

Established and Family owned in western Yolo County since 1850

c/o William A. Chapman
4038 Boulder Drive
Antioch, CA 94509 - 6233

E-Mail: wchap3@juno.com
Telephone (925) 754 - 3595

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Yolo County

Parks and Resources Management Division
Oak Woodland Conservation and Restoration

- 2007 -

'OAK TREE CREDITS' - AN ENVIRONMENTAL INVESTMENT

SUMMARY

County Restoration Assessment Program (CRAP)

A **CRAP fund** - will purchase Oak Tree Credits - and thus encourage the **POORs** to maintain their privately owned **Large Oak Woodland Tree Stands** for the **TITLEs SAPs** of Yolo County - while providing the **CROOKs** with a funded assessment district.

NARRATIVE

County Regional Oak Originators and Keepers (CROOK)

The County of Yolo Board of Supervisor shall establish an **OAK TREE WOODLAND CONSERVATION AND RESTORATION** assessment district (OTWCR) - which will include each and every parcel of land within the boundary of the County of Yolo.

The County of Yolo Board of Supervisor shall establish an operating budget and appoint the members of the OTWCR - which shall be called the "**County Regional Oak Originators and Keepers**" (**CROOK**).

The **CROOKs** will be required to specifically locate - by GPS coordinates - and maintain a map, photograph, identify by species, and take a trunk measurement (at a point above 60 inches on the main tree trunk -which is free of any and all limbs or abnormal growths) for each **NATIVE OAK TREE** - which shall include any and all of the following:

Valley Oak (Quercus lobata);	Interior Live Oak (Quercus wislizenii);
Blue Oak (Quercus douglasii);	Oracle Oak (Quercus morehus);
Coast live oak(Quercus agrifolia);	Black oak (Quercus kelloggii);
or Canyon live oak	(Quercus chrysolepis).

The **CROOKs** membership shall be limited to an arborist who is certified by the International Society of Arboriculture (ISA) and who resides within the boundaries of the County of Yolo. The **CROOKs** shall make annual - on site - visits of the **NATIVE OAK TREES** but not during the California Division of Forestry's declared "**FIRE SEASON**".

The **CROOKs** operating budget will be determined and then assessed to **EACH PARCEL** (method: **CROOK's** operating budget divided by the total number of parcels located within the County of Yolo [regardless of parcel acreage] the resulting amount will then be the **base assessment** district fee shown on the parcel's property tax bill).

Yolo County

OAK TREE WOODLAND CONSERVATION AND RESTORATION

- INCENTIVE PAYMENT PLAN -

THE OAK TREE WOODLAND CONSERVATION AND RESTORATION assessment district (OTWCR) - which will include each and every parcel of land within the boundary of the County of Yolo - shall establish a MINIMUM number of Oak Trees per parcel at **Three (3) internal-parcel Trees (TIT)**, each with a minimum trunk circumference measurement of twelve (12) inches (at a point above 60 inches on the main tree trunk -which is free of any and all limbs or abnormal growths).

A **Single Assessment Property (SAP)** will be assessed **Fifty Dollars (\$ 50.00) per annum** if the parcel does not have TITs - each with a minimum trunk circumference measurement of twelve (12) inches.

The **Oak Tree Credit** assessment (\$50.00/per annum/ per TITless parcels) will be collected on the parcel's property tax bill. The annual funds collected will be designate as the **County Restoration Assessment Program (CRAP)** and will be used in eco-friendly marketing to purchase annual '**Oak Tree Range Land Credits**' from the **YOLO COUNTY PRIVATE LANDOWNERS OF RANGE LAND** with Large Oak Tree Woodlands.

The Private Yolo County Landowners of Range Land with **Privately Owned Large Oak Woodlands** (a parcel having a minimum of 30 Large Oak Trees with TITs which exceed a minimum of 12 inches in diameter) will be identified and their **Large Oak Woodlands Tree** will be inventoried by the **CROOKs**.

Each range land parcel with a **Privately Owned Large Oak Woodlands Tree** habitat will be identified and mapped - and the parcel will be known as a '**Parcel Owner of Oak Range-land (POOR)**'.

At the end of each year, the **CRAP** fund will be disbursed to the **POORs** -- based on the number, age and size of their **Privately Owned Large Oak Woodland tree** inventory (**LIMITED** to large oak Woodland Trees - TITs of a minimum of 12 inches in diameter) as determined and mapped by the **CROOKs**.

The **CRAP fund** - would purchase annual **Oak Tree Credits** - which will encourage the **POORs** to maintain their **Privately Owned Large Oak Woodland Tree** stands for the **TITless SAPs** of Yolo County - while providing the **CROOKs** with a funded assessment district.

WHY NOT ???? -

'OAK TREE CREDITS' -

**THAT WILL LAST AS LONG AS AN OAK TREE -
AN ENVIRONMENTAL INVESTMENT !**

CITY COUNCIL

Sue Greenwald, Mayor - Ruth Uy Asmundson, Mayor Pro Tem
Council Members: Don Sayiot, Stephen Souza, Lamar Heystek

23 Russell Boulevard - Davis, California 95616
530/757-5602 - FAX: 530/757-5603 - TDD: 530/757-5666



November 20, 2008

Honorable Duane Chamberlain, Chairman
Board of Supervisors
County of Yolo
625 Court Street, Room 204
Woodland, CA. 95695

RE: General Plan Update, Selection of Draft Plan

Dear Members of the Board of Supervisors:

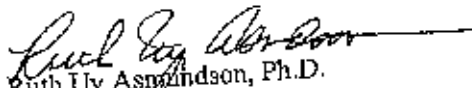
The City of Davis has been following with great interest the evolution of the County's General Plan Update process. We recognize that you are currently only selecting preferred alternatives for EIR consideration, and that there will be many future opportunities for discussion throughout your process.

The City strongly supports the County's long-standing principle of directing development to the incorporated cities and the existing unincorporated communities. We trust that this principle will continue to be pursued during adoption and implementation of the new General Plan. The City assumes that any development on the edge of Davis will occur through the City's planning process (including Measure J vote, if required) and be annexed to the City. Any development on the edge of Davis will pay its fair share of costs for providing City and County services, including contributions to infrastructure to serve the development.

The City supports the Board's desire to explore opportunities for mutual benefit. (Policy LU-6.11). At this time, we have not had discussion of any specific uses and locations for urban development on the edge of Davis, or a joint determination that the listed uses are appropriate uses or locations. We look forward to these discussions. At this time, it is too early to consider specific projects for inclusion in the General Plan document, in advance of those discussions. The City representatives to the County 2x2 are the designated liaisons, and will report back to the full Council as necessary.

Thank you for considering our comments. We recognize the many dimensions that the County must consider with its future General Plan, and that County interests must evolve with changing times and needs. We at the City are facing similar circumstances. Our hope is that we can continue to work closely with the County in staying grounded in the land use planning principles that have distinguished our planning efforts from many others statewide and in this region.

Sincerely,


Ruth Uy Asmundson, Ph.D.
Mayor

CITY OF DAVIS

11. RECEIVED

NOV 25 2008

CLERK OF THE BOARD
OF SUPERVISORS

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cc: J. Bencomo
" : D. Morrison

cc: CAG PPW



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Michael Martin
MAYOR PRO TEM:
Woody Fridae
COUNCIL:
Cecilia Aguiar-Curry
Harold Anderson
Tom Stone



12.

MAYOR EMERITUS:
J. Robert Chapman
TREASURER:
Michael Sebastian
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CLERK OF THE BOARD
OF SUPERVISORS

November 18, 2008

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Supervisor Duane Chamberlain, Chair
Yolo County Board of Supervisors
625 Court Street
Woodland, CA 95695

Re: Draft 2030 Countywide General Plan (Draft GP)

Dear Chairman Chamberlain

The City of Winters has been following your General Plan update and congratulates the County on the tremendous effort that it has put forth in development this document. The goals of the City of Winters and the County are similar – preserving our agricultural heritage while providing for balanced, economically viable land uses necessary for healthy and sustainable communities. The City supports the continued Agricultural designation of the unincorporated areas adjacent to our City and expects that urban development shall continue to be directed into the Cities.

We do note that the proposed uses in the Agricultural designation include agricultural commercial and agricultural industrial uses which would allow for agricultural equipment sales, Yolo Stores, agri-tourism and ancillary restaurants and/or stores. Policy LU-2.2 expands upon this by stating:

Allow additional agricultural commercial and agricultural industrial land uses in any designated agricultural area, where appropriate, depending on site characteristics and project specifics. Agricultural commercial and/or agricultural industrial development is anticipated as shown in Table LU-7 (Anticipated Agricultural Commercial and/or Agricultural Industrial Growth).

Table LU-7 indicates 96 acres of this type of development at I-505/SR 128 which is the gateway to Winters.

The City certainly understands the County's desire to provide for enhanced agricultural economic opportunities which would also increase the County's tax base. As you know the City has been diligently pursuing economic stabilization and development with a focus on our Downtown as a base for regional tourism while providing for the needs of our community. With that in mind, the City is concerned about the potential for land uses in the unincorporated areas adjacent to the City, particularly at the I-505/ SR 128 gateway, which would conflict or compete with those goals. The City is very appreciative of Action CC-A14 in the Land Use and Community Character Element which states:

Collaborate with the City of Winters to explore revenue producing uses and opportunities for the "special study area" identified for agricultural industrial and/or agricultural commercial uses at Interstate 505 and State Route 128.

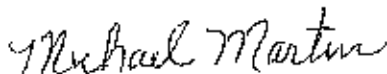
cc: AO, PPW

This special study area has not been identified on the maps included with in the Draft GP and the City requests that it be identified in the document to provide a basis for our future discussions.

LAFCO recently completed a Municipal Services Review and Sphere of Influence update for the City of Winters and the City's Spheres remain consistent with our current planning area boundaries at this time. Although not included in this Sphere of Influence update, the area located east of I-505, including El Rio Villa, has long been part of our community and the City provides a number of services to El Rio Villa including waste water disposal. In the future the City expects to include that area within our Sphere and ultimately within the City

The City looks forward to working closely with the County to address any potential development proposed in our borderlands to insure that the outcome is mutually beneficial to the County and the City. Western Yolo County holds enormous potential for agri-tourism and sustainable, community based economic development. Working together we can achieve our goals.

Sincerely,



Michael Martin
Mayor

Cc: John Bencomo, Director Planning and Public Works Department
David Morrison, Assistant Director Planning and Public Works Department
Heidi Tschudin, General Plan Project Manager



City of Woodland

CITY MANAGER

300 FIRST STREET

WOODLAND, CALIFORNIA 95695

(530) 661-5800

FAX: (530) 661-5813

November 20, 2008

David Morrison, Assistant Director – Development Services
Planning and Public Works Department
County of Yolo
292 West Beamer Street
Woodland, CA 95695-2598

SUBJECT: Submittal of Comments on County of Yolo Draft 2030 Countywide General Plan

Dear Mr. Morrison:

Thank you for the opportunity to provide comments on Yolo County's Draft 2030 Countywide General Plan. City of Woodland comments address our opposition to development of the Elkhorn Property Area and redesignation of the remaining 69 acres of the Woodland Area, Spreckels Subarea from Agriculture to Industrial.

Elkhorn Property Area: The Draft 2030 Countywide General Plan proposes redesignating 322 acres of Agriculture to Commercial General (192 acres) and Industrial (130 acres). Yolo County's development policies and long-standing practices have focused development in urbanized areas away from productive agricultural soils. The proposed Elkhorn Specific Plan is a departure from these policies and practices as this non-urbanized area has flood constraints, limited access to utility infrastructure, and productive agricultural lands largely made up of Grade 2 and 3 soils (Natural Resources Conservation Service, California Revised Storie Index).

The primary focus of the Elkhorn Specific Plan is a regional conference center and hotel facility. Hotel development in the Elkhorn Area competes with the lodging corridor that the City has established on Freeway Drive and continues to grow. This year, the Woodland Planning Commission approved two hotel projects for Freeway Drive, a street near the northeast corner of the County Road 102 and East Main Street intersection, which is a short distance from Interstate 5 on-and off-ramps. Once the two facilities are constructed, the number of hotels on Freeway will double and the overall hotel rooms will increase to 303. Representatives from another hotel chain have also

expressed interest in constructing a facility on Freeway Drive. Yolo County benefits from hotel development in Woodland as it receives 20 percent of the transient occupancy tax (TOT) revenue that the City collects from lodging establishments. The loss of prime agricultural land and competition with Woodland's growing hotel corridor are the primary reasons the City opposes the proposed development of the Elkhorn area.

Woodland Area, Spreckels Subarea: Earlier this year, the Yolo County Board of Supervisors approved the Clark Pacific pre-cast concrete production facility at the former Spreckels Sugar site. The Woodland City Council has been supportive of the redevelopment of the Spreckels site for the Clark Pacific facility and approved a City Council resolution at its December 18, 2007 meeting to endorse the project. As part of its approval of Clark Pacific, the Board of Supervisors redesignated 91 acres of a 160-acre site from Agriculture to Industrial. Originally, Clark Pacific had planned to locate its facility in Woodland on property zoned for industrial uses and had purchased property for this purpose; however, the soil conditions were not conducive for the project. The City Council's decision to support the Clark Pacific project at the Spreckels Sugar site was in recognition of the urgency to keep the Clark Pacific facility in Yolo County and ultimately maintain the jobs and sales tax revenue, potentially \$450,000 - \$500,000 per year, generated by the facility.

The Draft 2030 Countywide General Plan proposes to redesignate the remaining 69 acres from Agriculture to Industrial. While the City remains supportive of the Clark Pacific project and may not oppose an expansion of the facility on the remaining 69 acres, the City opposes redesignation of the remaining 69 acres of the 160 acre site unless it is specifically for expansion of Clark Pacific. The northeast quadrant of Woodland contains several hundred acres of land either zoned or pre-zoned for industrial uses. While some of the properties may not be developed for a number of years because of flood and other issues, a portion of the properties could potentially develop within the next three to five years. The industrial development will benefit from the full provision of urban services and infrastructure improvements as well. We are sensitive to Yolo County's need to create new jobs and revenue sources as evidenced by our support of the Clark Pacific project and we hope Yolo County will appreciate and support Woodland's efforts, particularly work on Cache Creek flood solutions, as we seek to move forward with industrial development of the City's northeast quadrant.

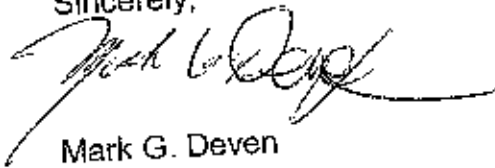
Draft Yolo County Groundwater Ordinance: In August, the City submitted the attached letter to Board of Supervisors Chairman Duane Chamberlain on the Draft Yolo County Groundwater Ordinance. While the groundwater ordinance effort is not part of the 2030 Countywide General Plan; the draft ordinance is broad in scope and we wanted to reiterate our concerns with the ordinance.

Woodland recognizes the importance of a strong and fiscally viable county and the need for the county to pursue policies through the 2030 Countywide General Plan that will contribute to economic diversity. Because implementation of the City and County's economic development strategies may be in conflict at times, we think this underscores

the value of establishing collaborative planning principles with the County and we remain committed to this effort.

Thank you for the opportunity to submit comments on Yolo County's Draft 2030 Countywide General Plan and providing our comments to the Yolo County Board of Supervisors. Please contact me should you have any questions regarding the city's comments.

Sincerely,



Mark G. Deven
City Manager
530-661-5800

Attachment

Letter dated August 11, 2008 to The Honorable Duane Chamberlain

cc: Mayor Skip Davies and Councilmembers, City of Woodland



COPY

City of Woodland

CITY COUNCIL

300 FIRST STREET

WOODLAND, CALIFORNIA 95695

(530) 661-5800

FAX: (530) 661-5813

Marlin H. "Skip" Davies, Mayor
Artemio Plimentel, Vice Mayor
Jeff W. Monroe, Council Member
William L. Merble, Council Member
Martie L. Dote, Council Member

August 11, 2008

The Honorable Duane Chamberlain, Chair
Yolo County Board of Supervisors
625 Court Street, Room 204
Woodland, CA 95695

SUBJECT: Proposed Yolo County Groundwater Ordinance - City of Woodland Response

Honorable Chair and Members of the Board:

On April 22, 2008 you were presented a draft groundwater ordinance during your regularly scheduled Board Meeting. It appeared that your intent was to address the loss of groundwater resources in Yolo County, the export of these groundwater resources and a perceived lack of groundwater resource protection in Yolo County.

The City asked our water rights attorney, Alan Lilly, to evaluate the draft ordinance and its potential effects on the City of Woodland's ability to manage its groundwater basin, wells, and obtain surface water rights in the future. His analysis of the draft ordinance and City staff's evaluation was presented to the City Council on July 15. The analysis and staff report indicates that, as written, the draft ordinance does not exempt the City of Woodland from regulation. While other California law could exempt the City of Woodland from regulation under this ordinance, the City feels that the jurisdictional discussions would consume City and County staff resources that could be better spent solving any identified problems. The draft ordinance appears to add an additional layer of control over the City's management of its groundwater resource, well installation and future water development to meet the needs of the City and its residents. The ordinance could jeopardize City strategies for obtaining surface water using groundwater exchanges or at the very least add a layer of complexity to an already complex process. The benefits to the City and its residents from implementation of this ordinance are not apparent from this analysis.

This brings us to the City's largest problem with the draft ordinance. The City of Woodland, Yolo County, and other Yolo County water purveyors have invested a significant amount of time and resources into the Water Resources Association. Therefore, the City Council believes that the management of the groundwater

Y900

resources in Yolo County and related issues should be first given to the WRA for development of a solution set for the following reasons:

1. The WRA and its member agencies have worked collaboratively on water resource issues in the past and shared their expertise and consulting expenses in a cost effective manner. Yolo County has not identified the problems that generated the draft ordinance to the WRA, or sought to solve those problems using the WRA.
2. In 2007, the WRA and its member agencies published the Integrated Regional Water Management Plan (IRWMP) which was partially funded by a \$500,000 grant from the California Department of Water Resources and from WRA member contributions of funds and staff resources. The IRWMP defines the relationships between member agencies (including Yolo County) and the management of water resources in the County and the region. The IRWMP also identifies and prioritizes projects in the county, provides an ongoing forum for project prioritization and provides support for members seeking grant funding from State or Federal agencies. During the process of preparing the IRWMP Yolo County had and continues to have the opportunity to submit action items into the IRWMP process to address any concerns it has on groundwater supplies, monitoring or water quality issues.
3. The WRA developed the IRWMP which is used by the California Department of Water Resources (DWR) for evaluation of projects funded by their grant programs. The unilateral passage of this ordinance demonstrates to DWR that entities in the county are not following the IRWMP and not working together and as a result could jeopardize funding requests from the WRA member agencies with DWR.

While it is understood that the Board of Supervisors has modified the process associated with the development of the draft ordinance in order to seek stakeholder comment, it is important for the City to present an official position. Therefore, the City of Woodland recommends that the City of Woodland and Yolo County would be better served if:

- a. The Board of Supervisors identify specific concerns that it believes are not being addressed by WRA or the IRWMP process; and
- b. Seek to solve any such deficiencies in the management of groundwater resources by using WRA and the institutional cooperation and relationships that have developed between those agencies over the last 20 years.

Sincerely,



Marlin H. "Skip" Davies
Mayor

cc: City Council
City Manager

David Morrison

From: Claire Daughtry [cdaughtry@ucdavis.edu]
Sent: Monday, October 13, 2008 9:33 AM
To: David Morrison
Cc: yolohiker@yolohiker.org
Subject: Blue Ridge Trail

Dear Yolo County Parks , Recreation, and Wildlife Advisory Committee,
I strongly support the completion of the Blue Ridge Trail including
the trail easement which will allow for hiking access to the 9,100-
acre BLM Berryessa Peak tract of public land on the north end.

Sincerely,
Claire Daughtry

15.

David Morrison

From: jdelosreyes@alum.mit.edu [jayreyes@comcast.net]
Sent: Tuesday, September 16, 2008 12:07 AM
To: David Morrison
Cc: Duane Chamberlain; Wes Ervin; betty@thewoos.net
Subject: Error in the Draft 2030 Countywide General Plan

Mr. David Morrison
Assistant Director
292 West Beamer Street
Woodland, CA 95695
Planning and Public Works Department

Re: Error in the Draft 2030 Countywide General Plan

Dear Mr. Morrison:

There is an error in the Residential – Low Density land use designation of our property at 17701 Tutt Street, in Madison (APN: 049-440-01) in the Draft 2030 Countywide General Plan.

Official proceedings and documents, such as the September 18, 2007 Preferred Land Use Alternative, will show that the Board of Supervisor's decisions and directions in the drafting of the General Plan included our property's Commercial land use designation. Subsequently, our communications and meetings with Planning Staff, with the Economic Development Manager, with each of the Supervisors, and with you about the planning and design for the property reflected such Board's decision.

The Board's decision makes a lot of sense for several reasons: a) our property fronts the busy CA Highway 16 which is slated, per this Draft 2030 General Plan, to be a four-lane highway, b) low-density Residential use on the subject property is incompatible with heavy and noisy traffic, c) Commercial land use designation of our property supports the county's major goal to promote highway commercial and tourism-oriented business, and d) all the properties in our block fronting CA Highway 16 are or will be designated Commercial.

We trust and appreciate that this oversight will be corrected. Thank you..

