



County of Yolo

PLANNING, RESOURCES AND PUBLIC WORKS DEPARTMENT

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PLANNING COMMISSION STAFF REPORT

MARCH 11, 2010

FILE #2010-006: Resolution to adopt Countywide Specific Plan Framework to guide the preparation of all specific plans countywide.

APPLICANT: Yolo County Planning and Public Works Department

LOCATION: Countywide
GENERAL PLAN: N/A
ZONING: N/A

SUPERVISORIAL DISTRICT: All
SOILS: N/A
FLOOD ZONE: N/A
FIRE SEVERITY ZONE: N/A

REPORT PREPARED BY:


Heidi Tschudin, Project Manager


David Morrison, Assistant Director


Don Rust, Principal Planner

RECOMMENDED ACTIONS

Staff recommends that the Planning Commission take the following actions:

1. **HOLD** a hearing to receive public comments; and
2. **RECOMMEND** that the Board of Supervisors adopt the Countywide Specific Plan Framework resolution (Attachment A).

REASON FOR RECOMMENDED ACTION

The Land Use and Circulation Elements of the 2030 Countywide General Plan both identify the need to develop and adopt an outline or guidelines that define the minimum appropriate contents for specific plans countywide (Land Use Element Action, CC-A8; Circulation Element Action CI-A15). The proposed Countywide Specific Plan Framework (Framework) resolution satisfies these action items. In addition, the General Plan requires that this guide be in place prior to adoption of any specific plan, including the Dunnigan Specific Plan which is currently underway.

The Specific Plan Framework is a direct implementation of the 2030 General Plan and is critical to the implementation of the "smart growth" policies of the General Plan.

BACKGROUND

The 2030 Countywide General Plan identifies extensive use of specific plans as a tool for long range land use planning and management in several key areas of the county. These include: Covell, Dunnigan, Elkhorn, Knights Landing, and Madison. The purpose of the proposed Framework is to provide a clear and consistent outline for the information required for the basic information required in each of these specific plans. The goal is to ensure effective, efficient, statutorily complete documents that share common structure and content countywide. The contents of each Specific Plan must satisfy both state law (Government Code Section 65451) and the Countywide General Plan.

The Framework requires the following chapters and describes the content requirements for each:

- Introduction and Summary – Summary of Plan, key features, background and history, community involvement, legal authority, related documents, and consistency.
- Project Vision and Setting – Purpose, principles, and setting.
- Land Use and Community Character – Vision, goals and policies, land use descriptions and designations, development regulations, and design standards.
- Circulation – Vision, goals and policies, circulation description and designations, infrastructure development regulations (highways, roadways, trails, bicycle facilities, neighborhood electric vehicles (NEVs), sidewalks, traffic calming, buses/transit, and rail), and design standards.
- Public Utilities – Vision, goals and policies, utility requirements (for water, sewer, drainage, energy and communications, and flood control), utilities development regulations, and design standards.
- Public services – Vision, goals and policies, utility requirements (for parks, schools, libraries, law enforcement, fire protection, solid waste, child care, government services), services development regulations, and design standards.

- Jobs and Housing – Vision, goals and policies, required relationships (balance, match, phasing), economic development strategy, affordable housing requirements, regulations, and standards
- Environmental Resources and Open Space – Vision, goals and policies, environmental resource descriptions and designations, biotic conservation strategy, water supply, agricultural land mitigation strategy, habitat mitigation strategy/HCP Coordination, best management practices and regulations, and standards.
- Sustainability – Vision, goals and policies, sustainability thresholds (water conservation, energy efficiency, green building standards, Vehicle Miles Traveled reduction plan, recycling, food miles, GHG reduction), regulations, and standards.
- Implementation and Financing – Vision, goals and policies, market absorption, fiscal impact, phasing and sequencing, facilities financing, development fees, and capitol improvements.
- Administration – Administration, application fees, application processing, site specific requirements (biology, traffic, noise cultural, Phase I ESA, geotechnical, and infrastructure), CEQA clearance, revisions and amendments, interpretations, and enforcement.

