



County of Yolo

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WORKSHOP ONLY

PLANNING COMMISSION STAFF REPORT

MARCH 11, 2010

FILE #2010-005: Draft framework for the comprehensive update of the Land Development and Zoning regulations in the Yolo County Code (Title 8, Chapters 1 through 9) by reformatting and replacing all Articles and Sections with updated regulations, in order to ensure consistency with the recently approved Yolo Countywide 2030 General Plan

APPLICANT: Yolo County

LOCATION: All parcels in the unincorporated Yolo County area

SUPERVISOR: all districts

ZONING: All zoning districts

GENERAL PLAN: All General Plan land use designations

FLOOD ZONE: various

SOILS: various

FIRE ZONE: various

ENVIRONMENTAL DETERMINATION: To be determined

REPORT PREPARED BY:

Eric Parfrey, Principal Planner

REVIEWED BY:

David Morrison, Assistant Director

RECOMMENDED ACTION

That the Planning Commission:

- HOLD** a public workshop hearing, consider public comments, and give further direction to staff regarding the proposed expanded outline for the comprehensive update of the Land Development and Zoning regulations in the Yolo County Code (**Attachment A**); and
- RETURN** the item to the Planning Commission at a future hearing for further workshop session(s) and recommendations on the revised ordinance.

REASONS FOR RECOMMENDED ACTION

The updated Yolo Countywide 2030 General Plan was approved in November, 2009. Under State law, all development regulations, including the zoning ordinance, must be amended to be in conformance with General Plan policies.

BACKGROUND

The new General Plan calls out over 500 specific implementation action items that must be accomplished in order to implement the General Plan. Many of these implementation actions will require the revision of existing ordinances, or preparation of new ordinances, to regulate development in the unincorporated areas. Most of these regulations are contained in the County's zoning code. Thus, a comprehensive update and major revision of the existing Land Development and Zoning regulations, Title 8 of the Yolo County Code, is required, and is a high priority for the Planning and Public Works Department.

STAFF ANALYSIS

Staff has prepared an expanded outline to guide the update of Title 8, Land Development, of the Yolo County Code (**Attachment A**). The detailed outline is the subject of this workshop before the Planning Commission. Staff is requesting that members of the public and the Planning Commission review the outline and give further direction to staff, noting items or regulations that should be added or deleted from the outline. The outline will form the basis of a staff work program that will guide the effort. All five members of the Planning Division will be involved in the writing of the updated zoning code. No outside consultants will be employed in the effort, except for the portion of the update related to the Climate Action Plan and related greenhouse gas (GHG) reduction ordinances. Some of these GHG related regulations will be added to the new Chapter 9 of Title 8.

Staff has opted to engage in a comprehensive update and reformatting of Title 8 of the County Code, instead of simply revising certain articles and sections of the existing code for several reasons. First, much of the existing zoning regulations was written in the early 1970's, and has been incrementally amended over the last three decades, resulting in a confusing array of old and new code language. Second, the code must be revised to incorporate regulations addressing many new General Plan issues such as smart growth, global warming, alternative energy, transit and parking, and natural resources such as wetlands conversions, to name just a few. For example, the requirement to insert many smart growth regulations into the existing code necessitates the complete rewriting of the Title 8.

Finally, the existing regulations dealing with agricultural zoning must be completely overhauled to incorporate major new General Plan policies related to changing agricultural economics and laws. The General Plan requires that the County Code be amended to establish agricultural districts, streamline ag permitting allowing more "by right" uses, and to remove the direct basis or connection between the Agricultural Preserve (A-P) zoning district and the Williamson Act. This latter action will trigger a complete re-evaluation of agricultural zoning in Yolo County, since a majority of ag lands are under contract and are included in the A-P zone. The "de-coupling" of the county's zoning from the Williamson Act requirements anticipates that the state subvention payments to fund the program may not be revived, and the program may be essentially defunct within a couple years.

The table of contents for the existing Title 8 is included as **Attachment B**.

A matrix of the specific General Plan implementation actions that require revisions to the development regulations is included in **Attachment C**. The matrix lists approximately 250 actions that will require revisions or new sections to be prepared for the existing County Code to implement new General Plan policies.

OTHER AGENCY INVOLVEMENT

The expanded outline for the comprehensive revision of the zoning code has not yet been reviewed by any of the citizens advisory committees. The committees will be asked for their comments

following this Planning Commission workshop, after staff has incorporated any recommendations from the Planning Commission.

County Counsel has reviewed the expanded outline.

Later in the code update process, staff will determine an appropriate environmental document to comply with the California Environmental Quality Act.

ATTACHMENTS

- A: Expanded Outline for Updated Yolo County Code, Title 8 Land Development
- B: Table of Contents for the existing Title 8 of the Yolo County Code
- C: Matrix of General Plan Implementation Actions that Require Revisions to Development Regulations

ATTACHMENT A

EXPANDED OUTLINE FOR UPDATED YOLO COUNTY CODE TITLE 8 LAND DEVELOPMENT

CHAPTER 1: SUBDIVISION REGULATIONS

[Public Works is updating]

CHAPTER 2: ZONING REGULATIONS

Article 1. GENERAL PROVISIONS

Sec. 8-2.101. Title and Reference.