Sincerely,

Jay and Lillian de los Reyes
Property Owners

Copy to::
Mr. Duane Chamberlain, Chairman, Yolo County Board of Supervisor
Mr. Wes Ervin, Yolo County Economic Development Manager
Ms. Betty Woo, AIA

STATE OF CALIFORNIA - THE RESOURCES AGENCY

DELTA PROTECTION COMMISSION

14215 RIVER ROAD
P.O. BOX 530
WALNUT GROVE, CA 95690
Phone (916) 776-2290 / FAX (916) 776-2293
E-Mail: dpc@cdlink.net Home Page: www.delta.ca.gov



November 19, 2008

Contra Costa County Board of Supervisors

Sacramento County Board of Supervisors

San Joaquin County Board of Supervisors

Solano County Board of Supervisors

Yolo County Board of Supervisors

Association of Bay Area Governments

Sacramento Area Council of Governments

San Joaquin Council of Governments

Central Delta Reclamation Districts

North Delta Reclamation Districts

South Delta Reclamation Districts

West Delta Reclamation Districts

Bay Delta Authority

Department of Boating and Waterways

Department of Fish and Game

Department of Food and Agriculture

Department of Water Resources

State Lands Commission

State Parks

Delta Landowner -
Outdoor Recreation

Delta Landowner -
Production Agriculture

Delta Landowner -
Wildlife Conservation

David Morrison, Assistant Director
Department of Planning and Public Works
County of Yolo
292 W. Beamer Street
Woodland, California 95695-2598

SUBJECT: County of Yolo Draft 2030 Countywide General Plan

Dear Mr. Morrison:

Staff of the Delta Protection Commission (Commission) has reviewed the subject draft document. As noted in previous letters of comment provided by the Commission on June 10, 2005 and September 19, 2007 (attached) the area covered by the County's General Plan includes portions of the Primary and Secondary Zones of the legal Delta. Therefore, the policies of the Land Use and Resource Management Plan for the Primary Zone of the Delta (Management Plan) adopted by the Commission in 1995 are to be included within the General Plan (and update) as called for in the Delta Protection Act (Act). The comments noted herein are provided for your consideration in the final draft of the plan and related documents.

As noted in correspondence dated December 26, 2006 (attached), Commission staff has suggested that the County consider incorporating the policies of the Management Plan as a "Delta Element" or "Delta Chapter" in the updated General Plan for convenient reference and that the checklist developed by Commission staff in coordination with planning staff from the five Delta counties be utilized as a tool for assuring policy consistency.

In general, the Draft Plan acknowledges the Act and the policies of the Management Plan, however, repeatedly the goals/policies of draft Plan Elements include a statement that... "Within the Delta Primary Zone ensure compatibility of... (stated goal or policy) with applicable *properly adopted policies* of the Land Use and Resource Management Plan of the Delta Protection Commission." Recognizing that the policies of the Management Plan were formally adopted in 1995 as called for in the Act, it is unclear as to

what is meant by "properly adopted." Thus, it is recommended that the term properly adopted be deleted from citation in the following components of the Draft Plan: Goals CI-10 and LU-4, and Policies CO-3.4; CO-5.9; AG-6.3; HS-2.5; and PF-12.5, and any other areas of the document in which the term is stated.

In the Housing Element of the Draft Plan there is a section entitled Governmental Constraints which notes the Commission and provides reference to the interpretation of Management Policies by the Commission as it relates to residential development in the Primary Zone. It is recommended that this section, which expresses concern relative to "policy interpretation", include detailed notation of the Appeal process legally adhered to by the Commission.

Draft General Plan Policy CO-9.18 provides support for the establishment of a Delta Conservancy to provide funding and collaboration on improvements to Delta management. It is suggested that clarification be provided as to what is meant by "Delta management" and that Management Plan Environment Policy P-3 and Recommendation R-5, Land Use Recommendation R-1, and Agriculture Policy P-7 be taken into consideration in support of this proposed policy.

Draft General Plan CI-8.1 and CO-9.9 include statements relative to dredging and levee maintenance to support activities of the Port of Sacramento. It is recommended that language be included to support the reuse of dredged material, as determined to be feasible, for Delta levee maintenance or wildlife habitat enhancements (Management Plan Utilities and Infrastructure Recommendations R-3 and R-4, and Land Use Recommendation R-4).

Draft General Plan Table CI-1 addresses roadways and targeted trucking corridors with highest priority for improvements, and includes Clarksburg Road from State Route 84 to South River Road. It is suggested that Management Plan Utilities and Infrastructure Policy 5 be considered as reference relative to the subject of transportation on Delta roadways.

Draft General Plan Policy HO-7.2 advocates amendment of the Act and/or Management Plan to encourage the development of limited new and/or improved infrastructure to serve affordable housing and other appropriate development in legacy towns. While the language acknowledges the potential desire of the County to seek amendment to pertinent policies of the Management Plan to attain the cited objective, it is recommended that this section also include reference to existing Management Plan Policies, including Utilities and Infrastructure Policies 2 and 3 that shall be adhered to pending actual adoption and formal amendment of such policies.

Draft General Plan Policy CO-3.3 encourages the extraction of natural gas where compatible with both on-site and surrounding land uses and when performed in a manner that does not adversely affect the environment. It is recommended that Management Plan Utilities and Infrastructure Policy P-1, which promotes locating new construction in existing utility or transportation corridors, or along property lines, be taken into consideration.

Draft General Plan Goal LU-4, Delta Land Use and Resource Management, and related policies, particularly LU-4.1, LU 4.2, CO-9.14, CO 9.15, CO 9.21, CO 9.22, and HO 7.1 and HO 7.2 reflect the County's intent to seek amendment to the Management Plan to accomplish desired outcomes. It is recommended that the currently adopted policies of the Management Plan, particularly in the Land Use and Agriculture Chapters, that shall be adhered to pursuant to the Act and inclusion in the General Plan, be recognized and cited pending formal amendment of such policies.

Draft General Plan Action AG-A-11 promotes development of a special area plan to govern land use management within the bypass. It is suggested that this section acknowledge the process currently underway as the Lower Yolo Bypass Planning Forum co-sponsored by the Delta Protection Commission and the Yolo Basin Foundation as this process reflects consistency with pertinent policies of the Management Plan.

Draft Plan Policies CO-9, CO-9.14 and CO-9.16 address efforts to support agricultural tourism and the establishment of agricultural conservation easements in support of agriculture. Relative to areas in the Delta where such policies would apply, it is suggested that the agricultural easement program development process currently underway within a forum facilitated by Commission staff that includes participation from Yolo County entities and representatives (Land Trust, Ag Commissioner, HCP Manager and planning staff) be noted as a resource for implementing the proposed policies.

The Economic Strategy within the Draft General Plan includes a citation "Work with the DPC to ensure policies that will not harm agriculture." It is unclear as to the meaning of this citation. As the Management Plan includes policies that are in support of Delta agriculture, it is recommended that the citation be clarified as to specific reference or be omitted.

It is recommended that the Draft Plan Water Goals and Policies in the Conservation and Open Space Element include reference to Management Plan Water Policy P-2 which recommends best management practices be implemented in coordination with local vector control districts in the construction and management of any wildlife or agriculture seasonal flooding programs to minimize mosquito breeding.

Draft Plan Policy CO-9.20 discusses recognition of efforts associated with programs involved in developing TMDLs for mercury within the Delta. As Yolo County staff has been involved in the Mercury TMDL Collaborative initiated and facilitated by the Commission, it is suggested that the process be referenced as a resource for accomplishing this Draft Policy.

Draft Plan Policies on Recreation and Access, particularly CO-1.25, CO-1.12, CI-A3, and CO-A7 discuss trail connections including the Bay Delta Trail. It is suggested that the process for planning of The Great California Delta Trail, underway by the Commission pursuant to the requirements of Senate Bill 1556 be referenced as a resource for accomplishing these Draft

David Morrison
November 19, 2008
Page Four

Policies. It is also suggested that with respect to CI-A3, language be added to include The Great California Delta Trail in the Yolo County Bicycle Transportation Plan update as this will provide the opportunity to secure regional funding sources through designation as a planned priority.

Draft Plan Policy HS-6.3 and Actions HS-A32 and HS-A34 discuss Delta emergency preparedness and public education regarding flood risks and emergency response plans. It is suggested that the provisions of Senate Bill 27, the Sacramento-San Joaquin Delta Emergency Preparedness Act of 2008 be incorporated as a resource reference for implementing this proposed policy and the associated proposed actions.

The initiatives and processes underway by the Commission that have been cited herein for consideration as potential resources for implementation of relevant Draft Plan Policies and Actions that include the Lower Yolo Bypass Planning Forum, Ag Easement Program, The Great California Delta Trail, Delta National Heritage Area, and Delta Emergency Planning and Response, as well as processes underway by other Delta initiatives that may be of relevance including Delta Vision, Bay Delta Conservation Plan, Delta Risk Management Strategy, Long Term Management Strategy for Dredging, and the State Water Plan Update are available through links on the Commission's web site at www.delta.ca.gov. It is also reiterated that legislation that has been enacted relative to the Delta, including but not limited to, SB 5, AB 162 and AB 70 be taken into consideration relative to pertinent proposed Draft Plan Policies and Actions.

Also of relevance is that the Commission has embarked upon the process for updating its Management Plan pursuant to priorities established with the adoption of the Commission's 2006-2011 Strategic Plan. The process began in March of 2008 and is targeted for completion in early 2009.

For your convenience, a concise format of the Management Plan policies is attached.

Please contact me at (916) 776-2292 or lindadpc@citlink.net if you need additional information relative to the comments provided.

Sincerely,

Linda Fiack
Executive Director

Attachment

cc: Mike McGowan, Supervisor, County of Yolo
Commissioner, Delta Protection Commission
Ms. Heidi Tschudin, Tschudin Consulting Group

DELTA PROTECTION COMMISSION

14215 RIVER ROAD
P.O. BOX 530
WALNUT GROVE, CA 95690
Phone (916) 776-2290
FAX (916) 776-2293
E-Mail: dpc@citlink.net Home Page: www.delta.ca.gov



June 10, 2005

Yolo County Planning and Public Works Department
292 West Beamer Street
Woodland, CA 95695-2598

Attention: David Morrison, Assistant Director

Subject: Preferred Alternative for Yolo County General Plan

Dear Mr. Morrison:

Thank you for continuing to inform the Commission of staff reports and public meetings regarding the Yolo County General Plan Update. I have reviewed the Recommended Preferred Alternative for the Comprehensive Yolo County General Plan Update dated June 7, 2005. The County's General Plan includes thousands of acres of land located in the Primary Zone of the Delta.

As you know, the Delta Protection Commission was created under the Delta Protection Act of 1992 with the intent of protecting and enhancing recreation, wildlife habitat and agriculture in the Primary Zone of the Delta. The Commission adopted a regional land use plan in 1995 and the local governments with lands in the Primary Zone were required to ensure their general plans conform to the Commission's regional plan. Yolo County met the requirements of the Act, by adopting the Commission's plan as an area plan.

Actions of the County regarding the Primary Zone may be appealed to the Commission by an aggrieved party.

When the County prepares the updated General Plan and the Environmental Document, the County should include information about the Land Use and Resource Management Plan for the Primary Zone of the Delta (Land Use Plan) and how the proposed updated General Plan will conform to and implement the adopted Land Use Plan.

DELTA PROTECTION COMMISSION

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P.O. BOX 530
WALNUT GROVE, CA 95690
Phone (916) 776-2290
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E-Mail: dpc@citlink.net Home Page: www.delta.ca.gov



December 26, 2006

John Bencomo, Director
Planning, Resources and Public Works
292 W. Beamer Street
Woodland, California 95695

Dear Director Bencomo:

There is significant potential for Delta counties, including Yolo (County) and the Delta Protection Commission (Commission) to work in concert to address challenges and take advantage of opportunities to adaptively manage the unique resources of the Delta utilizing a delta-wide approach.

As a member of the Delta Protection Commission, represented by Supervisor McGowan, the County participated in the development of the 2006-2011 Strategic Plan adopted by the Commission on July 27, 2006. This five-year business plan provides the foundation for the Commission to continue to effectively implement the policies and recommendations of the Commission's Land Use and Resource Management Plan for the Primary Zone of the Delta (Management Plan) as called for in the Delta Protection Act (Act). You will recall that the Management Plan has been adopted by the County, along with the other Delta counties, through incorporation into its General Plan.

The successful implementation of the Program, Funding and Leadership Strategies of the Strategic Plan, including the 2006-2007 tasks for program administration and Management Plan implementation is, for the most part, dependent on delta-wide integration through rapport between local jurisdictional entities and the Commission. To this end, discussions have already taken place and will continue, with staff of the five Delta counties, to collaboratively develop and implement concepts relative to enhanced integration of the Management Plan into local general plans, particularly those in the process of being updated.

The concept of developing a Delta checklist for use in the planning review stage when a proposed project/activity involves lands located within the Delta has been discussed with daily planning staff of your Department (Eric Parfrey). Utilizing the input received from Mr. Parfrey and planners from the other four Delta counties, Commission staff is drafting a Delta project checklist for further discussion and consideration as a local planning tool.

Commission staff has also met with the County's contract planner (Heidi Tschudin) relative to the concept of including a Delta Element in the County's General Plan (during the update process) that would address the Act and the policies of the Management Plan. As with the checklist, this proposal has been discussed with the other three Delta counties currently undergoing general plan updates.

DELTA PROTECTION COMMISSION

14215 RIVER ROAD

P.O. BOX 530

WALNUT GROVE, CA 95690

Phone (916) 776-2290

FAX (916) 776-2293

E-Mail: dpc@citlink.net Home Page: www.delta.ca.gov

September 19, 2007

Ms. Heidi Tschudin, Principal
Tschudin Consulting Group
710 21st Street
Sacramento CA 95814

SUBJECT: Yolo County General Plan and Related Element, Updates

Dear Ms. Tschudin:

In that recent notices and proposals relative to the update underway of the Yolo County General Plan, and related elements, include reference to portions of the legal Delta, and the Primary and Secondary Zones of the legal Delta, staff is taking the opportunity to reiterate the comments provided to you at the onset of the General Plan update process in the attached letter dated June 10, 2005.

Also attached, is the letter from the Commission dated December 26, 2006 requesting that the County consider the inclusion of a Delta Element in the updated General Plan to assure inclusion of the policies of the Commission's Land Use and Resource Management Plan for the Primary Zone of the Delta (Management Plan).

As you know, the Delta Protection Act (Act) was enacted in 1992 in recognition of the increasing threats to the resources of the Primary Zone of the Delta from increasing urban encroachment having the potential to impact agriculture, wildlife habitat, and recreation resources and uses. Pursuant to the Act, the Management Plan was completed and adopted by the Commission in 1995.

The Management Plan sets out findings, policies, and recommendations in the areas of environment, utilities and infrastructure, land use, agriculture, water, recreation and access, levees, and marine patrol/boater education/safety programs. As mandated by the Act, the policies of the Management Plan are incorporated in the General Plans of local entities having jurisdiction within the Primary Zone, including Yolo County.

Commission staff appreciates the continued opportunity for communication between the Commission and the County. As previously requested, please provide the Commission with all notices and documents pertaining to the update, as well as notices of relevant Planning Commission and Board of Supervisors meetings, by sending them to: Delta Protection Commission, P. O. Box 530, Walnut Grove, California 95690, or electronically to dpc@citlink.net.

Environment

Goal: Preserve and protect the natural resources of the Delta, including soils. Promote protection of remnants of riparian habitat. Promote seasonal flooding and agriculture practices on agricultural lands to maximize wildlife use of the hundreds of thousands of acres of lands in the Delta. Promote levee maintenance and rehabilitation to preserve the land areas and channel configurations in the Delta.

Policies

Policies:

- P-1. The priority land use of areas of prime soil shall be agriculture. If commercial agriculture is no longer feasible due to subsidence or lack of adequate water supply or water quality, land uses which protect other beneficial uses of Delta resources, and which would not adversely affect agriculture on surrounding lands, or viability or cost of levee maintenance, may be permitted. If temporarily taken out of agriculture production due to lack of adequate water supply or water quality, the land shall remain reinstatable to agricultural production for the future.
- P-2. Agricultural and land management practices shall minimize subsidence of peat soils. Local governments shall support studies of agricultural methods that minimize subsidence and shall assist in educating landowners and managers as to the value of utilizing these methods.
- P-3. Lands managed primarily for wildlife habitat shall be managed to provide several inter-related habitats. Delta-wide habitat needs should be addressed in development of any wildlife habitat plan. Appropriate programs, such as "Coordinated Resource Management and Planning" (Public Resources Code Section 9408(c)) and "Natural Community Conservation Planning" (Fish and Game Code Section 2800 et seq.) should ensure full participation by local government and property owner representatives.

Recommendations

- R-1. Seasonal flooding should be carried out in a manner so as to minimize mosquito production. Deltawide guidelines outlining "best management practices" should be prepared and distributed to land managers.
- R-2. Wildlife habitat on the islands should be of adequate size and configuration to provide significant wildlife habitat for birds, small mammals, and other Delta wildlife.
- R-3. Undeveloped channel islands provide unique opportunities for permanent wildlife habitat in the Primary Zone. A strategy should be developed to encourage permanent protection and management of the channel islands. Protection may include: acquisition, conservation easements, or memoranda of understanding. Management may include: protection from erosion, controlling human access, or habitat management, such as planting native plants and removing exotic plants. Some larger, reclaimed channel islands may be suitable for mixed uses, such as recreation and habitat. Any development on channel islands must ensure long-term protection of the wildlife habitat.
- R-4. Feasible steps to protect and enhance aquatic habitat should be implemented as may be determined by resource agencies consistent with balancing other beneficial uses of Delta resources.
- R-5. Publicly-owned land should incorporate, to the maximum extent feasible, suitable and appropriate wildlife protection, restoration and enhancement as part of a Delta-wide plan for habitat management.
- R-6. Management of suitable agricultural lands to maximize habitat values for migratory birds and other wildlife should be encouraged. Appropriate incentives, such as conservation easements, should be provided by nonprofits or other entities to protect this seasonal habitat through donation or through purchase.

Utilities and Infrastructure Policies

Goal: Protect the Delta from excessive construction of utilities and infrastructure facilities, including those that support uses and development outside the Delta. Where construction of new utility and infrastructure facilities is appropriate, ensure the impacts of such new construction on the integrity of levees, wildlife, and agriculture are minimized.

Policies

- **P-1.** Impacts associated with construction of transmission lines and utilities can be mitigated by locating new construction in existing utility or transportation corridors, or along property lines, and by minimizing construction impacts. Before new transmission lines are constructed, the utility should determine if an existing line has available capacity. To minimize impacts on agricultural practices, utility lines shall follow edges of fields. Pipelines in utility corridors or existing rights-of-way shall be buried to avoid adverse impacts to terrestrial wildlife. Pipelines crossing agricultural areas shall be buried deep enough to avoid conflicts with normal agricultural or construction activities. Utilities shall be designed and constructed to minimize any detrimental effect on levee integrity or maintenance.
- **P-2.** New houses built in the Delta agricultural areas shall continue to be served by independent potable water and wastewater treatment facilities. Uses which attract a substantial number of people to one area, including any expansions to the Delta communities, recreational facilities or businesses, shall provide adequate infrastructure improvements or pay to expand existing facilities, and not overburden the existing limited community resources. New or expanded construction of wastewater disposal systems shall ensure highest feasible standards are met, as determined by the local governing body. Independent treatment facilities shall be monitored to ensure no cumulative adverse impact to groundwater supplies.
- **P-3.** New sewage treatment facilities (including storage ponds) and new areas for disposal of sewage effluent and sewage sludge shall not be located within the Delta Primary Zone. The Rio Vista project, as described in the adopted Final Environmental Impact Report for such project, and the Ironhouse Sanitary District use of Jersey Island for disposal of treated wastewater and biosolids are exempt from this policy.
- **P-4.** High groundwater tables and subsiding soil make the Delta an inappropriate location for solid waste disposal. Generation of waste shall be minimized through recycling programs for metals, glass, paper, cardboard, and organic materials. Recycling depots for these materials shall be located in central locations to serve Delta residents, visitors, and businesses.
- **P-5.** Surface transportation in the Delta can be dangerous and congested. Roads within the Delta shall be maintained to serve the existing agricultural uses and supporting commercial uses, recreational users, and Delta residents. Where possible, commuter traffic and through traffic should be directed to surrounding highways and freeways, or minimized through programs which promote carpools, buses or trains.
- **P-6.** Air transportation in the Delta shall be allowed to continue to serve Delta residents and agriculture-related businesses. Due to subsidence, transmission lines, high winds, fog, and high raptor and waterfowl use, the Primary Zone is not an appropriate location for new or expanded general aviation airports.

Land Use

Goals: Protect the unique character and qualities of the Primary Zone by preserving the cultural heritage and strong agricultural base of the Primary Zone. Direct new residential, commercial, and industrial development within the existing communities as currently designated and where appropriate services are available.