ENVIRONMENTAL REVIEW

The proposed adoption of the Countywide Specific Plan Framework is an action anticipated under the 2030 Countywide General Plan, and CEQA clearance is provided by the General Plan Environmental Impact Report (EIR) (SCH #2008102034). The General Plan EIR was certified by the Board of Supervisors on November 10, 2009 (Resolution 09-189). Pursuant to Section 15183 of the CEQA Guidelines, no further environmental review is required.

OTHER AGENCY INVOLVEMENT

County Counsel has reviewed the draft resolution for form and content.

ATTACHMENTS

- A. Resolution to Adopt the Countywide Specific Plan Framework

The Countywide Specific Plan Framework is also available online via the following link:
<http://www.yolocounty.org/Index.aspx?page=728>

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ATTACHMENT A

**Resolution to Adopt the Countywide
Specific Plan Framework**

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YOLO COUNTY RESOLUTION NO. _____

(Resolution of the Board of Supervisors of the County of Yolo Adopting the
Countywide Specific Plan Framework)

WHEREAS, the Countywide Specific Plan Framework provides a clear and consistent outline for the basic information required in specific plans prepared pursuant to the Countywide General Plan; and

WHEREAS, the adoption of the Countywide Specific Plan Framework ensures effective, efficient, statutorily complete specific plans that share common structure and content countywide; and

WHEREAS, the Land Use and Circulation Elements of the 2030 Countywide General Plan both identify the need to develop and adopt an outline or guidelines that define the minimum appropriate contents for specific plans countywide (Land Use Element Action, CC-A8; Circulation Element Action CI-A15); and

WHEREAS, the Countywide Specific Plan Framework is consistent with all applicable policies of the 2030 Countywide General Plan; and

WHEREAS, the Countywide Specific Plan Framework has been available for public and agency review since November 12, 2009 when it was presented to the Planning Commission as a part of a workshop on the Dunnigan Specific Plan and no comments have been received; and

WHEREAS, the Countywide Specific Plan Framework was considered and recommended for approval by the County Planning Commission on March 11, 2010; and

WHEREAS, the 2030 Countywide General Plan was analyzed for environmental impacts in the General Plan EIR which was certified by the Board of Supervisors on November 10, 2009 (Resolution 09-189).

NOW, THEREFORE, IT IS HEREBY RESOLVED, by the Board of Supervisors of the County of Yolo as follows:

1. Pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines, no further environmental review of the Countywide Specific Plan Framework is required.
2. The Board of Supervisors hereby adopts the Countywide Specific Plan Framework attached hereto.

3. Pursuant to Section 21082 of the Public Resources Code, this Resolution is adopted in order to allow for the use of this Framework for the evaluation of environmental impacts under CEQA.

PASSED AND ADOPTED by the Board of Supervisors of the County of Yolo, State of California, this 16th day of March, 2010, by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTION:

Helen Thomson, Chairwoman
Board of Supervisors, County of Yolo

Attest:
Clerk of the Board of Supervisors

By _____
Deputy
(Seal)

Approved as to Form:
Robyn Truitt Drivon, County Counsel

By _____
Philip J. Pogledich, Senior Deputy

Exhibits:

Exhibit A – Countywide Specific Plan Framework (Final)

EXHIBIT A

Pursuant to Actions CC-A8 and CI-A15 of the 2030 Countywide General Plan, the County of Yolo has developed the following framework to guide the preparation of all Specific Plans countywide.

COUNTYWIDE SPECIFIC PLAN FRAMEWORK

The purpose of a Specific Plan is to provide a vehicle for implementing the County's General Plan on an area-specific basis. A Specific Plan is both a policy and regulatory document. It must be consistent with the General Plan. The following framework is intended to guide the organization of all Yolo County specific plans with the goal of creating effective, efficient, and statutorily complete documents that share a common outline countywide. The content of a Specific Plan must meet the requirements of California Government Code Section 65451.