Sec. 8-2.102. Adoption.

Sec. 8-2.103. Scope.

Sec. 8-2.104. Purpose.

Sec. 8-2.105. Organization

Sec. 8-2.106. Authority

Sec. 8-2.107. Consistency of Chapter with General Plan

Sec. 8-2.108. Applicability of zoning designations to General Plan land use designations.

Sec. 8-2.109. Zoning Maps

Sec. 8-2.110. Minimum requirements

Sec. 8-2.112. Additions to permitted, accessory, and conditional uses.

Sec. 8-2.113. Zoning Interpretations

Sec. 8-2.114. Interpretation, Constitutionality, and Severability

Sec. 8-2.115. Application Requirements

more...

Article 2. ADMINISTRATIVE PROVISIONS

Sec. 8-2.201 Zoning Administrator (move specific uses/actions to other articles)

Sec. 8-2.202. Planning Commission

Sec. 8-2.203. Public notices and hearings.

Sec. 8-2.204. Conditions of Approval.

Sec. 8-2.205. Appeals.

Sec. 8-2.206. Fee schedule authorized.

Sec. 8-2.207 Site Plan Approval

Sec. 8-2.208 Site Plan Review Criteria

Sec. 8-2.209 Use Permits

Sec. 8-2.210. Minor Use permits.

Sec. 8-2.211. Major Use permits.

Sec. 8-2.212. Extension of time for Use Permits.

Sec. 8-2.213. Minor modifications to existing Use Permits.

Sec. 8-2.214. Variances

Sec. 8-2.215. Extension of time for Variances.

Sec. 8-2.216. Variances to specified design criteria.

Sec. 8-2.217. Mergers of parcels and lot line adjustments.

Sec. 8-2.218. Amendments

Sec. 8-2.219. Other application regulations (if needed)

Article 3. AGRICULTURAL ZONES

Sec. 8-2.301. Purpose

Sec. 8-2.302. Agricultural Use Types Defined

Sec. 8-2.302.4. Agricultural Industrial

Sec. 8-2.302.6. Agricultural Processing

Sec. 8-2.302.8. Agricultural Research

Sec. 8-2.302.10. Agricultural Tourism

Sec. 8-2.303. Agricultural Zones and Allowable Land Uses

Sec. 8-2.303.2. Agricultural Intensive (A-I) Zone

Sec. 8-2.303.4. Agricultural Extensive (A-E) Zone

Sec. 8-2.303.6. Agricultural Commercial (A-C) Zone

Sec. 8-2.303.8. Agricultural Industrial (AGI) Zone

Sec. 8-2.303.10. Agricultural District Overlay (ADO) Zone

Sec. 8-2.304. Matrix of Permitted and Conditional Agricultural Land Uses

LAND USE	A-Int.	A-Ext.	AGI	A-C	Ag District Overlay	Specific Use Regulations
Crop Production						Sec. 8-2.
Agricultural Accessory Structures						
Agricultural Processing Facility						

Sec. 8-2.305. Performance Standards

Sec. 8-2.306. Matrix of Development Requirements

ZONE DISTRICT	Min. Lot Area (acres)	Front Yard Setback (feet)	Side Yard Setback (feet)	Height Restriction (feet)	Density
A-E	20 - 160				
A-I	160 – 320				
A-C	20				
AGI	40				

Sec. 8-2.307. Special Use Regulations

Article 4. SPECIAL AGRICULTURAL REGULATIONS

Sec. 8-2.401 Agricultural Conservation Easement Program
(insert Sec. 8-2.2416)

Sec. 8-2.402 Williamson Act Land Use Contracts
(insert Sec. 8-2.407 - 409 Conditions for Establishment of a Williamson Act Contract, Security Zone, etc.)
Non-renewal by owner
Non-renewal by County
Cancellation application by owner
Cancellation approval by County

Sec. 8-2.403 Siting Criteria for New Homes in Ag Zones
Sec. 8-2.404 Clustered Agricultural Housing Development in Ag Zones
Sec. 8-2.405 Transfer of Development Rights Program

Sec. 8-2.406 Ag Districts
Sec. 8-2.407 Ag Overlay District

Article 5. RESIDENTIAL ZONES

Sec. 8-2.501. Purpose

Sec. 8-2.502. Residential Use Types Defined
 Sec. 8-2.502.2. Rural Residential
 Sec. 8-2.502.4. Family Residential, Single- and Two-Family
 Sec. 8-2.502.6. Farm Labor
 Sec. 8-2.502.8. Group Care
 Sec. 8-2.502.10. Group or Co-Housing
 Sec. 8-2.502.12. Mixed-Use Residential
 Sec. 8-2.502.14. Multi-Family Residential
 Sec. 8-2.502.16. Shelters

Residential Zones and Allowable Land Uses

Sec. 8-2.503.2. RRA Zone – Residential, Rural, Agriculture
 Sec. 8-2.503.4. RS Zone – Residential Suburban
 Sec. 8-2.503.6. R-1 Zone – Single-Family Residential