Policies

- P-1. The rich cultural heritage and strong agricultural base of the Delta shall be preserved and recognized in public/private facilities, such as museums within the existing communities.
- P-2. Local government general plans, as defined in Government Code Section 65300 et seq., and zoning codes shall continue to strongly promote agriculture as the primary land use in the Primary Zone; recreation land uses shall be supported in appropriate locations and where the recreation uses do not conflict with agricultural land uses or other beneficial uses, such as waterside habitat. County plans and ordinances may support transfer of development rights, lot splits with no increase in density, and clustering to support long-term agricultural viability and open space values of the Primary Zone. Clustering is intended to support efficient use of agricultural lands, not to support new urban development in the Primary Zone. Local governments shall specifically indicate when, how, and why these options would be allowed in the Primary Zone.
- P-3. New residential, recreational, commercial, or industrial development shall ensure that appropriate buffer areas are provided by those proposing new development to prevent conflicts between any proposed use and existing agricultural use. Buffers shall adequately protect integrity of land for existing and future agricultural uses. Buffers may include berms and vegetation, as well as setbacks of 500 to 1,000 feet.
- P-4. New non-agricultural residential development, if needed, shall be located within the existing Primary Zone communities where support infrastructure and flood protection are already provided.
- P-5. Local government general plans shall address criteria under which general plan amendments in the Primary Zone will be evaluated under Public Resources Code Section 29763.5. Proposed amendments to local government general plans for areas in the Primary Zone shall be evaluated in terms of consistency of the overall goals and program of the Delta Protection Commission.
- P-6. Subsidence control shall be a key factor in evaluating land use proposals.
- P-7. Structures shall be set back from levees and areas which may be needed for future levee expansion.
- P-8. Local government policies regarding mitigation of adverse environmental impacts under the California Environmental Quality Act may allow mitigation beyond county boundaries, if acceptable to reviewing fish and wildlife agencies, for example in approved mitigation banks. Mitigation in the Primary Zone for loss of agricultural lands in the Secondary Zone may be appropriate if the mitigation program supports continued farming in the Primary Zone.
- P-9. The implementation of the policies contained in the resource management plan shall not be achieved through the exercise of the power of eminent domain unless requested by the landowner.

Agriculture

Goal: To support long-term viability of commercial agriculture and to discourage inappropriate development of agricultural lands.

Policies

- **P-1.** Commercial agriculture in the Delta shall be supported and encouraged as a key element in the State's economy and in providing the food supply needed to sustain the increasing population of the State, the Nation, and the world.
- **P-2.** Local governments, as defined in Public Resources Code Section 29725, shall identify the unique qualities of the Delta which make it well suited for agriculture. These qualities include: rich soil, ample supplies of water, long growing season, mild climate, and proximity to packaging and shipping infrastructure. The unique physical characteristics of the Delta also require that agricultural landowners maintain extensive levee systems, provide flood control, and have adequate drainage to allow the lands to be farmed.
- **P-3.** Education of the local populations about the value and rich heritage of agriculture in the State and in the Delta shall be continued and expanded.
- **P-4.** Local governments shall support long-term viability of commercial agriculture in the Delta because of its economic and environmental importance to the State and local communities.
- **P-5.** Support shall be given to current and alternative programs that help to minimize the need for costly production inputs such as fertilizers, pesticides, and herbicides as long as crop production levels and agricultural income can be maintained. Improving crop production and agricultural income is vital to the success of Delta agriculture.
- **P-6.** Each local government shall continue to implement the necessary plans and ordinances to: maximize agricultural parcel size; reduce subdivision of agricultural lands; protect ordinary agricultural activities; protect agricultural land from conversion to other uses; and clearly define areas in that jurisdiction where urban land uses are appropriate and where agricultural land uses are appropriate. An optimum package of regulatory and incentive programs would include: (1) an urban limit line; (2) minimum parcel size consistent with local agricultural practices and needs; (3) strict subdivision regulations regarding subdivision of agricultural lands to ensure that subdivided lands will continue in agriculture; (4) delete from zoning ordinances "other" land uses which are not compatible with the agriculture; (5) require adequate buffers between agricultural and non-agricultural land uses particularly residential development outside but adjacent to the Primary Zone; (6) an agriculture element of the general plan; (7) a right-to-farm ordinance; and (8) a conservation easement program.
- **P-7.** Local governments shall encourage acquisition of agricultural conservation easements as mitigation for projects within each county, or through public or private funds obtained to protect agricultural and open space values, and habitat value that is associated with agricultural operations. Encourage transfer of development rights within land holdings, from parcel to parcel within the Delta, and where appropriate, to sites outside the Delta. Promote use of environmental mitigation in agricultural areas only when it is consistent and compatible with ongoing agricultural operations and

Water

Goal: Protect long-term water quality in the Delta for agriculture, municipal, industrial, water-contact recreation, and fish and wildlife habitat uses, as well as all other designated beneficial uses.

Policies

- **P-1.** Local governments shall ensure that salinity in Delta waters allows full agricultural use of Delta agricultural lands, provide habitat for aquatic life, and meet requirements for drinking water and industrial uses.
- **P-2.** Local governments shall ensure that design, construction, and management of any flooding program to provide seasonal wildlife habitat on agricultural lands shall incorporate "best management practices" to minimize mosquito breeding opportunities and shall be coordinated with the local vector control districts. (Each of the four vector control districts in the Delta provides specific wetland/mosquito management criteria to landowners within their district.)
- **P-3.** Water agencies at local, State, and federal levels shall work together to ensure that adequate Delta water quality standards are set and met and that beneficial uses of State waters are protected consistent with the CALFED (see Water Code Section 12310 (f)) Record of Decision dated August 8, 2000.

Recommendations

- **R-1.** The Delta waterways should continue to serve as a primary transportation system moving water to the State's natural and developed water systems.
- **R-2.** Delta water rights should be respected and protected.
- **R-3.** Programs to enhance the natural values of the State's aquatic habitats and water quality will benefit the Delta and should be supported.
- **R-4.** Programs to regulate agricultural drainage in the Delta should be accompanied with education programs, be implemented over time, and should, where needed, provide financial assistance such as grants and interest-free loans to ensure compliance. Any regulation of Delta agricultural discharges must recognize that a) dischargers must be permitted to discharge back to the channels any dissolved solid loads that were derived from the channels in irrigation diversions and seepage inflows, and b) any net addition of dissolved carbon compounds must be compared to the addition of such compounds that would occur with any other land use option that would provide equal protection of the land and channel configuration and would consume no more water.
- **R-5.** Water for flooding to provide seasonal and year-round wildlife habitat should be provided as part of State and federal programs to provide water for wildlife habitat.
- **R-6.** Water quality monitoring programs should measure Delta waters to ensure they meet water-contact recreation and other water quality standards.

Recreation and Access

Goal: To promote continued recreational use of the land and waters of the Delta; to ensure that needed facilities that allow such uses are constructed, maintained, and supervised; to protect landowners from unauthorized recreational uses on private lands; and to maximize dwindling public funds for recreation by promoting public-private partnerships and multiple use of Delta lands.

Policies

- P-1. Where public funds are limited, local governments shall promote maintenance and supervision of existing public recreation areas over construction of new public facilities.
- P-2. To minimize impacts to agriculture and to wildlife habitat, local governments shall encourage expansion of existing private water-oriented commercial recreational facilities over construction of new facilities. Local governments shall ensure any new recreational facilities will be adequately supervised and maintained.
- P-3. Local governments shall develop siting criteria for recreation projects which will ensure minimal adverse impacts on: agricultural land uses, levees, and public drinking water supply intakes, and identified sensitive wetland and habitat areas.
- P-4. Local governments shall improve public safety on Delta waterways through enforcement of local, State, and federal laws.
- P-5. Local governments shall encourage provision of publicly funded amenities in or adjacent to private facilities, particularly if the private facility will agree to supervise and manage the facility (fishing pier, overlook, picnic area) thus lowering the long-term cost to the public.
- P-6. Local governments shall support multiple uses of Delta agricultural lands, such as seasonal use for hunting, or improved parking and access sites.
- P-7. Local governments shall support improved access for bank fishing along State highways and county roads where safe and adequate parking can be provided and with acquisition of proper rights-of-access from the landowner. Adequate policing, garbage cleanup, sanitation facilities, and fire suppression for such access shall be provided.
- P-8. New, renovated, or expanded marinas shall include adequate restrooms, pumpout facilities, trash containers, oily waste disposal facilities, and other facilities necessary to meet needs of marina tenants. Use fees may be charged for the use of these facilities but such fees shall not exceed the cost of maintenance.
- P-9. Local governments shall encourage new recreation facilities that take advantage of the Delta's unique characteristics.

Levees

Goal: Support the improvement and long-term maintenance of Delta levees by coordinating permit reviews and guidelines for levee maintenance. Develop a long-term funding program for levee maintenance. Protect levees in emergency situations. Give levee rehabilitation and maintenance the priority over other uses of levee areas.

Policies

- P-1. Local governments shall ensure that Delta levees are maintained to protect human life, to provide flood protection, to protect private and public property, to protect historic structures and communities, to protect riparian and upland habitat, to promote interstate and intrastate commerce, to protect water quality in the State and federal water projects, and to protect recreational use of the Delta area. Delta levee maintenance and rehabilitation shall be given priority over other uses of the levee areas. To the extent levee integrity is not jeopardized, other uses, including support of vegetation for wildlife habitat, shall be allowed.
- P-2. If levee guidelines are needed, local governments shall adhere to guidelines for federal and local levee maintenance and construction at a minimum as stipulated in the Flood Hazard Mitigation Plan guidelines developed by California Office of Emergency Services and the Federal Emergency Management Agency in the 1987 agreement, and set longer term goals of meeting Public Law 84-99 (Emergency Rehabilitation of Flood Control Works or Federally Authorized Coastal Protection Works), standards administered by the Corps of Engineers. If vegetation standards are needed, local governments shall adopt the adopted vegetation guidelines, which promote native grasses and limited vegetation on specific areas of the levee.
- P-3. Through flood ordinances based on Flood Emergency Management Act model ordinances, developed by the International Conference of Building Officials and included in the Uniform Building Code, local governments shall carefully and prudently carry out their responsibilities to regulate new construction within flood hazard areas to protect public health, safety, and welfare. Increased flood protection shall not result in densities beyond those allowed under zoning and general plan designations in place on January 1, 1992, for lands in the Primary Zone.
- P-4. Local governments shall ensure that existing programs for emergency levee repair should be strengthened and better coordinated between local, State, and federal governments and shall include: interagency agreements and coordination; definition of an emergency; designation of emergency funds; emergency contracting procedures; emergency permitting procedures; and other necessary elements.
- P-5. Local governments shall use their authority to control levee encroachments that are detrimental to levee maintenance.

Recommendations

- R-10. Maintain an inventory of the current status of Delta levees meeting various standards (HMP; PL-99; etc.).
- R-11. Maintain an inventory of channel areas where toxic materials have been identified.
- R-12. Levee maintaining agencies and fish and wildlife agencies should continue to cooperate to establish appropriate vegetation guidelines. Continuation of the SB 34 Program with its incentive funding for mitigation should be supported as the best way to accomplish the goals of levee maintenance with no net long term loss of habitat.
- R-13. As much as feasible, levees should be designed and maintained to protect against damage from seismic activity. Those standards should not promote increased intensity or density of use beyond those designated as of January 1, 1992.
- R-14. Support on-going U.S. Army Corps of Engineers studies and programs that could provide funding, flood protection, and environmental restoration on Delta islands, and support further involvement to improve regulatory streamlining and study beneficial reuse of dredged material.

- P-12. Local governments that have or plan to have marine patrol programs shall encourage and coordinate with volunteer programs within their jurisdiction as a way to supplement human resources on the Delta waterways.
- P-13. Local governments that have or plan to have marine patrol programs shall ensure that adequate funds are reserved for marine patrol services. Sources could include: reservation of existing funds such as vessel property tax, launch ramp fees, fines collected from violators, county share of Fish and Game Code violation fines, and possible funds generated from rental houseboats, boats or personal watercraft, or from marina berths.

Recommendations:

- R-1. The Coast Guard should host at least one and preferably two meetings per year of marine patrol programs to promote coordination and communication between the programs. Attendees should include: Counties, Cities, Ports, Department of Fish and Game, Department of Parks and Recreation, and any non-profit or volunteer groups providing education and training or patrol services in the Delta waters.
- R-2. Department of Parks and Recreation (DPR) rangers should continue to patrol the State parks, and provide as much supplemental assistance to local governments and to Department of Fish and Game as possible. DPR rangers should enforce hunting and fishing laws and enforce pollution laws on the waters of the State parks.
- R-3. Department of Fish and Game wardens and DBEEP staff should inform the Coast Guard of their general activities, and special enforcement programs.
- R-4. A system for State peace officers to inform local government marine patrols of intoxicated boat operators should be developed and instituted.
- R-5. Department of Boating and Waterways should continue boating education programs and continue current programs to fund installation of new pumpout facilities.
- R-6. Non-profit and volunteer organizations should continue to assist in patrolling the Delta and offering assistance, such as towing, to stranded boaters. Boater education and inspection programs carried out by volunteers should continue and be promoted by all entities associated with Delta boating.
- R-7. The Legislature should carefully and thoughtfully consider possible legislation and funding to enhance boater safety and welfare which may be suggested by local and State enforcement programs or by non-profit/volunteer groups, such as mandated boater training, hazard removal, hazard posting, and pollution cleanup.
- R-8. The Legislature should designate adequate funding for boater education and marine patrol services.
- R-9. The Legislature should consider possible legislation requiring boaters and PWC* operators to attend boating education and safety programs.
- R-10. The Coast Guard should coordinate its vessel documentation program with the State of California to ensure that funds that would otherwise support boating programs are not diverted through the federal vessel documentation program.

From: Rodolfo Dueñas [mailto:rodolfo.duenas@gmail.com]
Sent: Wednesday, October 15, 2008 2:31 PM
To: David Morrison
Cc: Craig Baracco
Subject: Knights Landing and the Draft General Plan

David and Craig,

I have had a chance to review the Land Use portion of the plan that pertains to Knights Landing and have looked at the schematic map. If I am reading the LU section and interpreting the schematics correctly it seems as if Mr. Sanchez property is being considered for a future designation of Commercial in order to maintain a more continuous "downtown" corridor. This proposal if adopted would one render even one dwelling as Legal-non conforming, and two greatly hinder Mr. Sanchez proposal to build 5-7 new residences on his property. Therefore, I ask for some direction from your office. Should we proceed with a scaled down proposal 5 (to replace the existing dwellings currently there) or proceed as planned? We remain committed to seeing this project through until build out and we believe it is a well planned and designed vision for the property and community, however we are awaiting for the adoption of the County General Plan as suggested by Craig. If it seems like the property will be designated commercial then we will proceed much more expeditiously to replace in-kind what is there now. Any direction or suggestions would be greatly appreciated.

Sincerely,
Rodolfo Dueñas
Misconceptual Design
510-421-7012

--
Rodolfo Dueñas

November 14, 2008

Mr. David Morrison
292 West Beamer St.
Woodland, Ca 95695

Re: Yolo County General Plan Draft Document
Recommendations for change

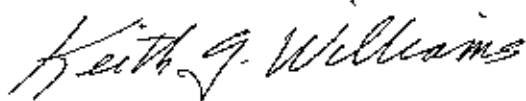
Dear Mr. Morrison:

First may we compliment you and your staff on the work that went into General Plan draft document. It is evident that many hours were spent to bring it to this point. You mention in this document that the rural integrity of the county is to be maintained. We are in total agreement with that statement therefore we have reviewed the document with that in mind.

The Dunnigan Advisory Committee held two special meetings dedicated to reviewing the General Plan draft document. The Committee has developed a list of recommended changes to the document that would best address the development in the unincorporated areas of northern Yolo County.

We sincerely hope you will take these recommendations under advisement and make the requested changes to the General Plan.

Sincerely,



Keith Williams
Chairman
Dunnigan Advisory Committee

Attachment

**Dunnigan Advisory Committee
Recommendations**

Note: Recommended changes will appear in “**bold**” type.
All motions were passed by the committee.

INTRODUCTION SECTION:

- **Page IN-5**
- **Page IN-6**

Motion by Mel Smith, Seconded by Willard Ingraham to change the wording as shown below.

- **Page IN-5, “The Preferred Land Use Alternatives on the following:**

Change: The continuing primacy of agriculture and related endeavors through out county, **by preserving agriculture while also allowing for measured, appropriate residential and economic development focused within existing communities.**

- **Page IN- 6 – top of page**

Change: Therefore, this General Plan seeks to preserve agriculture while also allowing for measured, appropriate **other types of economic development within existing communities which** will meet regional needs and improve the County’s fiscal status.

VISION/PRINCIPAL ELEMENT:

- **Page 3, VI 3, 1.8:** Standard replacement of farm buildings.

Refer to Page LU-15, Policy LU 2.3 and Page LU-49, Action CC-A28 last bullet which states, home sites less than 20 acres require a use permit.

Change:

Motion by E. Linse, Seconded by Bill Weber to caution the county with respects to being to overly restrictive on the rights of land owners to build structures on land that is zoned agricultural in the General Plan document.

LAND USE ELEMENT:

- **Map LU-1B and LU-2B**

Change:

Motion by E. Linse Seconded by Bill Weber to include the land fronting Road 88 on the west side, north of Road 4 and south of Road 2 in the Dunnigan growth boundary and the specific plan overlay.

- **Page LU-15, Policy LU-2.1**

Motion by Mel Smith, Seconded by E. Linse to change Policy LU-2.1 to read as follows:

Planned urban growth that occurs at the **outside** edge of a growth boundary where it will permanently adjoin agricultural land must provide a minimum **100-foot buffer**. The buffer area shall be designated Open Space. Agricultural buffers are not required for planned urban growth **at Rail Road/Ag boundary** or within a growth boundary because the agricultural-urban interface will be temporary until full build out occurs.

- **Reference Map LU 1A (reference County Road 12A and 14)**
- **Page LU-40 Policy Item CC-3.15**
- **Page LU-47, Action Item CC-A13**

Motion by Mel Smith, Seconded by Deanna Kirkland to "remove" Policy Item CC-3.15 on Page LU-40 and Action Item CC-A13 on page LU-47 from the General Plan Document.

Note: Rational: Growth should be centralized in either Madison to the south or Dunnigan to the north to preserve the integrity of agriculture in the county.

- **Page LU-33, Policy CC-3.6**
- **Page LU-60, Table LU-4**

Motion By Brian Stucker, Seconded by Shirley Gooch to change the densities on Pages LU 33 and LU 60 to reflect the following densities: RR 0-2, RL 2-7, RM 7-15 and RH 15-20 units per acre.

Change: Page LU-33, Policy CC-3.6 bullet referring to 1,136 acres of residential uses in various densities

- 371 acres RR (typical 371)
- 593 acres RL (typical 2668)
- 133 acres RM (typical 1463)
- 39 acres RH (typical 682)

• **Page LU-60, Table LU-4 Land Use Designations**
Change column Residential Densities as follows

- Residential Rural RR Assume **1 du/ac** typical yield
- Residential Low RL Assume **4.5 du/ac** typical yield
- Residential Medium RM Assume **11 du/ac** typical yield
- Residential High RH Assume **17.5 du/ac** typical yield

- **Page LU-42, Policy CC-4.11**

Motion by Deanna Kirkland, Seconded by Bill Weber; to change **Policy CC-4.11** to read as stated below.

Change:

Require project design to demonstrate adherence to sustainable and neo-traditional design as described in the Ahwahnee Principles and as provided in the SACOG Blueprint, including any amendments or successor document thereto. **This policy does not replace the previously stated goal of retaining the rural integrity in the unincorporated communities.**

- **Page LU-27, Policy CC-2.11**

Motion by Mel Smith; Seconded by Brian Stucker to “**remove**” this policy statement from the General Plan draft document. **Policy States:** Strive to achieve a match between the prices of dwelling units and the salaries of the jobs provided within each unincorporated community.

- **Page: LU-28, Policy CC-2.16 Item F**

Motion by Deanna Kirkland; Seconded by Willard Ingraham, to make the following change to **Page LU-28, Policy CC-2.16 Item F, Remove the term “narrow streets”**

- #F to read, **Streets lined with evenly-spaced trees to form a shade canopy.**
- **And also “remove” all other areas through out the document that refers to narrow streets with relationship to Dunnigan development.**

- **Page LU-17, Policy LU-3.4 Refers to General Plan amendments**

Motion by Mel Smith; Seconded by Vaughnette Lovell to “**Remove**” **Policy LU-3.4 from the General Plan draft document.**

- **Page LU-32, Table LU-10 Community Planning Guidelines**

General Plan land use designation, **Specific Plan under Dunnigan,** minimum “sustainability” standards for infrastructure”, **last comment.**

Motion by Mel Smith, Seconded by Greg Bickford to change the 200 year flood protection to read **100 year flood** protection.

Change to read as follows: Provide minimum **100-year flood protection** for affected areas of town,

CIRCULATION ELEMENT:

- **Page CI-11, No. 8, bullet, County Road 99W**
- **Page CI-23 & 24, Policy CI-3.1, bullet on Page 24 County Road 99W (County Road 2 to County Road 8)**

Motion by Mel Smith, Seconded by Eric Linse to make the following changes:

Change: Page CI-11 No. 8 Planned Roadway Improvements, bullet County Road 99W, change to read as follows:

- **Widen to four-lane arterial between County Road 8 north to County Road 5, then transition down to two lanes with a center turn lane from County Road 5 to County Road 2.**

Change: Page CI-23, Policy CI-3.1 bullet on Page 24 County Road 99W (County Road 2 to County Road 8) change as follows:

- **County Road 99W (County Road 8 to County Road 5, four lanes, County Road 5 to County Road 2, two lanes with a center turn lane)**

- **Page CI-28 Table CI-1 Roadways and Targeted Trucking Corridors with Highest Priority for Improvements.**

Motion by Mel Smith, Seconded by Deanna Kirkland to add County Rd 99W to the Table CI-1 on Page CI-28 as follows: Add directly under County Road 6, County Road 99W from County Road 8 to County Line Road.