General

A. Title Page

1. Name of the Plan
2. Name of local agency (Yolo County)
3. Date of adoption
4. Resolution number

B. Table of contents

C. List of tables

D. List of figures

I. Introduction and Summary

A. Introduction

B. Summary of Plan

C. Key Features (CC-3.5; Table LU-11; CC-3.6)

D. Background and History

E. Community Involvement Program

F. Legal Authority – references to State Government Code authorization, General Plan authorization (CC-A17), intent to establish both policy and regulatory, method of adoption (resolution and ordinances), etc.

G. Related Documents -- relationship of the specific plan to the general plan, zoning code, subdivision ordinance, development regulations, standard specifications, EIR, Development Agreement, infrastructure plans, financing plan, design standards, etc.

H. Consistency with General Plan – summary table or text that shows implementation of General Plan (details may go into an appendix)

I. Consistency Requirements – for development projects and public works projects within the plan area.

II. Project Vision and Setting

A. Plan Vision

1. Purpose
2. Principles

EXHIBIT A

B. Plan Setting

1. Regional and Specific Location (appropriate maps)
2. Site Characteristics (opportunities and constraints)
3. Surrounding Land Uses
4. Boundary and Acreage
5. Off-site Components (if any)

III. Land Use and Community Character

- A. Land Use Vision – introduction and concept statement; community character (CC-3.2)
- B. Goals and Policies
- C. Land Use Descriptions and Designations
 1. Land Use Map
 2. Description of each land use designation
 3. Land Use Table -- land use summary by acreage, square feet, and dwelling units
- D. Development Regulations/Form Based requirements including zoning and consistency matrix
- E. Design Standards related to site orientation (CC-3.2; CC-A9; HO-A2)/LEED and LEED ND guidelines (CC-2.16) (Note: Building design is intended to be addressed in Section IX, Sustainability)

IV. Circulation

- A. Circulation Vision -- Introduction and concept statement
- B. Goals and Policies (CI-3.2d; CI-3.18; CI-A6) (including mode split goals CI-3.20)
- C. Circulation Descriptions and Designations
 - a. Circulation Map
 - b. Description of circulation infrastructure (CI-A15)
 - c. Statistical Summary
- D. Infrastructure Development Regulations
 - a. Highway Improvements
 - b. Road cross-sections
 - c. Trail design
 - d. Bicycles
 - e. NEVs
 - f. Sidewalk design
 - g. Traffic Calming
 - h. Buses/Transit
 - i. Rail (passenger and freight) (CI-3.5I)

E. Design Standards

V. Public Utilities

- A. Vision -- Introduction and concept statement
- B. Goals and Policies
- C. Utility Requirements – Description of facilities, routing, sizing and capacity, treatment, expansion, phasing, etc. for the following (Utility Plans would be finalized and adopted as

EXHIBIT A

implementation plans. This would take place after adoption of the Specific Plan and prior to processing of the first tentative map):

- a. Water (CC-3.5L)
- b. Sewer
- c. Drainage
- d. Energy and Communications (electricity, gas, wind, solar, bio-fuels/mass, communications)
- e. Flood Control (200 year)
- E. Governance
 - a. Community Services District, Mello-Roos District, County Service Area, etc.
 - b. Assessment Districts

D. Utilities Development Regulations

E. Design Standards

VI. Public Services

- A. Vision -- Introduction and concept statement
- B. Goals and Policies
- C. Service Requirements-- Description of triggers, ratios, plans, etc. for the following:
 - a. Parks (CC-2.13; cc-3.1)
 - b. Schools
 - c. Libraries
 - d. Law enforcement
 - e. Fire protection
 - f. Solid waste disposal
 - g. Child care (PF-A-42)
 - h. Government services (including remote County facilities), etc. (PF-12.10)
- D. Governance
 - a. Community Services District, Mello-Roos District, County Service Area, etc.
 - b. Assessment Districts
- E. Services Development Regulations
- F. Design Standards