- Sec. 8-2.503.8 R-2 Zone – Two-Family Residential
- Sec. 8-2.503.10. R-3 Zone – Multi-Family Residential
- Sec. 8-2.503.12. R-4 Zone – Mixed-Use Residential
- Sec. 8-2.504. Matrix of Permitted and Conditional Land Uses
- Sec. 8-2.. Animal density permits in RRA , R-S
- Sec. 8-2.505. Performance Standards
- Sec. 8-2.506. Matrix of Development Requirements
- Sec. 8-2.507. Special Use Regulations

Article 6. COMMERCIAL ZONES

- Sec. 8-2.601. Purpose
- Sec. 8-2.602.2. Commercial Use Types Defined
 - Sec. 8-2.602.2. Business, Professional, and Medical
 - Sec. 8-2.602.4. Food Service/Restaurants
 - Sec. 8-2.602.6. Highway Services
 - Sec. 8-2.602.8. Mixed-Use Commercial
 - Sec. 8-2.602.10. Personal Services
 - Sec. 8-2.602.12. Retail/Mercantile
 - Sec. 8-2.602.14. Regional Serving
- Commercial Zones and Allowable Land Uses
 - Sec. 8-2.603.2. C-1 Zone – Neighborhood Commercial
 - Sec. 8-2.603.4. C-2 Zone – Community Commercial
 - Sec. 8-2.603.6. C-3 Zone – General Commercial
 - Sec. 8-2.603.8. DMX Zone – Mixed-Use Commercial
 - Sec. 8-2.603.10. C-H Zone – Highway Services Commercial
- Sec. 8-2.604. Matrix of Permitted and Conditional Land Uses
- Sec. 8-2.605 Performance Standards
- Sec. 8-2.606. Matrix of Development Requirements
- Sec. 8-2.607. Special Use Regulations

Article 7. INDUSTRIAL ZONES

- Sec. 8-2.701. Purpose
- Sec. 8-2.702. Industrial Use Types Defined
 - Sec. 8-2.702.2. Automobile Repair and Service
 - Sec. 8-2.702.4. Canneries/Food Processing
 - Sec. 8-2.702.6. Construction Services
 - Sec. 8-2.702.8. Corporation Yards
 - Sec. 8-2.702.10. Manufacturing
 - Sec. 8-2.702.12. Research and Testing
 - Sec. 8-2.702.14. Storage

- Sec. 8-2.702.16. Trucking Services
- Sec. 8-2.702.18. Warehousing

- Sec. 8-2.703. Industrial Zones and Allowable Land Uses
 - Sec. 8-2.703.2. M-L Zone – Limited Industrial
 - Sec. 8-2.703.4. M-1 Zone – Light Industrial
 - Sec. 8-2.703.6. M-2 Zone – Heavy Industrial

- Sec. 8-2.704. Matrix of Permitted and Conditional Land Uses
- Sec. 8-2.705. Performance Standards
- Sec. 8-2.706. Matrix of Development Requirements
- Sec. 8-2.707. Special Use Regulations

Article 8. OTHER ZONES AND ALLOWABLE LAND USES

- Sec. 8-2.801. Purpose

- Sec. 8-2.802. PR Zone - Parks and Recreation

- Sec. 8-2.803. POS Zone - Public Open Space

- Sec. 8-2.804. Public/Quasi Public Use Types Defined
 - Sec. 8-2.804.2. Airports
 - Sec. 8-2.804.4. Assembly Halls
 - Sec. 8-2.804.6. Churches
 - Sec. 8-2.804.8. Emergency Services, Fire
 - Sec. 8-2.804.10. Schools

- Sec. 8-2.805. OS Zone - Open Space

- Sec. 8-2.806. WF Zone – Waterfront

- Sec. 8-2.807. Matrix of Permitted and Conditional Land Uses

- Sec. 8-2.808. Performance Standards

- Sec. 8-2.809. Matrix of Development Requirements

- Sec. 8-2.810. Special Use Regulations

Article 9. SPECIAL OVERLAY COMBINING ZONES

- Sec. 8-2.901. Purpose

- Sec. 8-2.902. Planned Development Combining Zone

- Sec. 8-2.903. Special Height Combining Zone

- Sec. 8-2.904. Special Review Combining Zone

- Sec. 8-2.905. Special Building Site Combining Zone
- Sec. 8-2.906. Special Sand and Gravel Combining Zone
- Sec. 8-2.907. Sand and Gravel Reserve Combining Zone
- Sec. 8-2.910. Matrix of Compatible Zoning Districts
- Sec. 8-2.911. Special Use Regulations

Article 10. GENERAL DEVELOPMENT STANDARDS

Nonconforming Buildings and Uses.

- Sec. 8-2.1002. Area of lots.
- Sec. 8-2.1003. Front yards.

Height Regulations.

- Sec. 8-2.1002. Fences and walls, hedges, and trees.
- Sec. 8-2.1804. Landscaping
- Sec. 8-2.1006. Reduction of lots, yards, and other areas.
- Sec. 8-2.1006. Outdoor storage in residential zones.
- Sec. 8-2.1008. Lighting.
- Sec. 8-2.1002. Projections into yards and courts.
- Sec. 8-2.1004. Recreational and commercial vehicles in residential zones.
- Sec. 8-2.1006. Screening and landscaping.