PUBLIC FACILITIES AND SERVICE ELEMENT

- **Page PF-20, Policy PF-5.7**

Motion by Mel Smith; Seconded by W. Ingraham to "REMOVE" the following policy:

Policy PF-5.7 Encourage fire districts to support narrow streets and other desirable community design features promoted by the General Plan.

- **Page PF- 9, No. 2 Storm Water and Drainage**

Motion by Greg Bickford; Seconded by S. Gooch to develop lakes or holding ponds adjacent to the housing areas to comply with the Storm and Drainage requirements with reference to the 100-year storm event as stated in the background information on Page PF-9 and on PF-10, Policy PF-2.2.

Dunnigan Fire Protection District 20 Year Plan

Introduction

This document is a proposal for the Dunnigan Fire Protection District to grow and be an integral part of the proposed development for Dunnigan.

The Dunnigan Fire Protection District (DFPD) services approximately 112 square miles. The district contains areas of wildland, interface, residential, highway commercial and agricultural industrial to name a few.

The special service area mentioned in the new development outline contains the current community. Most of the community's residential is in the north (Road 2 to Road 6) and most of the highway commercial is to the south near the I-5 and Road 8 interchange.

This proposal is based on the new development starting in the northern portion around Road 6 west of I-5.

First Milestone

The first milestone would be when 500 units are built OR 300 units are sold/occupied OR commercial/industrial/community building(s) totaling more than 250,000 square feet have been built in the area between Road 5 and 1000 feet south of Road 6, west of I-5.

Before the development is allowed to proceed a new fire station will be needed to serve the new growth. The specifications are listed in the section titled "Fire Station Specifications".

The new station would be designated as Station 12 and the existing station would be reassigned as Station 14.

Station 12 primary area of responsibility would include I-5 and everything west of I-5.
Station 14 primary area of responsibility would include everything east of I-5.

Apparatus Assignment

The DFPD list of apparatus currently includes:

- Engine 12
- Engine 212
- Brush 12
- Grass 12
- Squad 12
- Water 12

The apparatus would be reassigned as follows (new identifiers):

- Station 14 (non-staffed station)
- Engine 12 (Engine 14)

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Planning and
Public Works

Grass 12 (may be at or near retirement age and replaced with a new Grass 14 or Brush 14)

Station 12 (staffed station)

Engine 212 (Engine 12)

Brush 12 (Brush 12)

Squad 12 (Squad 12)

Water 12 (Water 12)

Utility 12 (Utility 12, this is a district vehicle and numbered by the main station)

If the new development produces any occupied structure with more than two stories OR thirty feet in height OR 100,000 square feet in size a new engine would be required in the department. The new engine is to have a 75' ladder and would be housed at Station 12.

When the size of the community can support the need, approach AMR in stationing an ambulance at Station 12.

Apparatus Usage

The remainder of this proposal will refer to the apparatus by their current identifiers. During times when Station 12 is staffed it will be the first responders to all district calls. During non-staffed hours or when a second unit(s) is (are) requested the volunteer portion of the department would respond with apparatus from the appropriate station.

Station 14 (Main Street) covers the residential areas of Old Town and the Country Faire Estates along with the Highway Commercial areas located at the I-5 junctions of Road 6 and Road 8. Most areas are covered with hydrants or fire fills.

Engine 12 would be the first responder for any fires, medical aids and Hazmat emergencies.

Grass 12 (or replacement) would be the first responder for any grass/wildland fires in the Station 14 area.

Station 12 (Road 6) covers most of the residential portions of the community that are lacking hydrants.

Engine 212 and Water 12 would be the first responders for fires in the Hardwood Subdivision.

Engine 212 would be the first responder for fires in the new development area. Hydrants will be present in this area.

Brush 12 would respond to grass/wildland fires in the Station 12 area.

Medical aid calls can be handled by Engine 212 or Squad 12.

Engine 212 would be the first responder for Hazmat calls in the Station 12 area.

Both Stations 12 and 14 (Engines 12 and 212) will be dispatched for any structure fires.

Similarly to Capay Valley Fire Department having multiple stations, units from Stations 12 and 14 may respond without having to be specifically requested.

Second Milestone

The next milestone would be when 500 units are built OR 300 units are sold/occupied OR commercial/industrial/community building(s) totaling more than 250,000 square feet have been built in the area between Road 7 and 1000 feet south of Road 8, west of I-5.

Before the development is allowed to proceed a new fire station will be needed to serve the new growth. The new station would be designated as Station 14 and would replace the station located in Old Town. The specifications are listed in the section titled "Fire Station Specifications".

The areas served by Stations 12 and 14 would change as follow:

Station 12 would serve the community north of Road 7 and Station 14 would serve the community south of Road 7. Station 12 would be the main station with administration functions and Station 14 would act as a substation.

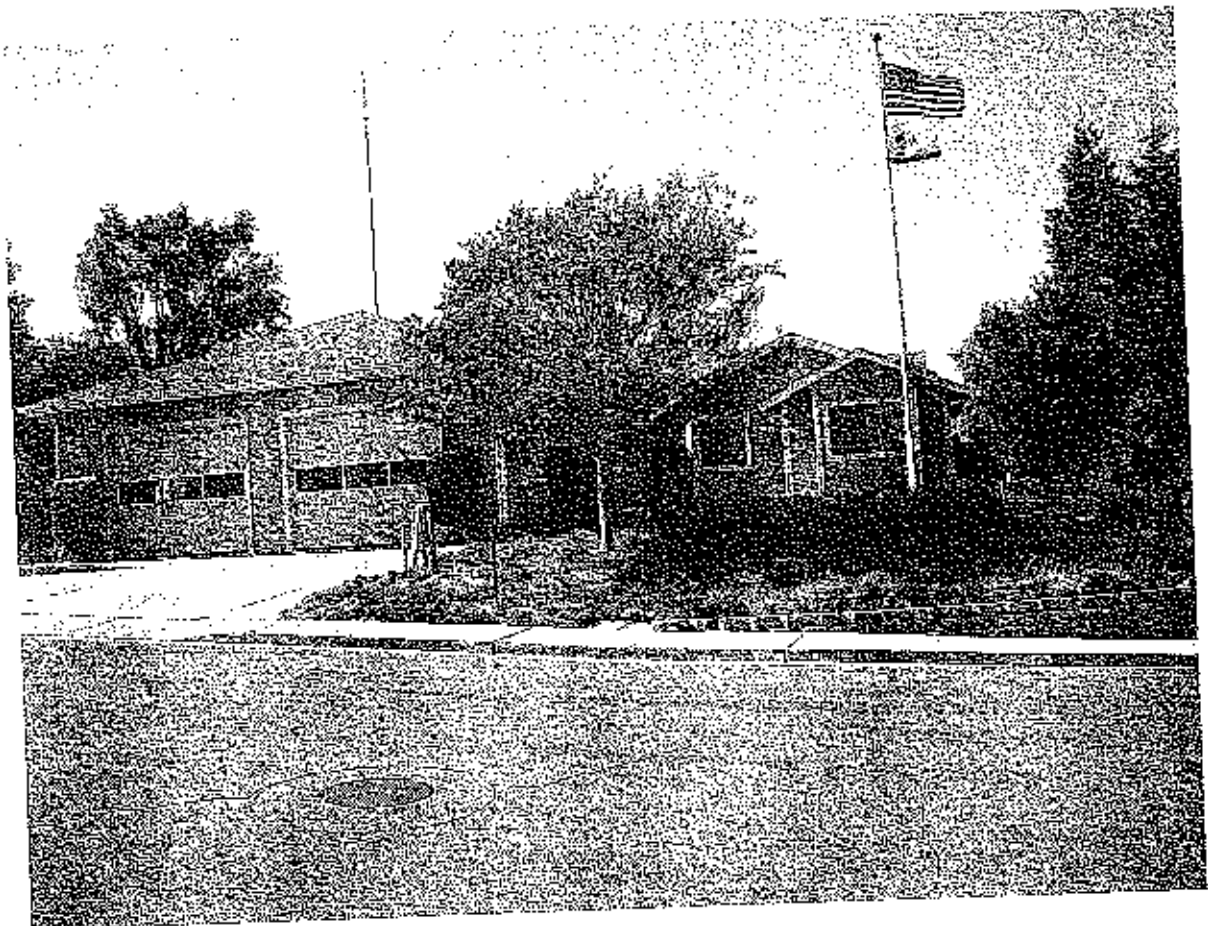


Figure 1

Figure 1 shows an example of a fire station that meets the characteristics for Station 14. It fits well in or near a residential area. The doors on the "garage" are large enough to allow access for a Type 1 engine similar to Engine 212.

Impact of Development

Attached is a table showing a breakdown of run sheets for 2007. 2007 was a light year for run sheets totals. There have been years with run sheets numbering in the mid 300s.

Fire Station Specifications

This is a basic list of specifications and does not represent an inclusive list of all details needed before finalizing any plans.

Primary Station (Road 6)

Physical Characteristics:

1. The station is to have three apparatus stalls 75 feet deep minimum.
2. A sheriff substation to be incorporated into the complex. This substation is to provide the Sheriff Department with an office until a more suitable facility can be built.
3. Berthing for eight personnel.
4. Include a CHP locker; a storage closet accessible from the outside. CHP is to specify the size. This will be used at a cache for the CHIP considering Dunnigan is located 20 from the Woodland and Williams CHP offices.

Apparatus:

- One Type I (Quint)
- One Type I (Interface)
- One Type III or IV
- One Medical/Rescue Squad
- One Water Tender
- One Command/Duty Vehicle

Location:

1. North of Road 6, west of Interstate 5.
2. At or near the crossroads east-west (Road 6) and north-south leading into the hardwood Subdivision.
3. Near freeway access.

Secondary Station (Road 8)

Physical Characteristics:

1. The station is to have two apparatus stalls 35 feet deep minimum.
2. A sheriff substation not incorporated into the complex.
3. Berthing for four personnel.

Apparatus:

- One Type I
- One Type III or IV

Location:

1. On Road 8, west of Interstate 5.
2. At or near the crossroads east-west (Road 8) and north-south.

3. Near freeway access

Types of Calls Received by Category

From the LAFCO Report dated 10/25/2005

Table B2

Year	2002	2003	2004
Structure Fires	10	10	12
Vehicle Fire	14	13	29
Grass Fire	98	39	105
Vehicle Accidents	93	120	140
Rescue and Service Calls	7	16	6
Hazardous Material	5	11	16
Good Intent Calls/ False Alarms	57	14	29
Mutual Aid*			
Other**	0	0	17
Total Calls	284	223	354

* Calls that require the District or lease its jurisdiction to fight fires or come to the aid of other fire protection districts.

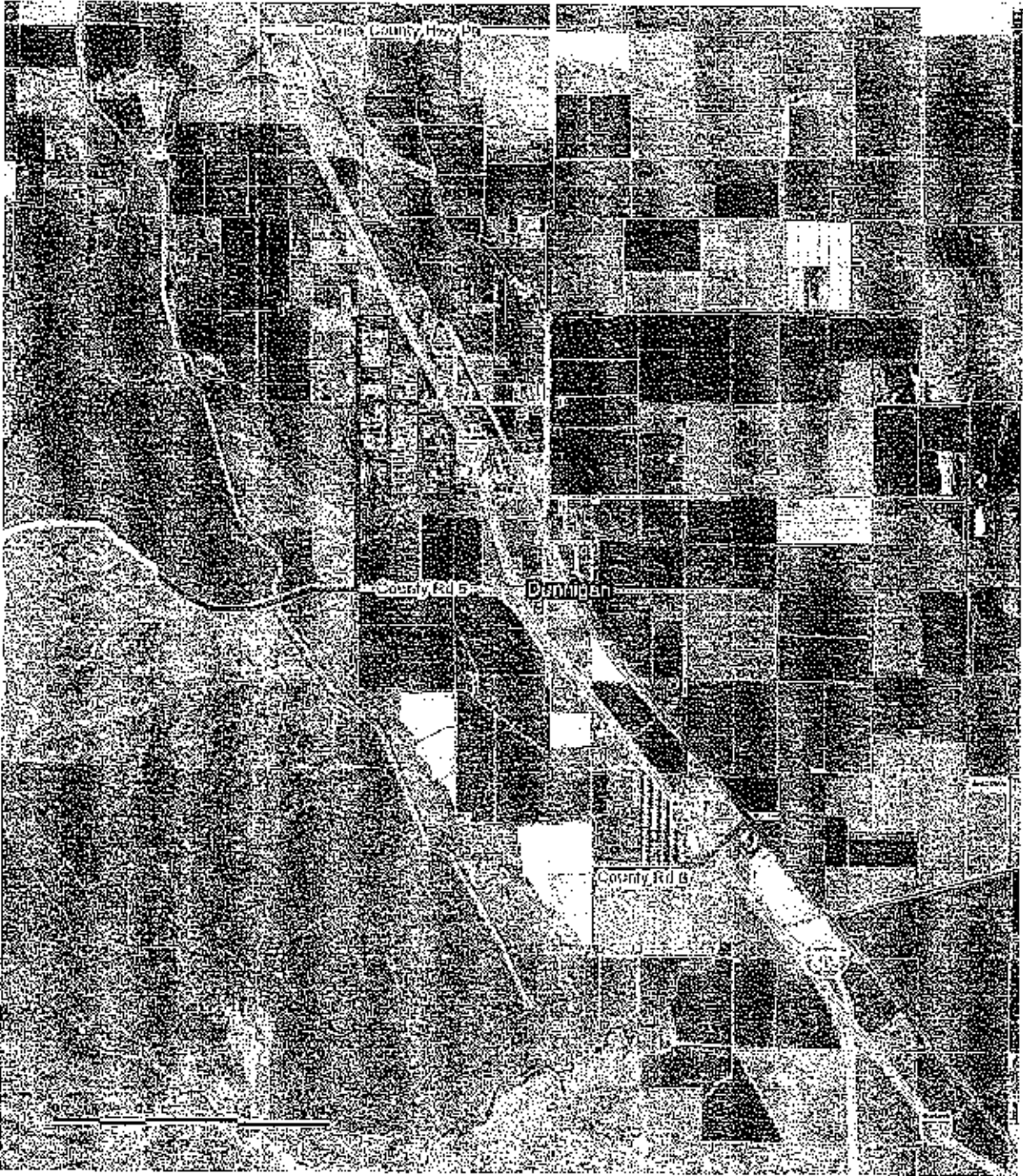
** This category includes any other type of call not covered in the other categories.

Calls received in 2007

Category	Type	Category		Overall Percent
		Number	Percent	
Medical Aid	Residential	61	56.48%	23.46%
	Commercial	33	30.56%	12.69%
	Freeway	14	12.96%	5.38%
	Total	108		41.54%
Structure Fires	Residential	3	56.48%	1.15%
	Commercial	3	30.56%	1.15%
	Total	6		2.31%
Grass Fires	Freeway	5	14.29%	1.92%
	Other	30	85.71%	11.54%
	Total	35		13.46%
Public Assistance	Residential	1	50.00%	0.38%
	Commercial	1	50.00%	0.38%
	Other	0	0.00%	0.00%
	Total	2		0.77%
Vehicle Fires	Commercial	4	36.36%	1.54%
	Freeway	5	45.45%	1.92%
	Other	2	18.18%	0.77%
	Total	11		4.23%
Vehicle Accidents	Commercial	1	3.85%	0.38%
	Freeway	16	61.54%	6.15%
	Other	9	34.62%	3.46%
	Total	26		10.00%
False Alarms	Residential	14	24.56%	5.38%
	Commercial	12	21.05%	4.62%
	Freeway	31	54.39%	11.92%
	Total	57		21.92%
Hazardous Material	Residential	0	0.00%	0.00%
	Commercial	2	66.67%	0.77%
	Freeway	1	33.33%	0.38%
	Total	3		1.15%
Mutual Aid	All Types	12	100.00%	4.62%
	Total	12		4.62%
Total Calls		260		

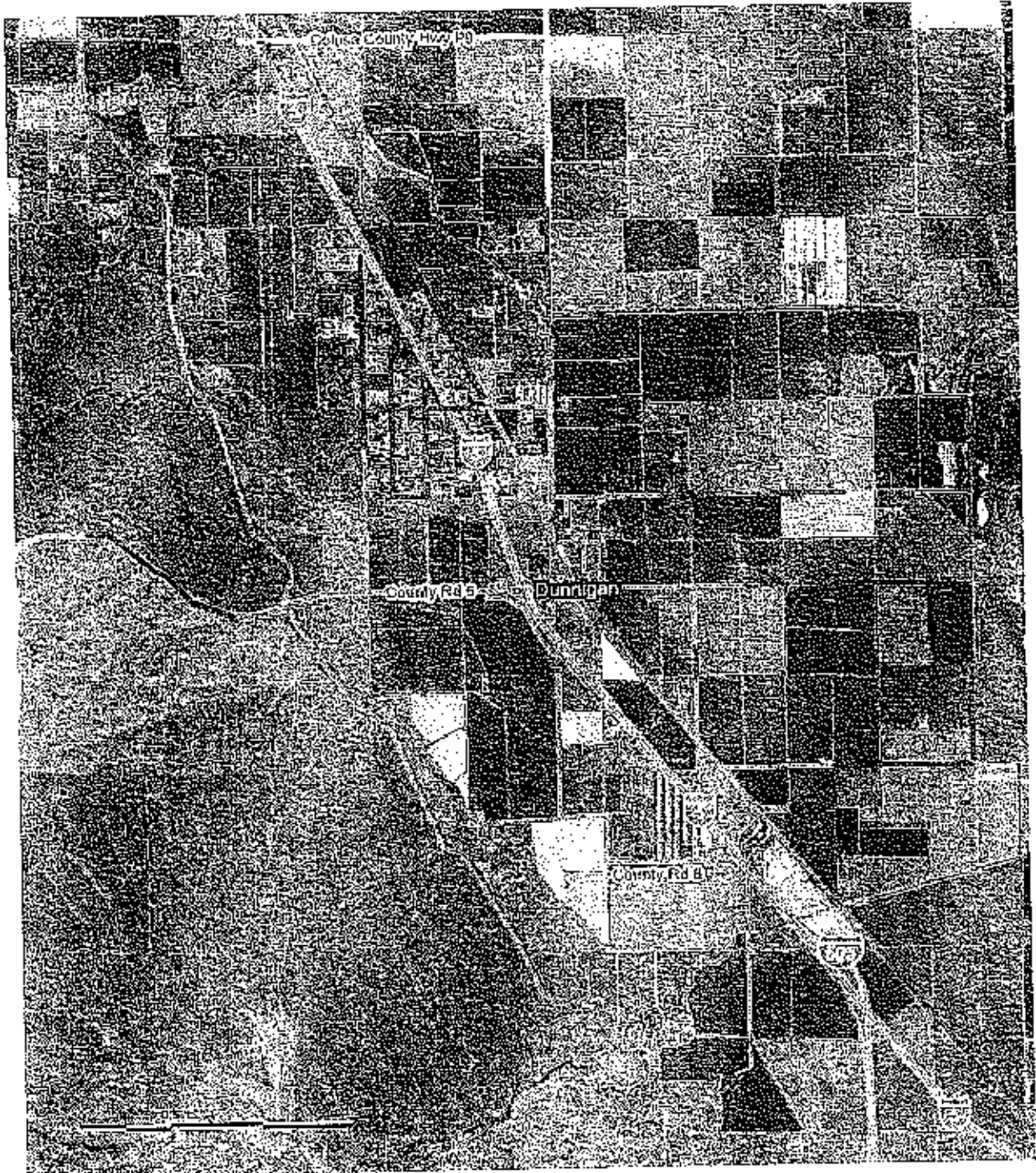
Currently the community of Dunnigan is made up of approximately 360 homes and 15 highway commercial/retail establishments. Below is a table showing the estimated increase in calls for DFPD based on the increased development.