VII. Jobs and Housing

- A. Vision – introduction and concept statement
- B. Goals and Policies
- C. Required Relationships (CC-2.12; CC-3.3; ED-3.3)
 - a. Balance (CC-2.10)
 - b. Match (CC-2.11)
 - c. Phasing
- D. Economic Development Strategy (An Economic Development Plan is required and may be finalized and adopted after adoption of the Specific Plan and prior to action on the first tentative map.)
 - a. Targeted Industries
 - b. Local Serving vs. Regional
 - c. Incentives

EXHIBIT A

- E. Affordable Housing Requirements) (HO-A2; HO-A49) (An Affordable Housing Plan is required and may be finalized and adopted after adoption of the Specific Plan and prior to action on the first tentative map.)
 - a. Density Bonus Opportunities
 - b. Income Eligibility
 - c. Inclusionary Requirement
 - d. Implementation

- F. Regulations

- G. Standards (HO-A1)

VIII. Environmental Resources and Open Space

- A. Environmental Vision -- introduction and concept statement
- B. Goals and Policies
- C. Environmental Resources Descriptions and Designations –
 - a. Resource Maps (CO-A32) – eg. flooding, habitat, soils, farmland, groundwater, hazardous sites, etc.
 - b. Descriptions of open space (resource parks [CO-1.10]) vegetation, wildlife, wetlands, special status species, cultural resources (CO-A56 and A57), soils information (quality and characteristics), air quality, noise, and water quality.
 - c. Statistical Summary
- D. Biotic Conservation Strategy
- E. Water Supply (CC-3.5L) (A Water Supply Assessment is required and may be finalized during the EIR, prior to action on the first tentative map.)
- F. Agricultural Land Mitigation Strategy (An Agricultural land Mitigation Plan is required and may be finalized during the EIR, prior to action on the first tentative map.)
- G. Habitat Mitigation Strategy/HCP Coordination
- H. BMPs/Regulations
- I. Standards

IX. Sustainability (this section focuses on building design)

- A. Vision -- Introduction and concept statement
- B. Goals and Policies
- C. Sustainability Thresholds
 - a. Water Conservation (CC-3.5L)
 - b. Energy Efficiency
 - c. Green Building Standards
 - d. VMT Reduction Plan (CI-3.18)
 - e. Recycling
 - f. Food Miles
 - g. GHG Reduction/Climate Action Strategies (CC-3.5j)
 - h. Etc.
- D. Regulations (CC-2.16)
- E. Standards (CC-A9; CC-4.2)

X. Implementation and Financing*

EXHIBIT A

- A. Vision -- Introduction and concept statement
- B. Goals and Policies
- C. Market Absorption
- D. Fiscal Impact
- E. Phasing and Sequencing (PF-12.10)
- F. Facilities Financing (CI-A22; CI-A23) (including Transit)
- G. Development Fees
 - a. Plan level
 - b. Tract level
- H. Capitol Improvements (Including Transit)

*Items C through H of Section X are intended to provide summaries of early analytical work prepared/necessary to demonstrate feasibility. Actual detailed analysis and full plans/programs would be finalized and adopted as implementation plans. This would take place after adoption of the Specific Plan and prior to action on the first tentative map.

XI. Administration

- A. Administration
- B. Application Fees
- C. Application Processing
- D. Site Specific Requirements
 - a. Biology
 - b. Traffic
 - c. Noise
 - d. Cultural
 - e. Phase I ESA
 - f. Geotechnical
 - g. Infrastructure
- E. CEQA Clearance
- F. Revisions and Amendments
- G. Interpretations
- H. Enforcement

Acknowledgments

Appendices

- a) Legal description/survey
- b) Adopting resolution and ordinances
- c) Notice of Determination (with DFG receipt)
- d) Others as appropriate

Note: General Plan policy and action references are not all-inclusive.

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