Article 11. OFF-STREET PARKING AND LOADING

Insert Article 25 update plus other relevant sections, including these:

- Sec. 8-2.1102. Modifications to Off-street parking.
- Sec. 8-2.1103. Paving.
- Sec. 8-2.1104. Modifications of paving.

Article 12. ACCESSORY STRUCTURES

(separate Article or to be integrated into and overlapped with other Articles)

Article 13. SIGNS

Insert Sec. 8-2.2406 update

Article 14. SPECIAL USE DEVELOPMENT STANDARDS

Sec. 8-2.1401. Adult entertainment uses

Sec. 8-2.1402. Adult-related establishments

Sec. 8-2.1403 ABC Use Permits

Sec. 8-2.1403. Animals

Sec. 8-2.1404. Private stables

Sec. 8-2.1405. Private kennels

Sec. 8-2.1406. Co-generation facilities.

Sec. 8-2.1407. Solar facilities (new)

Sec. 8-2.1408. Small and Large Wind Energy Systems (insert new ordinance)

Sec. 8-2.1409. Commercial coach standards.

Sec. 8-2.1410 (any mobile home regulations from old Chapter 4)

Sec. 8-2.1411 Mobile Homes and Mobile Home Parks.

Sec. 8-2.1412. Recreational vehicle parking permits.

Sec. 8-2.1413. Injection Wells (still needed?)

Sec. 8-2.1414. Junk yards.

Sec. 8-2.1415. Swimming pools.

Sec. 8-2.1416. Public Utilities and Telecommunication Facilities.

Sec. 8-2.1417. New TANC ordinance

Sec. 8-2.1418. Oil or Gas Drilling Operations (refer to Site Plan Review required)

Sec. 8-2.1419. Pot Clubs (new)

Sec. 8-2.1420. Other

Article 15. CODE ENFORCEMENT

Insert existing Sec. 8-2.2802. Violations

Article 16. DEFINITIONS

All definitions go here at end

CHAPTER 3: PUBLIC SAFETY REGULATIONS (renamed)

[Chapter 3 is currently FLOOD PROTECTION only]

Article 1 Flood Protection

Other public safety ordinances

~~**CHAPTER 4: MOBILE HOME**~~

[Delete and move any required mobile home regulations to Chapter 2]

CHAPTER 4: NATURAL RESOURCES REGULATIONS (new)

Article 1. Gravel mining fee and related mining ordinances

Article 2. Wetlands Conversion ordinance

Other resource ordinances called for by new General Plan

CHAPTER 5: LANDSCAPE IRRIGATION ORDINANCE (new)

[Add new ordinance that is required to implement recent State law, AB 1881]

~~**CHAPTER 5: OTHER LAND DEVELOPMENT REGULATIONS**~~

[Delete, currently Interim Classroom Facilities and Vehicle Trip Reduction]

~~**CHAPTER 6: CONDOMINIUM CONVERSIONS**~~

[Delete, put in subdivision regulations in Chapter 1)

~~**CHAPTER 7: ENERGY EFFICIENCY**~~

[Delete, outdated by Title 24 State regulations]

CHAPTER 6: HISTORIC LANDMARKS

[Now in Chapter 8, need to update]

CHAPTER 7: INCLUSIONARY HOUSING REQUIREMENTS

[Now in Chapter 9, keep as written, with revisions to reflect recent court decisions]

CHAPTER 8: DEVELOPMENT AGREEMENTS

[Now in Chapter 10, may be revised]

CHAPTER 9: CLIMATE CHANGE/GREENHOUSE GAS REDUCTION ORDINANCES (new)

CHAPTER 10: LOCAL CEQA GUIDELINES (new)

~~**CHAPTER 11: GRAVEL MINING FEE ORDINANCE**~~

[Delete, move to Chapter 4]

ATTACHMENT B
YOLO COUNTY CODE
TITLE 8 LAND DEVELOPMENT
(existing ordinances)

Chapter 1
LAND DEVELOPMENT

- Article 1. Title and Purpose
- Article 2. Advisory Agency
- Article 3. Definitions.
- Article 4. Land Divisions
- Article 4.5. Mergers of Parcels and Lot Line Adjustments
- Article 5. Preliminary Plans
- Article 6. Dedication of Streets
- Article 7. Design Standards
- Article 8. Tentative Maps
- Article 9. Final Maps and Parcel Maps
- Article 10. Public Improvements
- Article 11. Fees
- Article 12. Exceptions
- Article 13. Appeals
- Article 14. Enforcement: Penalties
- Article 15. Dedications and Improvements:
- Article 16. Drainage Fees
- Article 17. Yolo County Master Address

Chapter 2
ZONING

- Article 1. Title
- Article 2. Definitions
- Article 3. Designation of Zones
- Article 4. Agricultural Preserve Zone (A-P)
- Article 5. Agricultural Exclusive Zone (A-E)