Number of Units Built		Highway Commercial/Retail Units			
		Current	15	30	50
Residential Units	Current	100.0%	121.5%	143.1%	171.8%
	360 Units	146.2%	167.7%	189.2%	217.0%
	500 Units	172.1%	193.6%	215.2%	243.9%
	1000Units	244.2%	265.8%	287.3%	316.0%



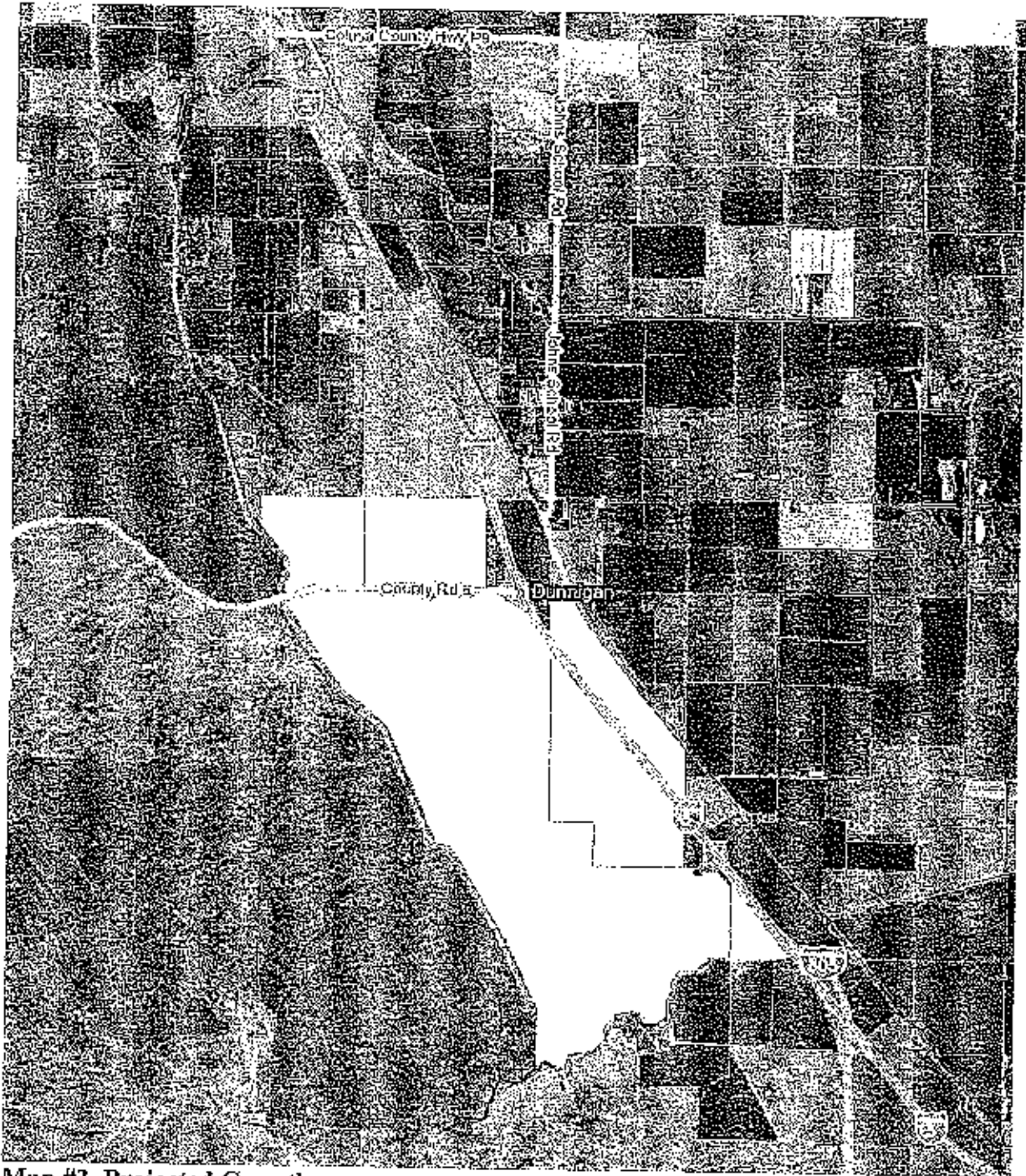
Map #1, Current Coverage

Map #1 shows the current coverage of Station 12 located at Main Street. The green lines indicate 1.5 road miles from the station and the red lines indicates 2.5 road miles from the station. All distances are estimates and utilizing present roads.



Map #2, Two Station Coverage

Map #2 shows the coverage of two stations, one located on Road 6 and the other on Road 8. The green lines indicate 1.5 road miles from the station and the red lines indicates 2.5 road miles from the station. All distances are estimates and utilizing present roads.



Map #3, Projected Growth

Map #3 shows the current residential areas in green, commercial/retail in red and the general plan growth in blue.

DUNNIGAN LANDOWNER/DEVELOPER GROUP

November 20, 2008

Mr. David Morrison, Assistant Director – Development Services
292 West Beamer Street
Woodland, CA. 95695

RE: Comment letter pertaining to County of Yolo Draft 2030 Countywide General Plan

Dear Mr. Morrison:

The Dunnigan Landowner/Developer Group thank you for allowing this opportunity to provide written comments to the County of Yolo Draft 2030 Countywide General Plan dated September 10, 2008. Please feel free to contact me should you have any questions or seek clarifications on our comments.

1. Agriculture Preservation (Goal LU-1) Policy LU-2.1 – (page LU-15)

The Dunnigan Landowner/Developer Group supports the policy of a 300-foot buffer where new growth will permanently adjoin agricultural land but does not believe this same 300-foot buffer should be required in the following two conditions: 1) If an area inside a proposed 2030 Countywide General Plan Specific Plan Overlay (SPO) boundary, (that will permanently adjoin agriculture land) currently has an urban land use on it (or is currently zoned for an urban land use) but may be designated to a different urban land use during the Specific Plan application process; and 2) a public right of way currently exists adjacent to agriculture land such as railroad tracks (Southern Pacific/California Northern Railroad), major collector street/highway (County Road 99W) or major surface water transport system (Tehama Colusa Canal). These public ROW's have continuously provided the buffer between agricultural use and private property.

- *We respectfully request the policy be written to not require the 300-foot buffer treatment when 1) either current urban land uses or currently zoned urban land uses reside adjacent to agriculture and within the proposed 300-foot buffer and 2) public rights-of-way greater than 100-feet wide currently exist adjacent to agriculture uses that would be within the proposed 300-foot buffer today.*

2. Community Planning and Planned Development (Goals CC-2 and CC-3) Policies CC-2.12, CC-2.10, CC-3.1 and CC-2.16 – (pages LU-28, LU-27, LU-29, LU-28, LU-32 and Table LU-10)

The Dunnigan Landowner/Developer Group strongly supports the policies of 1.2 jobs for every dwelling unit (Page LU-27 Policy CC-2.10), target of 16 jobs per acre (Page LU-28 Policy CC-2.12), requiring a Specific Plan be prepared for the entire area within the growth boundary to replace each of the existing Area General Plans and incorporating old with new and requiring sustainable design standards (Page LU-28 Policy CC-2.16). This will allow applications to meet the goals of jobs/housing balance, provide benefits to existing communities and make best use of existing community features and fully integrate new development. What we have an issue with is that in order to meet the intent of these policies they should be imposed over the entire SPO as a whole. New growth

needs to ultimately develop in a way to provide a self-sustainability community for the entire ultimate build-out of the community. Simply stated new growth and existing community, via the SPO application, will meet the policies of 1.2 jobs per dwelling unit, target of 16 jobs per acre and require community-wide sustainable design standards.

- *We respectfully request the policies and tables be written to reflect that the community-wide Specific Plan Overlay (SPO) as a whole must meet the CC-2.12, CC-2.1-, CC-3.1 and CC-2.16 policies in order to develop a self-sustaining, job/housing balance and sustainable design standards community.*

3. Community Planning (Goal CC-2) – Policy CC-3.6 (pages LU-33/34)

The Dunnigan Landowner/Developer Group generally supports the breakdown of land uses such as amount and type of residential and commercial, open space, parks etc. presented in this Policy but believes the Policy must provide adequate allowance for modification and adjustment for following two reasons: 1) as stated in the #2 above, when working to integrate new growth with the existing community, the existing community and subsequent community-wide SPO application may favor an adjustment in land uses/zoning within the existing community to better meet the goals of a self-sustainability, jobs/housing balance, pedestrian-oriented/walkable community, etc. Designating very specific amounts of land (to within a single acre) for residential, commercial, open space, public etc. within the proposed new growth area ties the hands of the ultimate SPO application and discourages creative design that may assist in implementing these General Plan sustainability goals. 2) Very specific amounts of land per land use in actual fact cannot be achieved. By way of example, we do not want to lead the county staff and decision-makers to believe that a project the size that is envisioned in Dunnigan can provide exactly 336 acres of open space – or ~ 371 acres of large lot/rural residential. It may need 10% more acres of open space simply due to environmental constraints or 10% less acres of large lot/rural residential is needed to implementing the goal of a clustering development and constructing a more pedestrian-oriented/walkable community.

- *We respectfully request the policy of land use breakdown be presented either in a range of acreages, percentage of total acreage goal for each use, or wording to the effect that these land use acreages are goals and may need to be adjusted due to constraints or opportunities revealed during the SPO application process.*

4. Community Planning (Goal CC-2) Policy CC-2.16G – (page LU-28)

This Policy in the General Plan requires vertical curbs and sidewalks separated from the street by landscaping. The Dunnigan Landowner/Developer Group believes that, although vertical curbs may very well need to be incorporated to meet drainage issues, rolled curbs are more neighborhood friendly and visually appealing when (provided drainage issues can be resolved) they are able to be incorporated into a neighborhood and areas within upscale, large-lot hillside neighborhoods where local roads meander from house to house may be better suited for no curbs.

Further, it is our experience that, over time, the separated curb and sidewalk in the typical and smaller single family lot size neighborhoods tend to be re-landscaped over time (or worse, neglected) with a hodgepodge of treatments such as colored rock, weeds, fake grass etc thus losing the harmonious neighborhood design standards. We believe the separated curb and sidewalk works best when they are located on collector streets as the landscape treatment along these streets are maintained by a single agency.

- *We respectfully request the policy of requiring vertical curbs be revised to encourage either vertical curbs or rolled curbs with the possibility of no curbs in the residential rural designated neighborhoods where appropriate. We request the requirement for sidewalks separated from streets be located on community collectors or roads where landscaping maintenance is provided by a single agency or organization.*

5. Planned Development (Goal CC-3) Policy CC-3.5 – (page LU-33 Proposed New Policy J)

With the goal of developing a coordinated transportation system (Goal CI-1), directing new trips away from County Road 8 and Interstate 5 Interchange (Policy CC-3.5 D) and internal road system that directs local trips to local roadways rather than freeways (Policy CC-3.5 H) in mind, the Dunnigan Landowner/Developer Group recommends the 2030 General Plan include an additional policy specifically for the Dunnigan Specific Plan Overlay area (perhaps Policy CC-3.5 J). This Policy would require the ultimate development of a frontage road connecting the Specific Plan Overlay new growth area west of Interstate 5 to the Interstate 505/Road 12A interchange via the frontage road that currently runs north along the western edge of Interstate 505 from the 505/12A interchange. This connection will both allow farm equipment to travel across to both sides of Interstates 5 and 505 without going through future urban area as well as provide secondary vehicular access onto Interstate 505 thus alleviating congestion on Interstate 5.

- *We respectfully request an additional Policy (CC-3.5J) that requires the development of a frontage street from the existing I-505/12A interchange north to the Dunnigan Specific Plan Overlay area utilizing and expanding the existing frontage road system.*

6. Fire and Emergency Medical Services (Goal PF-5) Action PF-A33 – (page PF-21)

The General Plan Action PF-A33 requires that fire sprinklers be installed in all new residences. The Dunnigan Landowner/Developer Group, in an effort to keep construction costs low in the more affordable, smaller residential single family detached units, believes this requirement should be on residential units of 5,000 square feet or larger. These larger homes are predisposed to be located along the periphery of the community – within the hills and within areas of a higher likelihood of wild-fires. It is these homes that will most need the fire sprinkler mitigation.

- *We respectfully request the requirement that fire sprinklers be installed on residential structures greater than 5,000 square feet in total only.*

7. Community Planning (Goal CC-2) Policy CC-3.6 – (pages LU-33/34 Policy CC-3.6) and Implementation Program – Land Use Designations – Land Use (Table LU-4)

Policy CC-3.6 and Implementation Program – Land Use Designation Action Item (Table LU-4) designates Residential Rural (RR) to have a density of from 1 du/5 acres to < 1 du/ac, Residential Low Density (RL) have a density of from 1 du/ac to 10/du/ac, Residential Medium Density (RM) have a density of from 10 du/ac to 20 du/ac and Residential High Density (RH) have a density of from 20 du/ac to 40 du/ac.

While the Dunnigan Landowner/Developer Group understands and supports the goal of clustered higher density development and maximizing/retaining agricultural lands, we believe these densities do not reflect the vision the existing residents of Dunnigan, the county planning commission, county board of supervisors or market have for this future

community. Generally speaking, any density of 10 du/ac or greater is an attached product such as an apartment, condominium or townhome (admittedly, some small lot single family detached housing neighborhoods on lots approximately 3,200 square feet in size or less can be developed at between 10 and 11 du/ac, provided the site is flat). By way of example, the existing Country Estates Mobile Home Park in Dunnigan has very small lots and has a density of between 7.5 and 8.0 du/ac. According to Policy CC-3.6, new growth in Dunnigan is to ultimately have 40.9% of the new units be 10 du/ac or more. In other words slightly under ½ of all residential units developed in the proposed new growth area of Dunnigan are expected to be apartments, condos, or townhomes.

Those proposed densities also do not reflect those found in General Plans of neighboring self sustaining jurisdictions. Below is a table reflecting the density variance between 1) those proposed in the 2030 Countywide General Plan to that of neighboring jurisdictions and 2) our recommended densities to that of neighboring jurisdictions:

RESIDENTIAL DENSITY COMPARISONS								
Cities	Very Low, Rural or Estate		Low		Medium, Medium Low or Medium High		High	
	Min	Max	Min	Max	Min	Max	Min	Max
Davis General Plan	0.0	3.0	3.0	6.0	6.0	14.0	14.0	25.0
West Sacramento General Plan	0.5	1.0	1.1	5.0	5.1	12.0	12.1	25.0
Woodland General Plan	0.1	4.0	3.0	8.0	5.0	16.0	16.0	25.0
Vacaville General Plan	0.1	3.0	3.1	5.0	5.1	14.0	14.1	36.0
CITIES - ROUNDED AVERAGE	0	3	3	6	5	14	14	28
RECOMMENDED (Rounded)	0	2	2	6	6	15	15	30
<i>Variance - Recommended vs. Cities</i>	<i>Equal</i>	<i>-0.9</i>	<i>-0.6</i>	<i>-0.1</i>	<i>+0.7</i>	<i>+0.9</i>	<i>+0.9</i>	<i>+2.2</i>
YOLO CO. GENERAL PLAN (Rounded)	0	1	1	10	10	20	20	40
<i>Variance - Yolo County vs. Cities</i>	<i>Equal</i>	<i>-1.8</i>	<i>-1.6</i>	<i>+4.0</i>	<i>+4.7</i>	<i>+6.0</i>	<i>+6.0</i>	<i>+12.3</i>

- *We respectfully request the densities presented in the General Plan be revised to more closely match those presented in our 'Recommended' or 'Average Neighboring Jurisdiction' as presented in the table above.*

8. Preservation of Agriculture (Goal AG-1) Policy AG-1.6 – (page AG-20)

This AG-1 Goal is in place to “preserve and defend agriculture as fundamental”. Policy AG-1.6 requires new growth to mitigate at a ratio of no less than 1:1 whenever there is a conversion of farm land to urban uses. The 2030 General Plan as presented provides a wide array of goals, policies and action items that will work to achieve the Preservation of Agriculture goal. Perhaps the strongest of these policies is the designation of very specific boundaries for new growth and requiring this growth to cluster urban uses on the smallest footprint using higher densities than what have traditionally been found in community maturation processes. Additional policies require jobs/housing balances, adherence to sustainable neo-traditional community design and implementation of smart

growth principals. All these policies look to eradicate urban sprawl and maximize the preservation of agriculture lands.

It is the belief of the Dunnigan Landowner/Developer Group that designating a succinct boundary for new growth, placed within the smallest footprint, requiring that this new growth be clustered into more densely populated neighborhoods and requiring this growth to incorporate sustainability principals such as jobs/housing and smart-growth, the goal of preserving and defending agriculture as fundamental is satisfied. To impose further mitigation by requiring the purchase of 1:1 mitigation on new growth designated lands that incorporate these policies should not be required.

- *The Dunnigan Landowner/Developer Group respectfully requests the elimination of the 1:1 preservation of agriculture requirement on self-sustaining Specific Plan Overlay communities.*

9. **Housing Element (Goal AG-1) Policy AG-1.6 – (page AG-20)**

The Dunnigan Landowner/Developer Group understands and generally supports the county goals associated affordable housing. We unfortunately cannot support the policies and implementation programs to achieve these goals. Allow me to summarize our beliefs below:

First, a very strong and commanding premise presented throughout the 2030 General Plan is the development of self sustainable communities. The requirements associated with jobs/housing balance, clustering development on a smaller footprint, incorporating the existing community in with new growth is strongly encouraged throughout the document. The Dunnigan Landowner/Developer Group supports all these goals and policies. Similar to our discussion #2 above the development of a community-wide jobs/housing balance self sustainable community sets a course toward the ultimate community build out – incorporate existing with new growth into one harmonious community. Affordable housing requirements are no different. The ultimate built out community of Dunnigan needs to have agreed to amounts, percentages and distribution of affordable housing requirements (at ultimate build out) that takes into account any current oversupply/deficiencies in affordable housing and develop one harmonious community.

- *As a component of the next update of the Housing Element, the Dunnigan Landowner/Developer Group requests the affordable housing calculations and requirements for Specific Plan Overlays (SPO's) take into consideration any existing affordable housing oversupply or deficiencies in the community as a whole.*

Second, the State of California Department of Housing and Community Development (HCD) clarified in a letter dated 12/2/07 from Director Lynn Jacobs to the Building Industry Association of Orange County that "neither State law nor Department policy requires the adoption of any local inclusionary ordinance in order to secure approval of a jurisdiction's housing element". Further in this letter it states: *The law also requires programs to "assist in the development of adequate housing to meet the needs of low and moderate income household" and, "local governments must also analyze their inclusionary policies to evaluate whether sufficient regulatory and financial incentives are offered to facilitate compliance with the requirements" and, Governmental Code Section 65589.8... further states that a local government which adopts such a requirements(inclusionary zoning) shall permit the developer to satisfy all or a portion of that requirement by constructing rental housing at affordable monthly rents".*

- *As a component of the next update of the Housing Element, the Landowner/Developer Group request the Plan provide specific Action Items within the Element to meet the guiding principles as outlined by Director Jacobs in her letter above.*

Third, Dunnigan already experiences a greater affordability than all but one city or community in Yolo County. The Dunnigan community was also recently burdened with accommodating a yet undeveloped 8-acre county property, designated exclusively for affordable housing, as a component of the Wildwings development. To impose requirements for additional affordable homes in the community of Dunnigan would add additional burden to the community. The median home prices in the cities and communities of Yolo County from the highest to lowest are presented below:

Rank	City/Community	Median Home Price	Rank	City/Community	Median Home Price
1	Clarksburg	\$1,012,000	7	Esparto	\$313,059
2	Davis	\$590,000	8	Capay	\$274,971
3	Monument Hills	\$400,000	9	Madison	\$219,527
4	West Sacramento	\$339,000	10	Knights Landing	\$206,000
5	Winters	\$337,500	11	Dunnigan	\$167,430
6	Woodland	\$329,922	12	Yolo	\$144,900

Source: 2030 Countywide General Plan - page HO-36

- *As a component of the next update of the Housing Element, the Dunnigan Landowner/Developer Group requests the Housing Element of the General Plan set affordable housing goals specific to each community's need and ability to satisfy the affordability of that particular community that when totaled meet the overall countywide goals and objectives.*

Fourth, very few jurisdictions in Northern California require affordable housing requirements greater than 15%. The requirement of 10% low-income and 10% moderate income for a total of 20% (page HO-65, Table HO-32) exceeds similar neighboring jurisdictional requirements, burdens the ability to develop self sustainable community benefits and services, and sets up Yolo County as the below market rate home price community of the Sacramento region.

- *As a component of the next update of the Housing Element, the Landowner/Developer Group request the requirements associated with the amount of affordable housing be reduced to 5% low income and 10% moderate income (15% total) in line with neighboring jurisdictions.*

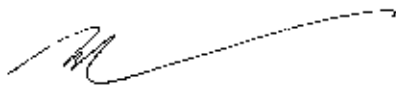
Finally, the State of California HCD sponsored, and includes in their guiding principles, a Policy Paper entitled *On Common Ground - Joint Principals on Inclusionary Housing Policies* (July 2005). The Policy Paper was a joint effort between the Non-Profit Housing Association of Northern California and the Homebuilders Association of Northern California. In part this Policy Paper recommends the following:

1. Market-rate builders should be provided with a choice of several options for producing affordable housing;
2. Market-rate builders should be able to satisfy an inclusionary requirement by providing alternative for-sale housing types including rentals;

3. Market-rate builders should be able to satisfy any inclusionary by donating land to the local government or a non-profit housing developer;
4. Market-rate builders should be able to choose to satisfy an inclusionary requirement by providing for the units to be constructed outside the project location; and
5. Local governments should demonstrate a broader commitment to addressing the affordable housing shortage utilizing such key actions as but not limited to:
 - a. Consistent efforts to pass local affordable housing assistance bonds or other measures to meet the existing community's fair share of the burden;
 - b. Either waive development impact fees and processing fees for inclusionary units or pay for them through discretionary local funds such as redevelopment funds or general fund;
 - c. Increase to at least 50% the tax increment devoted to affordable housing programs;
 - d. Provide at least one density bonus for each unit of affordable housing required;
 - e. Exempt inclusionary zoning units from building permit caps and growth allocation processes; and,
 - f. Make appropriate surplus publicly owned land available for affordable housing.
 - *Believing strongly in this 2005 joint effort between two key players in affordable housing and supported by the State of California HCD, the Dunnigan Landowner/Developer Group request the next update of the Housing Element incorporate the entire list of action-items presented above into the Housing Element of the General Plan.*

Again, thank you for the opportunity to present our comments and we look forward to working with you.

Sincerely,
Dunnigan Landowner/Developer Group



Keith Fichtner
Project Manager

Cc: Heidi Tschudin, General Plan Project Manager
Members of the Yolo County Board of Supervisors
Members of the Yolo County Planning Commission
Dunnigan Advisory Committee
Tim Lewis, Tim Lewis Communities
Vic Vasquez, Miller Holdings Investments
Rob Capps, Miller Holdings Investments
Russ Davis, Elliott Homes

DUNNIGAN LANDOWNER/DEVELOPER GROUP

MEMORANDUM			
To:	David Morrison	From:	Keith Fichtner
Date:	12/18/08	Subject:	2030 Countywide General Plan 9/10/08

In the spirit of cooperation (and seeing as I had to read every page of the 2030 Yolo County General Plan document) I have prepared this memorandum of potential inaccuracies or typos I believe may exist in the Document. Please understand that I point these out only as a means of assisting you in your efforts and some may not be inaccuracies at all – I may be misreading them.

- Page IN-6
 - States Dunnigan has 952 residents and 340 housing units – our understanding has the population approximately 780.
 - Later in the text it states Dunnigan has 389 and 404 housing units
- Page LU-3
 - States Dunnigan has 280.1 acres of Jobs and services but later in the text it states Dunnigan has less acreage (although this may be because of parks and recreation and other as stated in the notes)
- Page LU-7
 - States Dunnigan Specific Plan is 2,312 acres although the amount approved by the BOS (and stated a number of times throughout the document) was 2,284 acres. If this is to include the all of the Dunnigan Specific Plan Overlay area (new growth and existing urban boundary) our engineers have calculated the boundary to contain 3,270 acres.
- Page LU-34
 - No Dunnigan Conceptual Sketch map is contained in this section while other new growth Conceptual Sketch maps are included. This may be because Dunnigan new Growth is simply an outline area for growth and not specific.
- Page LU-47
 - Action CC-A13 states alternative for 1505 and County Road 12A zoning to highway commercial but none of the Dunnigan statistical tables throughout the Document include this acreage for jobs.
- Figure LU-1B and Figure LU-2B
 - Both figures do not match the boundary outline of new growth for Dunnigan approved by the BOS in the extreme northwest corner of the new growth area (north of Road 6, west of County Road 88).
- Page PR-16 Policy PF-4.3
 - I may be misreading this. It states the County needs a ratio of 3.9 sworn officers per 1,000 people. The total Dunnigan at build out (new growth, existing, and vacant lots) is 8,013 lots x 2.6 people = 20,833 population / 1,000 = 20.8 x 3.9 officers = 81 sworn officers. Is this correct? 80+ officers for a community that would be three times the size that Winters is today - or approximately 1/3 the size that Woodland is today?
- Page PF-27 Action PF-A40

- I believe the math may be incorrect on the second bullet. If I use the formula for the ultimate build out of Dunnigan it would equate to the requirement of a new library of between 8 and 13 square feet. $20,833 \text{ population} / 1000 = 20.8 \times .4 = 8.3 \text{ square feet} \dots \times .6 = 12.5 \text{ square feet.}$
- Page AG-20 Policy AG-1.8
 - Discussion of 300 foot setback does not match the discussion on page LU-2.1 although this may be what you wanted.
- Page HO-22
 - Dunnigan projected households of 389 in 2005 does not match the 340 discussed in IN-6. It may be because of two different sources but if the current number of homes (2008) is 340 and in 2005 it was 389 it shows a reduction in population which is not the case.
- Pages HO-25 to HO-27
 - If you add up all the employment it adds to 170 jobs which does not match what our "on-the-ground" survey has shown. The numbers in the Document are from SACOG projections so that may be the biggest discrepancy.
- Page HO-28
 - The 85 jobs in Dunnigan do not match the 170 stated in the tables immediately preceding this table (and our survey) and the 389 households do not match the 340 discussed in IN-6.
- Page HO-34
 - Estimated number of units in 2005 (404) does not match the 389 presented as the amount that same year. (This may be nit-picking but I simply wanted to point it out).
- Page HO-36
 - Typo on Average Home Price for Dunnigan
- Page HO-37
 - Typo on down payment – I believe the Document meant to say 10% of home value.
- Page HO-90 Actions HO-A47 and HO-A48
 - These two actions are in conflict with each other when developing a project encompassing a large area. A47 states to disperse affordable housing throughout each residential development and A48 states to coordinate affordable housing with existing and proposed transit, employment, shopping etc. With Dunnigan being a very large development with some large lot hillside residences, I believe these Actions make sense for smaller new growth development and it may be that they weren't completely thought thru on a large development such as Dunnigan.

22.

David Morrison

From: DUTRARANCH@aol.com
Sent: Thursday, November 20, 2008 3:11 PM
To: DUTRARANCH@aol.com; David Morrison
Subject: general plan 2008

11-20-2008

Dear David Morrison,

As a resident and farmer in Clarksburg I am concerned with the Agriculture and Economic Element of the General Plan.

I understand in some parts of the county people have built their dream homes on a large parcel and don't farmed it. I feel that would not happen on the rich farm ground and valuable vineyard land we have in Clarksburg. I am not in favor of the Action AG-A6.

Size and mass of the home(s).

Placement of the remainder of the property, outside of any home site (s), in a permanent agricultural easement, deed restriction or similar instrument.

We need to keep the value of our land as high as we can. With the economic crisis we have globally, our farmers need to go to their banks with property for collateral that is not restricted. Limiting the size of a home devalues the land and putting the remainder of property in a permanent agricultural easement is not smart planning for the future of farming families, who may need to live on their farms.

Permanent is permanent.

We need to look at the farming families, most of them their grand parents or parents own the property they farm. In the near future most of them will pass away and the inheritance taxes will force their families to sell some of their farms. An opportunity to live on or near a vineyard is a valuable asset to Clarksburg and the county. If the new owner doesn't farm they could lease the vineyard back to the family. This keeps our farmers farming and their business profitable.

Ag tourism in Clarksburg can compete with Napa. We have legacy homes small and large in Clarksburg and on the Delta. Beautiful vineyards, and we are close to Sacramento. If we can protect our land from the massive land and water grab going on right now. I think encouraging larger homes to be built makes the farm and the farms around it more valuable. This may detour Water agencies from taking our farm ground in the future. If we put the remainder of land in a permanent Ag easement we are just setting our farms up for the water agencies in the future to turn our land into wet lands or flood control for Sacramento.

My question is, does this general plan devalue Clarksburg farm ground?

Does it infringe on our property rights?

Does the permanent Ag easement set us up for water and environmentalists in the future to take our water and farms?

What will the financial impact be to the farmers and county?

If you have any questions please call me 916-775-1786 cell 916-212-3006

Sincerely Phyllis Dutra

David Morrison

From: Suzanne Easton [suzeeaston@sbcglobal.net]
Sent: Wednesday, November 19, 2008 11:20 AM
To: David Morrison
Subject: alert

David-

The draft Yolo County General plan was just called to my attention, specifically the piece in the Open Space element (page 8). You have possibly attempted to describe the National Conservation Area **proposal** from the organization, Tuleyome, and confused it with the Partnership. We very much would like to be included in the general plan - the accurate description is below. The NCA has not been designated, it's a proposal that may still face numerous hurdles. The Partnership has not taken a position because it is still controversial and does not have consensus support by our members. Please let me know if you have any further questions and please visit our website for more information (brbna.org).

Thank you,
 Suzanne Easton, Director
 BRBNA Conservation Partnership

The Blue Ridge Berryessa Natural Area encompasses nearly 800,000 acres of wild and agricultural lands stretching from portions of the Mendocino National Forest all the way to Interstate 80 in Solano County. (BRBNA) Conservation Partnership promotes the conservation of this undeveloped landscape by encouraging appropriate land protection strategies and stewardship of its natural, agricultural, recreational, archeological and historical resources. As a voluntary and inclusive organization, the Partnership facilitates coordination and collaboration among its public, private, and non-profit partners; provides research, information, and education services to partners; and conducts outreach to the public.

Five principles guide the activities and decisions of the Partnership:

- Preserve, protect and enhance natural resource values of the BRBNA including its lands, wildlife, plants, creeks, and waters.
- Support conservation-based land-use activities and sustainable economic development in the BRBNA
- Respect the rights of private landowners.
- Encourage resource-compatible, non-growth inducing public recreation facilities on public lands.
- Consider all positions on an issue, but only support activities when the Partnership has reached consensus.

ECACMelissa D. Jordan
CHAIR**ESPARTO CITIZENS ADVISORY COMMITTEE**

C/O YOLO COUNTY PLANNING, RESOURCES AND PUBLIC WORKS DEPARTMENT
202 West Beamer Street, Woodland, CA 95695-2596. (530) 666-8775 FAX (530) 666-8728

November 5, 2008

TO: Yolo County Planning Commission
 CC: David Morrison, Assistant Director, Yolo County Planning & Public Works
 FROM: Esparto Citizens Advisory Committee
 SUBJECT: Draft Yolo County General Plan

The Esparto Citizens Advisory Committee has reviewed the draft Yolo County General Plan and has many concerns and comments that we hope to detail further in the months prior to review by the Board of Supervisors. Meanwhile, the following condensed comments are considered priorities and submitted for consideration by the Planning Commission:

LAND USE:

Table LU-8 depicts 575 new residential units for Esparto, on top of the potential for 985 units on existing land already zoned for residential. The 1996 Esparto General Plan called for 500 additional houses over a 10 year period. The rezoning of land around the town to residential in conjunction with this plan accommodated that growth – and more. It was realized recently that the current zoning actually allows approximately 500 additional houses bringing the potential growth to around 1000. The town of Esparto still needs to absorb the impact of the current approved housing developments on the infrastructure and schools – which have not kept pace with the subdivisions. ECAC feels that there is no need for the County's General Plan to provide for additional residential growth beyond 985 units.

Table LU-9 notes the loss of 65 acres of industrial zoned land just south of the town of Esparto. This proposed rezoning of this land to allow commercial or residential development is not a strategy that is endorsed by the ECAC. The ECAC prefers this 70 acre parcel, which is within a FEMA flood area remain as industrial or agricultural as a source of local jobs to help meet the jobs/housing ration mentioned in Goal CC 2.10.

LU-6.5. The ECAC supports that schools be located within the growth boundary.

Goal CC-2.13 affirms the requirement for 5 acres of parks per 1000 people. The ECAC supports this but due to a poor history of meeting this requirement; we would like to see more enforcement and accountability from the County in ensuring that the parks get implemented.

Inclusion of Agricultural Industry in the Agriculture land use designation is another concern. "Smart Growth" will be difficult, if not impossible, because it eliminates the County's ability to control the location of concentrated agricultural industry employment centers. This will result in more industrial type (ground covered over and not used for production) operations like the recent Westside Transplants and Mariani Nut being located in the middle of farmland and not near housing centers. For example, Westside Transplants would have been better located in the industrial land south of SR-16 at Esparto rather than in farmland on CR-27. Mariani Nut should have been located in poorer land closer to the City of Winters. Agricultural Industry should be made part of the Industrial land use designation.

AGRICULTURE/ECONOMICS:

AG-A6 and AG-A25 – Concern about use permit requirement and size restrictions for homesites on less than 20 acres (existing parcels?).

ED-A8 and ED-A16. More specifics are needed regarding "incentives to revitalize established but aging buildings and facilities" and "improve the appearance of aging retail space".

ED-A10 is regarding the implementation of the DMX Zoning. As the DMX ordinance is not finalized, the ECAC continues to have concern about the residential component in terms of the scope of residential allowed, and the nature of the residences that will be in close proximity to downtown commercial uses.

CONSERVATION AND OPEN SPACE:

Generally, all the topics in this category used a "two-step" process. The first "step" was stating the Policy. These policies are very open-ended and ambiguous. The second "step" was empowering the County to execute those policies, again ambiguously, without stating "how" they were going to achieve the goal. The ECAC would like to learn more details about the policies and their strategy for implementation.

CIRCULATION:

The ECAC has some concerns with the designation of farm-to-market roads in the Esparto area. We have field-to-processor/user/warehouse transportation needs. The roads used for the movement of the crop harvest are, and will have to continue to be, shared with farm equipment. There aren't enough roads for separate routes for the movement of trucks and farm equipment. More specifically, CR-87, CR-19, CR-23 and CR-24 are primary roads for the movement of farm equipment in the central county. If trucks in the central county are to be limited to a specific east/west road, that road should be SR-16. SR-16 is no more than two miles from the central county east/west roads that the draft general plan identifies as farm-to-market and is unusable to farm equipment due to the automobile traffic load. SR-16 should also be the designated route for casino buses. Casino buses have started to travel CR-23 and that has the potential for disaster given the road's use by very large farm equipment.

On a lesser note, CR-85 should be retained as a major two-lane county road from CR-14 to SR-16. CR-85 is currently a major county road (according to the county GIS) and serves as E-4. CR-16 should be made a minor two-lane county road between CR-86 and CR-87. CR-16 actually is a farm-to-market road for Durst Organic and it is a connector between CR-19 and CR-85.

The ECAC has concerns about the establishment of road maintenance districts and how this could impact residents who are not the primary users of roads in the Esparto area. Casino traffic continues to draw the majority of vehicle trips per day in the Esparto/Capay Valley area.

HOUSING:

Page 10 states that several large parcels have been rezoned R-2 for duplex development. The ECAC would like to know which parcels and questions this plan.

A reference to preserving mobile homes as source of affordable housing does that include promoting more?

There is a shortage of affordable rental units for low, very low and moderate incomes in Esparto. The ECAC has since been told of an alternative plan to build up to 800 apartment units on the current industrial zoned property to the south of Esparto. This parcel is in a FEMA recognized flood zone.

Regarding the very low, low income mentioned on page 8, the County should find a way to use USDA subsidized financing.

Thanks you for the opportunity to comment and we hope to discuss more details of the plan in the coming months.

Sincerely,

Melissa D. Jordan, Chair
Gretchen Adan
Wayne Belshaw
Colleen Fescenmeyer
Tammy Fullerton
Pat Harrison
John Huisman
Giacomo Moris
Patrick Scribner

The Esparto Citizens Advisory Committee is appointed by the Board of Supervisors to act as advisors to the Planning Commission concerning land use matters. The opinions expressed by this committee are not necessarily those shared by the Planning, Resources, and Public Works Department.



Esparto Community Services District
Dedicated to Safe Water and Responsible Waste Management

25.

P.O. Box 349, 26490 Woodland Ave, Esparto, CA 95627
Phone: 530-787-4502 Fax: 530-787-4219

October 28, 2008

David Morrison – Assistant Director
County of Yolo Planning & Public Works Department
292 West Beamer Street
Woodland, CA 95627
530-666-8041

Dear Mr. Morrison;

This is a reminder to change the zoning on the Esparto Community Services District property at 26490 Woodland Avenue from the proposed DMX to Public Quasi-Public when updating the General Plan.

If you should have any questions please feel free to call.

Sincerely,

Anna McNamara
Administrative Assistant
Esparto Community Services District

From: Andrew Fulks [mailto:yolohiker@yolohiker.org]
Sent: Wednesday, September 24, 2008 9:24 PM
To: John Bencorno
Cc: Warren Westrup
Subject: Re: follow up item

Hi John,

As I promised in my last email, here is a suggested set of policy and action language regarding road abandonments. I formatted it to fit with the current general plan format for policies and actions.

Let me know if you need anything else. I've CC'd Warren on this as well, and also included my background document on the situation and legal basis for this policy, in a separate Word file.

I think this will definitely fit in with the intent of both the Circulation Element and Open Space Element! Thanks so much for working on this! Very forward-looking...

Section 7 Conservation and Open Space Policies

Policy CO 1.xx: For all future road abandonment requests, the County will reserve and except from the vacation, or will grant to another state or local public agency, an easement and right, at any time or from time to time, to construct, maintain, operate, replace, remove, and renew vehicular or nonvehicular trails for use by the public in, upon, over, and across the street or highway proposed to be vacated, as allowed under California Streets and Highways Code 8340(d).

This policy will allow the County the potential to develop future trail corridors, by retaining existing rights of way, even if the current rights of way are not used or are not presently desired for public motor vehicle traffic. Under this policy, the road can be closed to all public traffic until such time as the County requires use of the right of way.

Implementation program

Action CO A-xx: Inventory existing County Roads and Rights of way to determine which rights of way have the potential for future trail use, subsequent to vacation.

Responsibility: Parks and Resources

Timeframe: 2009/2010

Action CO A-xx: Revise road abandonment request forms to include notice to applicants that the County will reserve and except from the vacation, or will grant to another state or local public agency, an easement and right, at any time or from time to time, to construct, maintain, operate, replace, remove, and renew vehicular or nonvehicular trails for use by the public in, upon, over, and across the street or highway proposed to be vacated, as allowed under California Streets and Highways Code 8340(d). (Policy CO 1.xx)

Responsibility: Planning and Public Works

Timeframe: 2009

Action CO A-xx: The County will create an inventory of all rights of way that have been vacated, but with a reserved right for future use. This inventory will be referenced for future trail planning purposes. (Policy CO 1.xx)

Responsibility: Planning and Public Works/Parks and Resources

Timeframe: Ongoing

Section 4 Circulation Element

Policy CI 5.xx: For all future road abandonment requests, the County will reserve and except from the vacation, or will grant to another state or local public agency, an easement and right, at any time or from time to time, to construct, maintain, operate, replace, remove, and renew vehicular or nonvehicular trails for use by the public in, upon, over, and across the street or highway proposed to be vacated, as allowed under California Streets and Highways Code 8340(d).

This policy will allow the County the potential to develop future trail corridors, by retaining existing rights of way, even if the current rights of way are not used or are not presently desired for public motor vehicle traffic. Under this policy, the road can be closed to all public traffic until such time as the County requires use of the right of way.

Action CI-A3 Update the Bicycle Transportation Plan, including potential routes along levees, abandoned railroads, waterways, **vacated roadways where future trail rights have been retained**, and transmission right-of-ways (Policy CI-5.1, Policy CI-5.2, Policy CI-5.6, Policy CI-5.11, Policy CI-5.15)

Responsibility: Planning and Public Works Department

Timeframe: 2014, 2019, 2024, 2029

Proposal for a Revision to Yolo County Road Abandonment Policy

9/24/08

Summary

This is a proposal to change Yolo County's policy regarding road and right-of-way abandonments. In summary, the proposal is that Yolo County no longer fully abandon road rights-of-way, but instead choose to either close the road to motor vehicle traffic (still open to landowners served by the road) and leave it open to non-motorized transportation, or to abandon the road to all public use, but retain the right to open the road or right-of-way to public use in the future.

Background

California Streets and Highways Code allows outlines the procedures that a local agency, in this case Yolo County, must take in order to abandon (or 'vacate') a road, right-of-way, or public easement. Yolo County's approach to application of the Streets and Highways Code has been fairly straightforward. Yolo County provides a form, available online, which an applicant can download, fill out, pay a fee, and begin the process to abandon the road. Once a small environmental document (usually a Negative Declaration) has been produced, circulated, and public comment taken, the request moves to the Planning Commission and then to the Board of Supervisors. At that point, 3 votes can abandon the road and the access is permanently lost.

issues

This process, while following the letter of the law, presents several potential downfalls for Yolo County. First, the process is mostly administrative. Unless members of the public follow Planning Commission or Board of Supervisors meetings judiciously, abandonments of roads can happen 'under the radar', thus causing these public assets to be lost forever. Such is the case of previous County road abandonments such as Road 108 and Road 95B, which could have provided a recreational trail along the Colusa Basin Drainage Canal.

Second, the process of road abandonment does not go through any other public committees, save for the Planning Commission. The Planning Commission is not tasked with, nor has the collective expertise or connection with the County Parks and Resources Department to evaluate the recreational impacts of road abandonment. As the use of roads can also serve a recreational purpose, review of abandonments by the Parks, Recreation, and Wildlife Advisory Committee, as well as the Parks and Resources Department, would provide much-needed input in the process.

Lastly, the County's current policy to abandon roads completely means that once the right of way is gone, it can never be regained without a potentially expensive expense of public dollars, significant staff time, and possible legal expenses. If a landowner is unwilling to grant the right of way, eminent domain is the last resort and will be very controversial and potentially costly.

Proposal

It is proposed that the County change policy regarding road abandonment.

First and most importantly, the County should no longer completely abandon roads and rights-of-way. Rather, the County should do one of three things upon receiving a request for abandonment:

- Abandon the road but with a retained right of future trail use per California Streets and Highways Code Section 8340 (d), or
- Close the road to motor vehicles but retain the right of non-motorized trail use to continue as is presently allowed (private property served by the road would continue to have motor vehicle access), or
- Reject the abandonment request and maintain the status quo.

This simple policy change preserves the public trust and the valuable asset that is the right of way. If the County chose to retain a future right-of-way it would be able to re-open the road for recreational or vehicle trail use at any time in the future. This would prevent any future expense related to right-of-way acquisition or the possibility of not being able to acquire the right-of-way from a willing seller.

Second, road abandonment requests should initially go through the County Parks, Recreation, and Wildlife Advisory Committee. The current process does not include the Parks Committee as a required step. The Committee would recommend to County Planning which of the three above options should be considered, in light of current or future recreational use of the road.

After this recommendation, the abandonment request would proceed through the current process at the staff level, through the Planning Commission, and ultimately to the Board of Supervisors.

These two changes would prevent the loss of current or potential recreation corridors and access points, and would increase public involvement in stewardship of the public trust.

Legal background

There are two elements of State law which provide for this proposal, and which protect the County and Landowner from liability arising from use of the roads on which public use has been retained.

California Streets and Highways Code Section 8340 (d), states that:

(d) A public entity may reserve and except from the vacation, or may grant to another state or local public agency, an easement and right, at any time or from time to time, to construct, maintain, operate, replace, remove, and renew vehicular or nonvehicular trails for use by the public in, upon, over, and across a street or highway proposed to be vacated.

Napa County had the foresight to use the Streets and Highways Code to legally reserve an easement in 1978 for future use of the public right of way on the Oat Hill Mine Road. That road is now known as the Oat Hill Mine Trail. In Colusa County, a 10-mile section of the Old Wilbur Road was closed to motor vehicles, but left in the public domain for hikers, bikers, and horseback riders, providing a scenic recreation route for visitors to the Bear Valley and the Wilbur Hot Springs resort. Such retention of non-motorized uses enhances recreational opportunities for County residents.