Article 6. Agricultural General Zone (A-1)
Article 6.1. Agricultural Industry Zone (AGI)
Article 7. Residential Suburban Zone (R-S)
Article 7.1. Residential, Rural, Agricultural Zone (RRA)
Article 8. Residential One-Family Zone (R-1)
Article 9. Residential One-Family or Duplex Zone (R-2)
Article 10. Multiple-Family Residential Zone (R-3)
Article 11. Apartment-Professional Zone (R-4)
Article 12. Neighborhood Commercial Zone (C-1)
Article 13. Community Commercial Zone (C-2)
Article 14. General Commercial Zone (C-3)
Article 15. Highway Service Commercial Zone (C-H)
Article 16. Limited Industrial Zone (M-L)
Article 17. Light Industrial Zone (M-1)
Article 18. Heavy Industrial Zone (M-2)
Article 19. Park and Recreation Zone (PR)
Article 19.1 Public Open Space Zone (POS)
Article 19.2 Open Space Zone (OS)
Article 20. Planned Development Combining Zone (-PD)
Article 20.1. Waterfront Zone (WF)
Article 21. Airport Zone (AV)
Article 22. Special Height Combining Zone (-H)
Article 22.5. Special Review Combining Zoning (-R)
Article 23. Special Building Site Combining Zone (-B)
Article 23.1 Special Sand and Gravel Combining Zone (SG)
Article 23.2 Mobile Home Combining Zone (MHF)
Article 23.3. Recreational Vehicle Park Combining Zone (RVP)
Article 23.4. Watershed Combining Zone (-W)
Article 23.5. Adult Entertainment Uses
Article 23.6. Adult-Related Establishments
Article 23.7. Injection Wells
Article 23.8. Sand and Gravel Reserve Combining Zone (SGR)
Article 24. General Provisions
Article 25. Off-Street Parking and Loading

Article 26. Exceptions and Modifications
Article 27. Site Plan Approval
Article 28. Use Permits
Article 29. Variances
Article 30. Amendments
Article 31. Enforcement: Penalties
Article 32. Zoning Administrator
Article 33. Appeals
Article 34. Accessory Structures
Article 35. Alcoholic Beverage Control Licensing Review
Article 36. Technology Cost Recovery Fee