As far as liability for the County and for landowners of the underlying estate on which the easement resides, California Civil Code Section 846 provides the following protections for private landowners:

846. An owner of any estate or any other interest in real property, whether possessory or nonpossessory, owes no duty of care to keep the premises safe for entry or use by others for any recreational purpose or to give any warning of hazardous conditions, uses of, structures, or activities on such premises to persons entering for such purpose, except as provided in this section.

A "recreational purpose," as used in this section, includes such activities as fishing, hunting, camping, water sports, hiking, spelunking, sport parachuting, riding, including animal riding, snowmobiling, and all other types of vehicular riding, rock collecting, sightseeing, picnicking, nature study, nature contacting, recreational gardening, gloating, hang gliding, winter sports, and viewing or enjoying historical, archaeological, scenic, natural, or scientific sites.

California Civil Code Section 831.4 provides protection for the County:

831.4. *A public entity, public employee, or a grantor of a public easement to a public entity for any of the following purposes, is not liable for an injury caused by a condition of:*

(a) Any unpaved road which provides access to fishing, hunting, camping, hiking, riding, including animal and all types of vehicular riding, water sports, recreational or scenic areas and which is not a

(1) city street or highway or

(2) county, state or federal highway or

(3) public street or highway of a joint highway district, boulevard district, bridge and highway district or similar district formed for the improvement or building of public streets or highways.

(b) Any trail used for the above purposes.

(c) Any paved trail, walkway, path, or sidewalk on an easement of way which has been granted to a public entity, which easement provides access to any unimproved property, so long as such public entity shall reasonably attempt to provide adequate warnings of the existence of any condition of the paved trail, walkway, path, or sidewalk which constitutes a hazard to health or safety.

Warnings required by this subdivision shall only be required where pathways are paved, and such requirement shall not be construed to be a standard of care for any unpaved pathways or roads.

Property rights

The notion that retention of an easement is somehow an affront to private property rights is surely to come up during discussion of this proposal. It must be noted that there is no violation of any private property rights in this proposal. The road rights of way are already publicly-owned, and all activities which take place within the right of way in the future are allowed presently. The County would not be requiring anything of the landowner, and would only be retaining the rights it presently owns. This is not a private property issue, as the County is only restricting public use (motor vehicle) of the road, not continued private use (motorized or other).

Conclusion

Changing County Policy regarding road abandonments to either close the roads to motor vehicles and retain non-motorized use, or to close the road to all uses but retain an easement for future use, is in the best interest of the citizens of this County. As the roads are part of the public trust, it is important that the public trust be preserved for future use. Our population is increasing, and our demand for recreation will also increase. Retaining roads as trails is a benefit for landowners, who will receive additional security

due to lack of motor vehicle use, and a benefit for citizens, who will have a safer route of travel within the County.



November 20, 2008

Founder/Pastor

P. G. Mathew
M. A., M. Div., Th. M.

Ministers

Gerrit J. Buddingh
M. A., J. D.

Richard R. Spencer
Ph. D.

Timothy J. Swickard
J. D.

Marc L. Roby
M. S.

College Ministries

Gregory W. Perry
M.A.

Nick A. Faber
D.V.M.

Gregory T. Broderick
J.D.

Women's Ministries

President
Gladys E. Mathew
B. Sc., B. Ed.

Sharon M. Broderick
J.D.

Mr. David Morrison
Assistant Director, Development Services
Yolo County Planning & Public Works Department
292 West Beamer Street
Woodland, CA 95695

Dear Mr. Morrison:

We are writing you to submit our comments on the proposed Yolo County General Plan. As a Yolo County landowner, Grace Valley Christian Center is concerned about the water resources components of the General Plan. Specifically, we believe that the General Plan as currently constituted would significantly advance the controversial groundwater ordinance that the county Board of Supervisors tabled earlier this year in the face of vociferous public opposition.

To the best of our knowledge, the Board never officially adopted the proposal; it is unclear whether the Board intends to enact permanently the new ordinance, and when it will take effect. However, the inclusion of the below provisions in the General Plan suggests that the drafters of the General Plan are attempting to advance the ends of the groundwater proposal by means other than transparent public notice and comment.

For example, on page 53 of the Conservation and Open Spaces Element section, the following language has been included: "Currently, the County is also considering additional ordinances and/or the formation of a countywide water agency to provide groundwater resource management."

Similarly, under the subsection entitled "Implementation Program," the Proposed General Plan lists a number of "actions" that the County aspires to achieve in light of various policy goals. Included among these actions are the following:

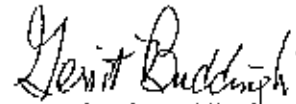
- Action CO-A62: Collect data from public water suppliers and other water users which use groundwater sources to monitor and report groundwater levels and yields, and where appropriate, to manage long term aquifer conditions.
- Action CO-A71: Collect and maintain data on water use, water supplies, and water quality to avoid long-term overdraft, water quality degradation, land subsidence and other potential groundwater problems.

- Action CO-A78: Develop and adopt a groundwater management ordinance to address the cumulative impacts of incremental groundwater extraction.
- Action CO-A92: Evaluate the creation of a countywide water authority to address water conservation, flood control, water conveyance, and water exports.

Almost every component of the groundwater management ordinance thus appears in the proposed General Plan. Our concerns about the groundwater ordinance—its burdensome reporting requirement and expansive scope, among other things—apply to the proposed General Plan as well. The groundwork for this hotly-debated ordinance should be laid in the process of transparent public notice and comment, not beneath the voluminous chapters and sections of a comprehensive General Plan.

Thank you for considering our comments. Please contact our office if you would like to discuss the matter.

Sincerely,



Rcv. Gerrit Buddingh
Senior Associate Minister



28.

David Morrison

From: Nancy or David Gray [ndgray@sbcglobal.net]
Sent: Friday, October 17, 2008 7:20 AM
To: David Morrison
Subject: Blue Ridge Trail

Hello. I am late to the party as I was out of town. As a person who has worked on the Blue Ridge since its inception with Ada Merhoff I am happy to support its continuation to Putah Creek. If you have ever hiked the Blue Ridge and seen its expansive views of Capay Valley and Berryessa, as well as out to the Sacramento Valley you will understand the great resource we have so close to our urban centers. The trail offers beautiful wildflowers, exceptional birding, and occasional views of large and small animals. The connection to Putah Creek would make the current trail a gem that would attract hikers from far and wide.

Thank you for your consideration.

David Gray
Woodland

29.

David Morrison

From: Marlene Hanson [marlenem516@sbcglobal.net]

Sent: Wednesday, October 15, 2008 9:20 PM

To: David Morrison

Dear Mr. Morrison:

I couldn't make the meeting about the Blue Ridge Trail, but I want to let you know that I fully support the County working to complete the Blue Ridge Trail from Cache Creek to Putah Creek, along the Yolo County line. It will make a wonderful addition to our hiking possibilities in the area!

Marlene Hanson
1355 Cottonwood St.
Woodland, CA 95695

30.

David Morrison

From: Mary Jo Hoes [mary_jo_hoes@hoes-eng.com]
Sent: Thursday, November 20, 2008 8:08 AM
To: David Morrison
Subject: General Plan

David

You asked me a question at our advisory meeting one time. What is a non community? I am still pondering that, but as I think about it a community is a place where people get together and make decisions about the welfare of their community.

We feel in Zamora that we have a community. It has struggled because the elementary school was removed. But we do have a town hall. This is a meeting place. I strongly suggest as the county develops its plan that community meeting places are established. Schools, town halls should be available for every 200 to 400 folks. These may be used for education, meetings, emergency, and celebrations. When new development is added the developers should be required to provide this additional infrastructure as well as others.

A strong community reduces crime and supports its members.

Sincerely,

Mary Jo Hoes

David Morrison

From: Laurie Holm [luorui@prodigy.net]
Sent: Monday, October 13, 2008 8:40 AM
To: David Morrison
Subject: Blue Ridge Trail

Hello
Please include the Blue Ridge Trail in the final draft of the General Plan. This is a unique opportunity. I look forward to working on this trail and to hiking it.

Many thanks.
Respectfully,

Laurie Holm

COMMENT ON YOLO COUNTYWIDE
GENERAL PLAN

CO-18

b. GRASSLANDS - SHOULD BE REPLACED BY THE
FOLLOWING:

b Prairies

(a): ~~FOR~~ PRAIRIES PROVIDE FORAGING AND
REFUGE HABITAT. ANIMALS GRAZE ON AND FORAGE AND
FIND COVER IN AND AMONG NATIVE FORB SPECIES
LIKE THUNBERG'S SPUR (TRITOLEIA LAXA) IN ~~THE~~
SPRING AND HAYFIELD TALLGRASS (HEMIZOMA CONGESTA)
IN FALL. TYPICAL WILDLIFE SPECIES KNOWN TO
OCCUR IN YOLO PRAIRIES ARE BURROWING
OWL, SAVANNAH SPARROW, MOUNTAIN PLOVER,
SWAINSON'S HAWK, SAY'S PHOEBE, RED-TAILED
HAWK, KING SNAKE, CALIFORNIA GROUND SQUIRREL,
COYOTE, AND BADGER. -

ALL FURTHER REFERENCES TO GRASSLANDS SHOULD ALSO
BE CHANGED TO PRAIRIES

FARM DR. GLEN HOLSTEIN - BOTANIST, SACRAMENTO
VALLEY CHAPTER OF CALIFORNIA NATIVE
PLANT SOCIETY, TULEYOME, YOLO NATURAL PROGRAM,
PRINCIPAL REFERENCE: "CALIFORNIA'S
VANISHING WILDFLOWERS" BY RICHARD MINNICH
2007 US PRESS

(530) 758-6787

holsteinecal.net

David Morrison

From: John Hulsman [john.r.hulsman@gmail.com]
Sent: Thursday, November 20, 2008 1:34 AM
To: David Morrison
Subject: General Plan Update

Here are a few comments regarding the draft Yolo County General Plan.

The Land Use element of the draft General Plan proposes rezoning the industrial parcel south of SR-16 at Esparto to residential with a small commercial component. The Esparto General Plan shows that parcel as industrial and it should stay industrial. The intention is to retain the land for businesses that could provide employment to the citizens of the area.

Also in the Land Use element, the inclusion of Agricultural Industry in the Agriculture land use designation will make smart growth difficult, if not impossible, because it eliminates the county's ability to control the location of concentrated agricultural industry employment centers. This will result in more industrial type (ground covered over and not used for production) operations like Westside Transplants and Mariani Nut being located in the middle of farmland and not near housing centers. I maintain that Westside Transplants would have been better located in the industrial land south of SR-16 at Esparto rather than in farmland on CR-27. Mariani Nut should have been located in poorer land closer to Winters. I believe that Agricultural Industry should be made part of the Industrial land use designation.

In the Circulation element, farm-to-market roads are an interesting concept, but I have trouble relating them to the actual conditions in the county. We have field-to-processor/user/warehouse transportation needs. The roads used for the movement of the crop harvest are, and will have to continue to be, shared with farm equipment. There aren't enough roads for separate routes for the movement of trucks and farm equipment. More specifically, CR-19, CR-23 and CR-24 are primary roads for the east/west movement of farm equipment in the central county. If trucks in the central county are to be limited to specific east/west roads, that road should be SR-16. SR-16 is no more than two miles from the central county east/west roads that the draft general plan identifies as farm-to-market and is unusable to farm equipment due to the automobile traffic load. SR-16 should also be the designated route for casino buses. Casino buses have started to travel CR-23 and that has the potential for disaster given the road's use by very large farm equipment.

Paragraph 4.A.4 states that LOS grades represent the perspective of drivers but do not represent the perspective of other roadway users. Who are the other roadway users - pedestrians and cyclists? Just about everyone that I can think of that uses the roads drives something. I suggest that "other roadway users" should be changed to "taxpayers".

Paragraph 4.A.7.h states that minor two-lane county roads primarily carry local traffic. Is there any way to ensure this in the age of Google Maps and Map Quest? If a road, any road, is on the shortest or fastest route to a destination, the Internet map sites will route traffic down that road. Those sites route Cache Creek Casino traffic from the bay area via County Road 23. While on the subject of minor two-lane county roads, CR-85 should be retained as a major two-lane county road from CR-14 to SR-16. CR-85 is currently a major county road (according to the county GIS) and serves as E-4. CR-16 should be made a minor two-lane county road between CR-86 and CR-87. CR-16 actually is a farm-to-market road for Durst Organic and it is a connector between CR-19 and CR-85.

Paragraph 4.A.9 identifies three classes of bike ways, but not enough information is provided to show a need for Class III. Bicyclists have the right to use all roads and highways except those that expressly prohibit bicycles. All county roads not designated Class II would automatically be Class III unless something special is planned for the roads designated Class III. However nothing is mentioned. If nothing special is planned, Class III should be deleted. If something special is planned, it should be identified.

Paragraphs 4.A.9 and 4.A.10 seem to imply that things are shown in their referenced figures that actually aren't shown. Paragraph 4.A.9 implies that proposed bike ways are shown in Figure C1-3. They aren't, but it would be helpful if they were. Similarly, 4.A.10 implies that potential park-and-ride lots are shown on Figure C1-4, but I don't think they are. What about the promised park-and-ride lots in Madison and Woodland for casino workers?

Freight Rail is a sub paragraph (4.A.12.a) of Port of Sacramento. Further the sub paragraph addresses the Sacramento River Train which really isn't freight. The sub paragraph should be renamed "Rail" and it should become a numbered paragraph on the same level as Port of Sacramento.

Good luck,
John

David Morrison

From: redbud@dcn.org
Sent: Monday, October 13, 2008 4:18 PM
To: David Morrison

34.

Hello- I have become aware through the Capay Valley Hiking Club that a generous landowner has made available an easement that can lead to the completion of the Blue Ridge Trail. I understand that Yolo County support is necessary to accomplish this end. I am unable to attend the meeting in Woodland tonight of the Yolo County Parks , Recreation, and Wildlife Advisory Committee and therefore would like to add my support by email rather than by my presence there. This has been a local goal for some years and the trail's completion would allow access to Berryessa Peak, also a goal of many. I would ask you to support this effort and I look forward to helping build the connecting link between Cache Creek and Putah Creek. I believe that the provision to complete the Blue Ridge trail is in the initial draft of the General Plan. I urge you to support this goal and keep it in the General Plan. Thank you.

Jack Jonas, Davis

Lewis Planned Communities

9216 Kiefer Boulevard / Sacramento, California 95826
 Telephone: (916) 363-2617 FAX: (916) 364-9353

November 19, 2008

Mr. John Bencomo, Director
 Mr. David Morrison, Assistant Director
 County of Yolo
 Development Services, Planning, and Public Works Department
 292 West Beamer Street
 Woodland, CA 95695-2598

RE: Draft 2030 Countywide General Plan Reference –
 Hunt-Wesson Cannery Property ("Cannery Park")

Dear Messrs. Bencomo and Morrison:

As the owners of the former Hunt-Wesson Cannery property in the City of Davis, Lewis Planned Communities has reviewed the Draft 2030 Countywide General Plan. We have noted one area that makes reference to our property. Policy LU-6.11 of the General Plan's Land Use and Community Character element (Page LU-21) contains the following language:

Policy LU-6.11 Coordinate with the City of Davis to explore mutual opportunities regarding the following projects:

f) Commercial and mixed uses at Covell Boulevard/Pole Line Road and coordinated planning with the Hunt Wesson site.

Lewis Planned Communities would like to provide you with an update on the current status of our development proposal for Cannery Park.

The formal entitlement application for Cannery Park was submitted to the City on November 2, 2006. The application included a request for a Rezone, General Plan Amendment, and Planned Development to enable the development of an Innovative mixed-use master plan with a balanced mix of Business Park/Office, Medium and High Density Residential directed toward Davis' workforce housing needs, Parks, and Open Space.

An extensive community outreach process, which included a series of five (5) outreach meetings over the past two years and four (4) Celebrate Davis! annual events, has helped guide revisions to Cannery Park. The result is a balanced and sensitive neighborhood approach, a plan scaled to fit the surrounding predominately residential neighborhoods. The current balanced mix includes 20 net acres (approx. 225,000 square feet and 600 - 850 jobs) of Business Park/Office proposed development with 610 homes on 45.9 net acres. The remaining 32 acres of the 100-acre site is proposed as public dedicated open space with wildlife habitat corridors, storm water landscaped swales, native plant gardens and a neighborhood park, and public roadways.

In January 2007, the Davis City Council formed the General Plan Housing Element (GPHE) Update Steering Committee to review and evaluate sites for potential residential housing throughout the City of Davis. The council directed the Steering Committee to evaluate the most

November 19, 2008

Page 2

appropriate sites for smart and controlled growth to meet the city's regional "fair share" housing requirements (RHNA), as well as the city's defined annual 1% growth management objectives.

The Steering Committee began its work in February 2007 and after 25 meetings, two (2) public "workshops", and numerous "check-ins" with the Planning Commission and City Council, completed its work with unanimous approval of the final report (Study and Identification of Potential Housing Sites in Davis) on March 20, 2008.

On November 5, 2008, the City of Davis concluded the General Plan Housing Element Update process with the Council's adoption of a resolution "to approve an EIR Addendum and to direct city staff to implement, with modifications, the recommendations of the General Plan Housing Element Steering Committee".

Both the Cannery Park site within the city and the adjacent Covell site were reviewed and discussed by the 15-member Steering Committee.

The GPHE Steering Committee evaluated the Lewis-Cannery site for potential housing and considered the proposed Cannery Park land use mix along with five (5) additional land use mix options containing varying acreages of BP/Office and residential. The final Steering Committee recommendation identified Cannery Park as appropriate for housing and ranked the Lewis-Cannery site as the top "yellow light" site at #21. The committee recommended medium density, 500-776 units on 46.2 net acres of the 98.4-acre property in their final report, Study and Identification of Potential Housing Sites dated March 20, 2008 (Pages 59 & 60 attached).

After multiple reviews of several alternative planning strategies the Steering Committee by consensus adopted the following recommendation:

The Lewis site should be planned, at a minimum, with thoughtful consideration to circulation and land use compatibility with the adjacent Covell Village site...

The Steering Committee outlined this recommendation and defined the rationale in their final report (Item 6A, Page 28 attached). The rationale includes a statement that planning should occur first for the Lewis Cannery site and that it should be able to stand alone and not be delayed by a Measure J vote.

On October 23, 2007, the Davis City Council directed staff to "embark upon a community outreach process to solicit input on the site", "begin preliminary staff review of the proposal", and to "contract with a consultant to work with staff on determining the current and future viability of either all or a portion of the 100 acre site for non-residential uses". At that meeting, the council also voted to not initiate the EIR process until technical review and evaluation of the non-residential viability is complete. Lewis Planned Communities submitted a revised land use plan to city staff on December 20, 2007. The proposed land use plan has been revised one additional time in response to community and staff comments (attached).

The Davis City Council authorized the city manager to enter into contract with Economic Strategies Group (ESG) for the preparation of a Non-Residential Viability Study (Study) for the Lewis Cannery site in March of 2008. ESG completed the final report, Business Park Viability Study-Cannery Park on September 4, 2008.

November 19, 2008
Page 3

The Study was received at a joint City Council/Business and Economic Development Commission (BEDC) meeting on September 22, 2008. The BEDC further reviewed the Study on October 27, 2008, and identified that the "viability study was conducted with a sound methodology and was sufficient to inform the commission for the purposes of decision making".

The Study deems the High-Tech Park as infeasible with 39-year build out period. The Study also defines a 100-acre basic business park with a 16-year projected build out as within the "14 to 17 year build out period...generally considered to be the feasibility limit for a moderately sized business park such as Cannery Park."

On November 12, 2008, the Davis Planning Commission considered the Business Park Viability Study for Cannery Park. The Commission also had a discussion of the "key policy questions" related to Cannery Park that were identified by staff. The Planning Commission passed a motion to recommend that the City Council direct that the processing of the Cannery Park application land use plan move forward as is.

Currently, Cannery Park is scheduled for discussion by the City Council at its December 2, 2008 meeting. Lewis is requesting that the council direct staff to move forward the review and evaluation of the Cannery Park application. We believe the next appropriate steps are:

- City led community outreach (with a focus on land use, site layout, and circulation).
- EIR preparation (RFP, define project, define project alternatives, begin EIR preparation).
- Public hearings at various city commissions for review and action prior to City Council consideration of the project, i.e. staff review and processing, EIR preparation, and City led community outreach.

If you have any questions about Cannery Park or would like a presentation to learn more about our proposal for the redevelopment of Hunt-Wesson cannery site, please contact us at 916-363-2617.

Sincerely,



Ken Topper
Director of Community Development

Attachments:

GPHE Steering Committee Final Report - Lewis Cannery Site (Pages 59/60)
GPHE Steering Committee Final Report - Recommendation 6A (Page 28)
October 16, 2008 Cannery Park Illustrative Land Use Plan
Cannery Park At-a-Glance handout

Cc: Heidi Tschudin, Yolo County General Plan Project Manager
Bill Emlen, Davis City Manager
William B. Mellerup, Lewis Planned Communities

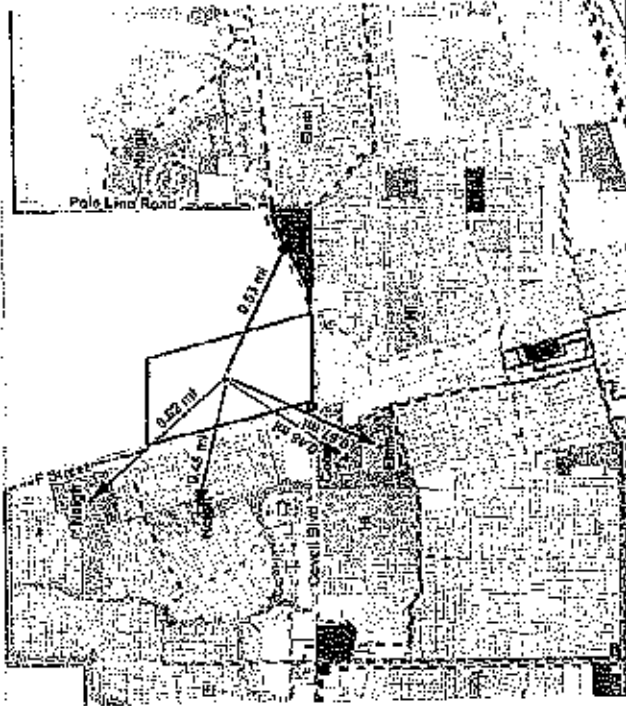
Provide a Variety of Housing Needs **LOW URBAN GROWTH**
Assure Healthy Neighborhoods with Nearby Schools, Parks, Greenbelts and Shopping
Maintain a Balanced Transportation System which Promotes Alternative Modes
Minimize Farmland Conversion Support a Vital Downtown Create Safe and Functioning Pedestrian, Bicycle and Transit Mobility Provide Healthy Living with Clean Air and Compatible Noise levels **PROSERVO PRIME FARMLAND PROVIDE INFRASTRUCTURE AND SERVICES EFFICIENTLY CONSERVE ENERGY AND RESOURCES Reduce Driving Assure Fiscal Stability Be a Successful City Surrounded by Farmland and Retain a Successful Growth Pattern**
Connect the Greenway System
Create Compatibility with Existing Land Uses

Study and Identification of Potential Housing Sites in Davis

Recommendations of the General Plan Update Steering Committee

Approved by the Steering Committee on March 20, 2008

Lewis Cannery



Location	1111 East Covell Boulevard, north of Covell Boulevard and J Street
Site Size (Gross / Net Assumption)	98.40 ac / 46.2 ac residential
Recommended General Plan Overall Residential Density Category (net density range including density bonuses)	Medium (7.2-16.79 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	333 - 776 du
Steering Committee Recommendation	500 - 776 du

Rationale for Recommended Site Ranking Category and Number (Including Key Principles)

- 21.1 An infill site within the city limits; does not need a Measure J vote; and promotes compact urban form.
- 21.2 Close to schools, parks, shopping and transit.
- 21.3 Not a good site location for light industrial/high tech uses (subject to study) and is currently dormant.
- 21.4 Large parcel, could add parks and greenbelts in the development.
- 21.5 Provides opportunity for a mix of housing types including workforce and affordable housing.

Countering Views to Recommended Site Ranking Category and Number

- 21.6 Need to preserve land for light industrial / high tech land and its potential for jobs. This large acreage is ideal for light industrial / high tech uses.
- 21.7 Only one full access to Covell Boulevard and this would cause traffic impacts.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

- 21.A Need analysis of city need and feasibility of non-residential uses of the site.
- 21.B Need analysis of fiscal impacts and impacts on city services.

Continued on Next Page

ALTERNATE SITE Site Ranking 21

ALTERNATE SITES are sites to be considered for housing only if deemed prior to 2013; they are considered "Yellow Light" sites

Recommended Actions and Responsibilities

Action 21.1 General Plan amendment, rezoning.

Lewis Cannery (Continued)

Continued from Previous Page

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

- 21.C Need information on the affordability of proposed housing, agricultural buffering, agricultural mitigation, open space, and site drainage.
- 21.D The Lewis site should be planned, at a minimum, with thoughtful consideration to circulation and land use compatibility with the adjacent property (the Cavell Village site).

A. PLAN FOR THE LEWIS CANNERY SITE IN CONSIDERATION OF THE ADJACENT COVELL VILLAGE SITE

Recommendation: The Lewis site should be planned, at a minimum, with thoughtful consideration to circulation and land use compatibility with the adjacent Covell Village site, even though the Covell village site may or may not be approved for future urban use.

Rationale: The Lewis Cannery site of approximately 98 acres and the Covell Village site of approximately 383 acres comprise the land area bounded by the former city landfill and ag land on the north, Covell Boulevard on the south, Pole Line Road on the east, and F Street on the west. Planning should occur first for the Lewis Cannery in consideration of the following factors:

- (1) The Lewis Cannery site is a higher ranked site (#21 ranking as compared to #32 ranking for the Covell village site). Both are in the "Alternate Sites" grouping.
- (2) Separate development would still allow for effective circulation and connectivity within the larger area context.
- (3) Land uses and edge conditions can provide compatibility with any future adjacent land use(s) that could occur, including continued agricultural operations.

- (4) It is more critical to coordinate land use compatibility between the two sites at their common boundary than over the entirety of the sites.
- (5) The planning for the Lewis Cannery site should be able to stand alone and not be delayed by a Measure J vote.

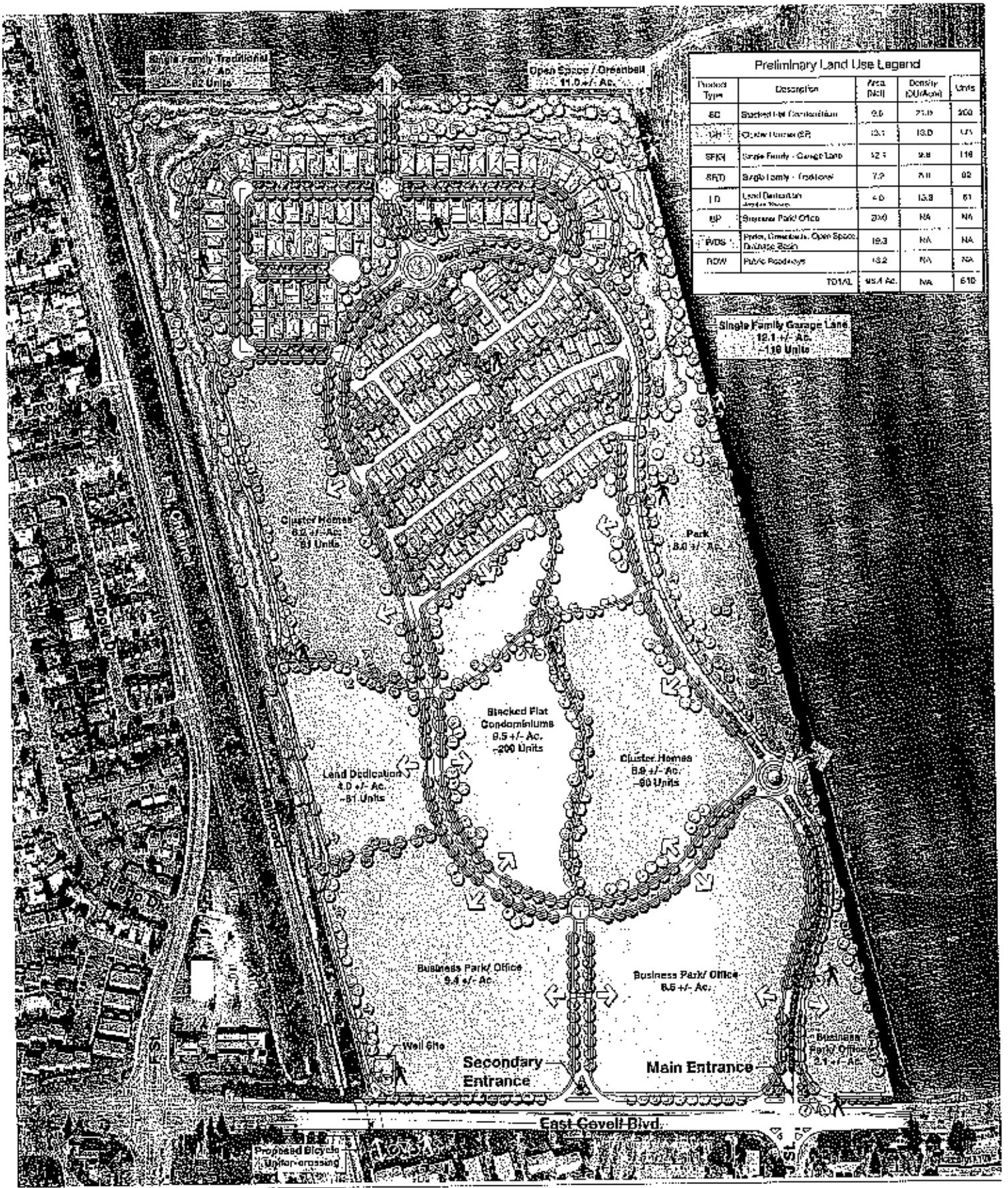
B. EXPLORE OPTIONS FOR LOCATING FIRE STATIONS AND/OR IMPROVING OPERATIONS, WHICH MAY CREATE OPPORTUNITIES FOR HOUSING

Issue: Slightly more than half of all calls to the fire department (fire related, medical and other calls) are in the geographic area served by Station 31, the downtown station. The downtown station does not provide a five minute response time to all areas that it is assigned as the first due engine company. The reliability of the downtown station being available for an emergency is not adequate in that the second and third due engine companies must respond when the downtown engine is on a simultaneous call. The revenue stream to operate a new fourth fire station has not been identified. As the Fire Department struggles with existing service demands, any new development exacerbates the problem.

Recommendations: The Steering Committee recommends that the City Council explore a wide range of options to address the response and cost issues of fire protection and medical emergency services, including, but not limited to, the following:



Sites for a Variety of Housing Types



Single Family Traditional
11.0 +/- Ac.
- 82 Units

Open Space / Greenbelt
11.0 +/- Ac.

Proposed Type	Description	Area (Ac.)	Density (DU/Ac.)	Units
SC	Stacked Flat Condominium	9.5	21.0	200
CH	Cluster Homes (2P)	13.7	18.0	171
SFCH	Single Family - Garage Lane	12.7	9.8	118
SFCH	Single Family - Traditional	7.9	7.1	82
LD	Land Dedication (Public Space)	4.0	15.8	61
BP	Business Park/Office	20.0	NA	NA
PVD	Park, Open Space, Open Space, Delineate Basin	19.3	NA	NA
R/W	Public Roadways	13.2	NA	NA
TOTAL		95.1 Ac.	NA	610

Single Family Garage Lane
12.7 +/- Ac.
- 118 Units

Cluster Homes
8.2 +/- Ac.
- 81 Units

Park
8.0 +/- Ac.

Stacked Flat
Condominiums
9.5 +/- Ac.
- 200 Units

Land Dedication
4.0 +/- Ac.
- 61 Units

Cluster Homes
8.9 +/- Ac.
- 90 Units

Business Park/Office
9.4 +/- Ac.

Business Park/Office
6.6 +/- Ac.

Well Site

Secondary
Entrance

Main Entrance

East Covell Blvd.

Proposed Bicycle
Utility Crossing

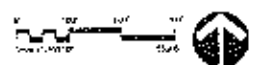


October 18, 2008

Cannery Park

Illustrative Land Plan

Lewis Planned Communities
Davis, California



The HMA Group Landmarks Architecture & Planning, Inc.
1520 The Green, Suite 1000, Davis, California 95618
916.754.9200 FAX 916.754.9205

Cannery Park at a Glance	
Non-Residential Building Space and Employment	225,000 +/- sq. ft. 600 - 850 Jobs
Number of Homes	610
Residential Density	Medium (8.6 - 21 du/ac net)

Key Use Summary	
Business Park / Office + Mixed Use	Class A Office and Professional Buildings inc. single-tenant, multi-tenant, and owner occupied <ul style="list-style-type: none"> • 5 to 8 year phasing
Mixed Residential	Numerous home types inc. stacked flal condominiums and affordable housing land dedication <ul style="list-style-type: none"> • 5 to 7 year phasing

Summary of Land Use Mix	
Total Gross Area	98.4 ac
Developable area of site	65.9 ac (67%)
<ul style="list-style-type: none"> • Business Park • Residential 	20.0 ac 45.9 ac
Remaining Area	32.5 ac (33%)
<ul style="list-style-type: none"> • Public Roadways • Public Dedicated Open Space • Wildlife Habitat Corridors • Storm Water Landscape Swales • Native Plant Gardens • Neighborhood Park 	18.2 ac 19.3 ac (~1,500 sq. ft./unit) <i>Creating Walkable Places for Passive & Active Recreation</i>

Cannery Park
 Proposed Land Use Mix
 Lewis Planned Communities
 Davis, California



Dunsmuir, CA
November 20, 2008

36.

The Yolo County 2030 General Plan Work Team
Planning and Public Works Department
292 West Beames St
Woodland, CA 95695-2598

Attention: David Morrison and Heidi
Tschudin

Congratulations on such a thorough and
comprehensive plan. It is amazing in
scope, organization and detail.

Here are a few brief suggestions regarding
the Air Quality element [Conservation
and Open Space Element H.]

page CO-60

The SVAB is subject to unique wind
patterns... However, during some parts of
the summer, wind patterns circle airborne
pollutants around and into the southern part
of the valley below a temperature phenomenon
referred to as an "inversion layer." Because this
phenomenon reduces the volume for mixing, it
worsens pollutant concentrations and...

The next paragraph b., has a lead line
Air Quality Monitoring, Emissions and
Significant Source Categories.

It appears some material relating to
these categories was ~~detected~~ deleted.

Fair enough, this is already a huge
book, but perhaps the lead line
could be changed.

VMT, TDM and motor vehicle
sources are well treated in Background
Information about Climate Change, pp
EO - ~~66~~ 66, 67 + 68.

Perhaps a mention of This background
could be included in a sentence of The
AIR QUALITY element.

Again, congratulations and Thanks
for traveling to the evening meeting at
Dunnigan as well as so many other
sites.

Best Wishes,
Erick Linse
PO Box 76 Dunnigan
(530) 724-3225

Yolo County General Plan
October 13, 2008

Notes from Rachael Long

Agriculture and Economic Development Element

“Mitigation for loss of farmland through agricultural conservation easements and/or land dedication is required”. (Page AG-1, 1st paragraph).

Question:

- 1) Does this mean that if I chose to set aside land for wildlife habitat that in the future that I would have to mitigate this action on my own property?
- 2) How would I mitigate for the loss of farmland?
- 3) Does this apply to the Conservation Reserve Program?

This plan will discourage farmers from putting in wildlife habitat on farms because we won't be able to mitigate because of the costs. This needs clarification and re-written to be farmer friendly.

Restoration projects provide tremendous benefits to the county. They help preserve biodiversity for plants and animals, many of which are threatened in our county. They also provide habitat and food for beneficial insects that feed on crop pests and pollinators that enhance crop pollination. Habitat also helps improve air and water quality (including CO₂ for global warming prevention) by serving as filter traps.

Conservation and Open Space

Policy CO-2.16. Encourage the restoration of native habitat on publicly owned land.

There seems to be a lot of contradiction in this report for Agriculture and Conservation and Open Space. On the one hand there's a lot of discussion on the need for habitat to enhancement of biodiversity (ie Policy CO-2.16: Minimize loss and support the restoration of suitable habitat for rare, threatened and endangered species), but only on publicly owned land. Since publicly owned land only accounts for 6% of Yolo County, more needs to be done on private land if we are to conserve biodiversity in our county.

Policy CO-2.24 Urge agricultural landowners to incorporate wildlife-friendly habitat features. Examples include berms and flooded agriculture.

Question: Berms, needs clarification and we shouldn't recommend flooded agriculture, especially with water shortage issues and in drought years, except where needed for certain crops (ie. alfalfa and rice).

Land Use and Community Character Element

HO-61-62. Agricultural Lands Conversion Ordinance to Urban Use. The Land Evaluation and Site Assessment (LESA) score of the land to be mitigated shall be equal to or greater than the land being converted. There must be a water supply sufficient to support ongoing agricultural uses.

Comment:

Dry land farming and ranching continues to be a viable agricultural industry in Yolo County and should not be excluded from mitigation. Conservation Reserve Program land should also not be excluded from mitigation (dry land as well). Lastly, some ground may not score as high as others in LESA, but is still prime for grape and almond production, so this ground should not be excluded. This is in special reference to the Dunnigan Hills area and the Dunnigan development plan.

LUI-A. 15 Acres of Commercial General will be located at either Co. Rd 14 or Co Rd 12A

Comment:

Co. Rd 14 is a much better site due to direct access to Knights Landing and Hwy 99.

Madison Prison

Comment:

Inconsistent with the General Plan (ie in flood zone, doesn't protect farmland, impacts of traffic on global warming, etc.).

Urban Development

Comment:

- Open space buffer between cities and farmland should be planted to hedgerows and other native habitat to help mitigate air, water quality, CO₂ emissions, wildlife habitat.
- Alternative energy sources such as wind power need to be evaluated for impacts to wildlife as turbines are very hard on birds and bats.
- Creeks in Dunnigan need to be protected and enhanced with native plantings.
- Include oaks and other native plants in plantings in urban areas (parks, backyards, green belts) to provide food and habitat for birds in particular.
- Need more community gardens.

Urban Development for Dunnigan

Comment:

Allowable housing to 5,000 units with 2,312 acres is excessive for Dunnigan. Kids in Zamora should be allowed access to schools in Dunnigan. Bus trip to Woodland for elementary kids is 1.5 hrs each way.

I-5 North and Hwy 505 South

Comment:

How will north bound I-5 be connected to south bound Hwy 505?

Zamora Community Development

Comment:

In Zamora, the community would like the opportunity to develop a plan for Zamora (focusing on ag development and tourism, natural habitat, parks, pacific fly way, etc.).

David Morrison

38.

From: Jackelyn Lundy [jackielundy@earthlink.net]
Sent: Tuesday, November 18, 2008 3:28 PM
To: David Morrison
Cc: Duane Chamberlain
Subject: comments on general plan

Dear Mr. Morrison:

I appreciate the opportunity to comment on the draft of the General Plan for Yolo County. During the 27 years that I have owned and lived on my 40 acre farm in the West Plainfield area there have been extensive changes and I imagine the life time of this next General Plan will also see many changes. To that end, it is important to keep in mind the possibilities of future change and how they can impact our community. My comments address these potential changes.

My first comments pertain to the roads around West Plainfield and especially Road 95. In the General Plan Road 95 is identified as a main road for agricultural enterprises. I also noted that the definition of agricultural enterprises in the General Plan includes horse farms. The West Plainfield area has one of the highest horse farms and number of horses in Yolo County so; I'm assuming planning for Road 95 should include concerns about equestrians too. Given these agricultural uses for this road plus all sorts of vehicles, bikes, joggers, and pedestrians, safety for all those using this road should be paramount in the planning for the next 25 years. While I realize revenues for road projects may currently be limited, I would hope over the next 25 years there will be better times when road improvements can be implemented.

RECOMMENDATION: Road 95 planning include safety measures: a) a paved bicycle lane on both the east and west sides of the road; b) a non-paved pedestrian and equestrian path separate from the paved portion of the road; and c) a 4 way stop at the intersection of Road 95 and 31.

My second set of comments pertains to the Yolo County Airport. In reviewing the proposed future development plans for the Airport, a large expansion of hangers and paved areas is proposed. The issue of the airport expansion for many of us is not the number of proposed new hangers, but the types of planes and operations that may be involved. Over the course of the last 27 years we have seen the addition of such activities as jets and a dramatic increase of night time lighting. I am especially unhappy with the night time, revolving beacon that was added. Even though my home is over a mile away from the airport this particular light flashes directly in my house all night and destroys the night time sky outside. I was encouraged to see that the General Plan talked about protecting the evening sky from increased light pollution. This needs to be a strong element in any further expansion of the airport activities. Airport expansion that includes small private airplanes would be a compatible use with the airport and the neighborhood. Expansion activities that involve night time use, large planes and jets with loud noise levels, and additional night time lighting would be detrimental to our communality and rural life style. Finally, the airport is limited to aviation uses only as stipulated in by the Federal Government and this should be stated in the General Plan.

RECOMMENDATION: The Yolo County Airport expansion should be based on development for small privately owned aircraft and should prohibit a) night time use, b) any increased exterior night time lighting, c) any increase in noise pollution, and d) any development/use that is not in accordance with the Federal guidelines for the airport's use.

My third comment is in regards to DQU. It is hard to tell what will happen with this organization over the next 25 years. This leaves a very large tract of land in questions regarding its use. It is listed as quasi public lands at this point. I would encourage the County to consider how this parcel will fit into the General Plan if DQU is not able to continue.

RECOMMENDATION: Contingency plans should be made for the DQU property in case they are no longer operational.

My fourth comment pertains to the lack of recycling sites. I have asked the Davis Waste Management Company numerous times if they would start a recycling program along with the trash collection. They are not willing to do this so residents must either toss recycle items in the trash or drive them all the way to the Yolo County Landfill. In order to reduce waste and our landfill's load, some sort of recycling center should be in the

General Plan for the West Plainfield area.

RECOMMENDATION: Plan for a community recycling facility for the West Plainfield area.

My last recommendation is that there be some sort of way to hold the County accountable to the General Plan. As we saw with the recent prison decision, the General Plan was not followed, nor was there any part of the current General Plan that included such development in the rural part of Yolo County.

RECOMMENDATION: An accountability clause should be added to the General Plan so that future land use planning must follow the existing General Plan.

Thank you for letting me comment on the proposed Yolo County General Plan.

Sincerely,
Jackie Lundy