Chapter 3. Flood Damage Prevention

Chapter 4. Installation of Mobile Homes on Foundations in Certain Zones

Chapter 5. Other Land Development Regulations

Chapter 6. Condominium Conversions

Chapter 7. Energy Efficiency

Chapter 8. Historic Landmarks and Historic Districts

Chapter 9. Inclusionary Housing Requirements

Chapter 10. Development Agreements

Chapter 11. Gravel Mining Fee Ordinance

ATTACHMENT C

ATTACHMENT C

Action Number	Action	Responsibility
Action IN-A5	Create a formal process for appeal of Planning and Public Works Director interpretations of the General Plan. (Policy IN-1.1)	PPW
Action CC-A1	Update the County Zoning Code to reflect appropriate zoning consistent with each land use designation and to establish appropriate new zone categories and regulations to implement the goals, policies, and actions of this General Plan. This update shall include development of a form-based zoning code. (Policy LU-1.1, Policy LU-2.3, Policy LU-2.5, Policy LU-3.1, Policy LU-3.2, Policy LU-3.3, Policy LU-3.9, Policy CC-2.7, Policy CC-2.16)	PPW
Action CC-A8	Develop Specific Plan guidelines including requirements for contents, minimum standards, and development regulations. (Policy CC-2.16, Policy CC-3.1, Policy CC-3.2, Policy CC-3.5, Policy CC-3.11)	PPW
Action CC-A9	Prepare and implement design guidelines and minimum design requirements (standards) that ensure sustainable and attractive growth. (Policies CC-2.16 and CC-4.1 through 4.36)	PPW
Action CC-A11	Adopt a "Green Building Program" to promote green building standards. Require energy efficient appliances and equipment in all new development. (Policy CC-4.13, Policy CC-4.14)	PPW
Action CC-A24	Evaluate parking standards to minimize land devoted to parking. (Policy CC-4.3, Policy CC-4.13)	PPW
Action CC-A26	Update the County Zoning Code to prohibit the location of new homes on or near the top of ridgelines, where they would adversely affect nearby views. (Policy CC-1.10)	PPW
Action CC-A27	Create financial incentives programs to encourage the remodel of older homes to reduce energy use and incorporate "green" building materials. (Policy CC-4.13)	CAO
Action CC-A28	Orient the grid pattern of new streets to align north/south and east/west, to give a sense of place and direction in new community areas, as well as to maximize solar access. (Policy CC-4.13)	PPW
Action CC-A29	Develop and enforce bike parking standards and design criteria for all land uses identified in the Zoning Code, including number of spaces, location, and type of facilities. (Policy CC-2.16)	PPW
Action CC-A30	Amend the County Code to remove the Williamson Act as a basis for the Agricultural Preserve Zone. (Policy LU-2.5)	PPW
Action CC-A31	Amend the County Code to incorporate "smart growth" planning principles and design guidelines that emphasize compact, walkable neighborhoods, open space, alternative transportation, public safety, sustainable design, and sensitivity to natural resources. (Policy CC-4.3, Policy CC-4.11, Policy CC-4.15)	PPW
Action CC-A32	Allow for rolled curbs in Rural Residential designated areas. (Policy CC-2.16)	PPW
Action CC-A33	Reduce permitting requirements and costs for projects that incorporate green design features and construction. (Policy CC-4.12)	PPW
Action CC-A34	The discretionary review of development proposals shall evaluate and address impacts on the rural landscapes and views. This review shall also evaluate the potential for land use incompatibilities and require incorporation of design features to reduce potential impacts, to the greatest extent feasible. (DEIR MM LU-2c) (Policies CC-1.1 through CC-1.19)	PPW
Action CC-A35	Identify and provide incentives for infill over peripheral development. (Policy CC-2.6)	PPW
Action CI-A2	Develop and adopt transportation impact study (TIS) guidelines that consider all modes of travel and define, at a minimum, the need for transportation impact studies, analysis methodology, and CEQA significance criteria. Development of the TIS guidelines shall include coordination with Caltrans. (Policy CI-3.1, Policy CI-3.2, Policy CI-3.4, Policy CI-3.5)	PPW
Action CI-A5	Develop an Americans With Disabilities Act (ADA) transition and compliance program for pedestrian facilities. (Policy CI-5.3)	PPW
Action CI-A9	Continue to implement and enforce design standards for industrial and highway commercial roadways to accommodate heavier loads associated with truck operations and larger turning radii to facilitate truck movements. (Policy CI-7.2)	PPW
Action CI-A10	Require approved truck routes for discretionary commercial and/or industrial development. (Policy CI-7.2, Policy CI-7.3)	PPW
Action CO-A15	Develop Specific Plan circulation guidelines including requirements for content and minimum standards, including but not limited to roadway cross-sections, intersection improvements, public transportation, and bicycle and pedestrian circulation. Incorporate the concept of "complete streets." Establish Specific Plan requirements for focused sub-area travel demand forecasting models. (Policy CI-3.6 and Policy CI-3.7)	PPW
Action CI-A16	Require new development to enter into an agreement with the County that establishes circulation improvements to be constructed and/or fair share costs to be the responsibility of the project applicant. (Policy CI-3.9, Policy CI-3.11, Policy CI-3.12)	PPW
Action CI-A20	Require that an aviation easement be recorded on any property requiring a discretionary permit near the County Airport and pursue the purchase of aviation easements from willing sellers. (Policy CI-9.3)	GSD
Action CI-A31	Investigate the possibility of restricting private buses to State Route 16, east of Interstate 505. (Policy CI-3.13)	PPW
Action PF-A2	Revise County permitting requirements to include requirements for permitting small package wastewater systems to facilitate clustering of homes and preservation of agricultural land. Examine appropriate funding mechanisms to address adequate maintenance and to monitor effluent quality. (Policy PF-1.2, Policy PF-1.4)	HD
Action PF-A3	Require service hook-up for all septic users within a community when new sewer treatment facilities are made available. (Policy PF-1.2, Policy PF-1.5)	HD
Action PF-A5	Include the reuse of wastewater for landscaping and other non-potable functions in treatment solutions, where feasible. (Policy PF-1.2, Policy PF-1.4)	HD
Action PF-A6	Review and revise septic system standards to reduce allowances for nitrate and other pollutants in groundwater. (Policy PF-1.3)	HD

Action PF-A7	Enforce the abatement of ailing septic systems that have been demonstrated as causing a health and safety hazard. (Policy PF-1.3)	HD
Action PF-A8	Amend the County Code to create a new septic system permit process that would include site specific evaluation criteria and construction performance standards. Require an approved site evaluation for septic system suitability prior to the approval of any new subdivision, lot line adjustment, or building permit that includes a bathroom. (Policy PF-1.3)	HD
Action PF-A9	Revise the County Code to prohibit the installation of septic systems or leach fields within a minimum of 100 feet of all natural waterways, including perennial or intermittent streams, seasonal water channels and natural bodies of standing water. An exception may be made for the repair of existing systems, if the buffer cannot be maintained, and adequate provisions are made for water quality protection, as determined by the Public Health Director or designee. (Policy PF-1.3)	HD

Action PF-A10	Septic systems within areas with groundwater pollution potential shown as yellow or red on Figure PF-2 (Groundwater Pollution Potential), must include supplemental nitrate reduction treatment and annual monitoring of system performance unless a groundwater test demonstrates compliance with state water requirements. Where no other feasible alternative exists, emergency repairs may allow disposal areas without supplemental treatment. (Policy PF-1.30)	HD
Action PF-A14	Minimize pollution of storm water, receiving water bodies and groundwater, and maximize groundwater recharge potential by: * Implementing planning and engineering design standards that use low impact development techniques and approaches to maintain and mimic the natural hydrologic regime. * Utilizing "infiltration" style low-impact development technologies. * Following storm water Best Management Practices during and after construction. (Policy PF-2.1)	PPW
Action PF-A15	Continue to implement and enforce storm water management requirements, guidelines and best practices that enable existing and new systems to meet applicable State and federal permit requirements. (Policy PF-2.1)	PPW
Action PF-A16	New development shall be required to provide "turnkey" (built and operational) community parks at the required standard of 5 acres per 1,000 people to serve existing and new residents, at locations within unincorporated communities within planned residential neighborhoods. An appropriate service district shall be formed to provide operation and maintenance. (Policy PF-3.1, Policy CC-2.3)	PRD
Action PF-A20	Establish new or expand existing special districts, especially in those areas which have a deficit in community parks, to provide funding opportunities, and operation and maintenance costs for community parks. Also consider transferring the maintenance and operation of existing Esparto and Dunnigan community parks into special districts. (DEIR MM PUB-3c) (Policy PF-3.7)	PRD
Action PF-A21	Adopt appropriate regulations to require park land dedication and adopt park impact fees for all new development projects in both the incorporated and unincorporated areas to pay for the planning, acquisition, and development of parks and open space. (Policy PF-3.7)	CAO
Action PF-A23	Ensure that new development in Dunnigan includes a satellite Sheriff's station and related facilities, established and (to the extent feasible) maintained through the use of development impact fees, development agreements, special districts, and/or other enforceable mechanisms. (Policy PF-4.1, Policy PF-4.2, Policy PF-4.3)	PPW
Action PF-A25	Enhance public safety through implementation of "Crime Prevention Through Environmental Design" strategies including designing the placement of activities and physical features, such as buildings, entrances and exits, corridors, fences, pavement, signs, lighting and landscaping, in such a way as to clearly define public and private space, maximize visibility, control access and circulation, and foster positive social interaction. (Policy PF-4.4)	PPW
Action PF-A28	Amend the County Code to incorporate measures such as fire-safe building materials, clear spaces and fuel reduction, fire breaks, and fire suppression systems for all new development located in high fire hazard areas. (Policy PF-5.3)	PPW
Action PF-A29	Require that new development comply with all State and local requirements within the State Responsibility Area. (Policy PF-5.3)	PPW
Action PF-A30	Maintain requirements that fire sprinklers be installed in all new residences and commercial/industrial areas where appropriate. (Policy PF-5.3)	PPW
Action PF-A31	Develop an ordinance to require construction of and/or substantial additions to existing structures within High Fire Hazard Areas to incorporate fire-resistant building standards within 100-feet of the structure. (Policy PF-5.3)	PPW
Action PF-A34	Coordinate with school districts to ensure that school sites have safe access and trails that encourage walking or bicycling to schools. Develop a Safe Routes to School program in each community. (Policy PF-6.3, Policy PF-6.4)	PPW
Action PF-A35	Ensure that designated school sites in newly developing areas have utilities and infrastructure provided to the property line. (Policy PF-6.2, Policy PF-6.3, Policy PF-6.4)	PPW
Action PF-A36	Ensure that new development in Dunnigan includes a library facility and related services, through the use of development impact fees, development agreements, or other enforceable mechanisms. (Policy PF-7.1)	PPW
Action PF-A39	Amend the County Code to allow for the establishment of dependent care facilities in all appropriate residential, commercial, and public/quasi-public zones. (Policy PF-8.1)	PPW
Action PF-A40	Amend the County Code to streamline the permitting process for large-family care homes and dependent care facilities. (Policy PF-8.1)	PPW
Action PF-A41	Establish a fee waiver for dependent care projects that meet specified standards regarding affordability and/or the provision of services for special needs family members. (Policy PF-8.1)	PPW
Action PF-A42	Adopt an ordinance to require developers of projects that create additional needs for affordable dependent care to mitigate project impacts by: provision of onsite or off-site dependent care care facilities; payment of in-lieu fees; or other measures to address the supply, affordability, and quality of dependent care. (Policy PF-8.2)	PPW
Action PF-A43	Collaborate with local advocacy groups to promote dependent care at businesses, shopping centers, schools, places of worship, hospitals and other appropriate locations. (Policy PF-8.1, Policy PF-8.3)	First 5
Action PF-A47	Develop a program to encourage local businesses and farms to: 1) expand their diversion, reuse and recycling efforts including proper recycling or disposal of universal and hazardous wastes; 2) increase their use of recycled materials; and 3) reduce the amount of materials used to package products manufactured in the county. (Policy PF-9.1)	PPW
Action PF-A61	Require franchises to use vehicles that can service communities based on smart growth design principles. (Policy PF-9.7)	PPW
Action PF-A64	Amend the County Code to streamline permitting requirements for small community power systems that utilize clean resource-based renewable energy (e.g. wind, solar, and bio-diesel). (Policy PF 10-1)	PPW
Action PF-A65	Amend the Master Fee Resolution to reduce permit fees for small alternative energy and energy conservation projects. (Policy PF 10-1)	PPW

Action PF-A66	Subsidize residential improvements for older homes that result in energy conservation.	CAO
Action PF-A68	Promote, and require where feasible, use of sustainable renewable energy sources to power homes, businesses, agriculture, and infrastructure. (Policy PF-11.1)	PPW
Action PF-A69	Require underground utilities in new development within unincorporated communities, where feasible. (Policy PF-11.1)	PPW
Action PF-A70	Establish location and design criteria for siting of power plants and transmission facilities. (Policy PF-11.1)	PPW
Action PF-A71	Develop an ordinance to require telecommunications facilities, such as cell phone towers and underground utility trenches, to reserve space and/or provide conduit available for County and emergency communications. (Policy PF-11.2)	PPW
Action PF-A72	Streamline building and planning permit requirements to encourage the development of telecommunications systems, particularly in underserved communities. (Policy PF-11.2)	PPW
Action PF-A77	Maintain and update a system of countywide development impact fees to pay for the development and construction of public facilities. (Policy PF-12.1, Policy PF-12.6, Policy PF-12.8, Policy PF-12.12)	CAO
Action PF-A78	Identify appropriate rural and community general government service standards, with the acknowledgement that both will be lower than typical service standards within the incorporated cities. (Policy PF-12.6, Policy PF-12.7, Policy PF-12.10)	CAO
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. (Policy CC-1.7, Policy AG-1.8, Policy AG-1.12, Policy AG-1.18)	PPW
Action AG-A5	Amend the agricultural mitigation ordinance to specify that ancillary uses must be clearly subordinate to the primary agricultural use, particularly with regards to home sites. (Policy AG-1.9, Policy AG-2.16)	PPW
Action AG-A6	Work with agricultural interests to develop farm dwelling site criteria. 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) to avoid areas of excessive slope, higher quality agricultural soils, native vegetation, flooding, lack of water availability, or other physical constraints. * Location of the home(s) within the property to avoid restricting the extent of pesticide/herbicide spray on adjoining farm operations. * Approval of a stewardship plan demonstrating how the property would be farmed * Cluster homes in a location within the parcel with the least impact to agricultural operations. New farm dwellings may be clustered in proximity to existing homes on adjoining properties. * Consideration of an agricultural conservation easement, deed restriction, or similar instrument on all or a portion of the remainder of the property, outside of any home site(s).	PPW
Action AG-A7	Amend the County's Right to Farm Ordinance to broaden the definition of protected agricultural land to include land designated as AG in the General Plan, and/or zoned agricultural in the Zoning Code. Amend the Ordinance to require more effective disclosure of the County's regulations at the time of sale of any residential or agricultural parcel in the County, including the following measures: * Require recordation in the chain of title of a notice regarding potential inconveniences and discomforts of agricultural operations and practices, and rural living. * Include a "rural oath" that new residents on agriculturally designated land will sign to acknowledge that they understand the value of the "working landscape" and the consequences of living in a rural area; and accept the potential nuisances of nearby farming and the lower levels of service available.	AG
Action AG-A9	Create opportunities for incubator farms with willing landowners, 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. (Policy AG-1.14, Policy AG-1.21)	AG
Action AG-A13	Reduce development restrictions for new and/or expanded agricultural processing, on-site agricultural sales, and bio-energy production. (Policy AG-3.2, Policy AG-3.16, Policy AG-3.19)	PPW
Action AG-A14	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). (Policy AG 3.2, Policy AG-3.9, Policy AG-3.16)	CAO
Action AG-A15	Work with farm interests and housing organizations to develop specific recommendations for expanding farm worker housing opportunities. Such recommendations may include providing pre-approved building and septic plans (consistent with State requirements); exempting Use Permit requirements for homes where there is an agreement to limit occupation to farm workers; reducing requirements for mobile homes; and limiting property tax reassessment. (Policy AG-3.5)	Assessor
Action AG-A16	Prepare and implement a farm marketing ordinance to streamline permitting requirements for agricultural retail operations to the extent possible at the local level's areas of focus including special events, handicrafts and prepared foods, ag product and byproduct processing, alcoholic beverage sales, education, overnight accommodations, signage, parking, recreation, sanitation, dining, camping and RVs, access and other standards to the extent possible at the local level. (Policy AG-3.2, Policy AG-3.9, Policy AG-3.16)	CAO
Action AG-A20	Collaborate with farming interests to develop and implement a program for each Agricultural District to include tailored zoning requirements, financial incentives, marketing requirements, and/or other benefits as they are determined. Develop agricultural district programs and regulations based on the study underway by the Agricultural Issues Center * Reduce building permit fees to promote improvements and structures related to agricultural processing, rural tourism, and other value-added activities. * 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). * Subsidize participation in specialized marketing efforts to target "branding" and name recognition of products	PPW

Action AG-A23	Amend the Zoning Code to require a Use Permit for any new home to be constructed on a parcel smaller than 20 acres within an antiquated subdivision. Include criteria that would have to be met to approve the Use Permit, such as a showing of agricultural feasibility, to ensure that the primary use of the parcel is not a homesite. (Policy AG-1.14)	PPW
Action AG-A25	Implement a voluntary Agricultural Transfer of Development Rights (TDR) program to facilitate the creation of affordable agricultural 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 non-agricultural related transfers. Allow a density bonus of up to 20 percent for participants. Projects in receiving areas of the TDR program would not be considered "residential subdivisions" and/or the "division of land for non-agricultural uses" for the purposes of this General Plan. (Policy AG-3.6)	PPW
Action AG-A26	Promote farmers markets within the cities and unincorporated communities. (Policy AG-3.2, Policy AG-5.7)	AG
Action AG-A27	Establish a setback for new non-agricultural development to protect water delivery systems and similar agricultural infrastructure from impact. (Policy AG-1.23)	PPW
Action ED-A2	Amend the Zoning Code to include incentives for targeted businesses and infill development, including flexible development standards; fast-track processing; and fee exemptions, reductions, or deferrals. (Policy ED-2.1)	PPW
Action ED-A3	Seek ongoing feedback regarding the County's regulations and development review process from chambers of commerce, economic development organizations, the agricultural community, and other clients. (Policy ED-2.1, Policy ED-2.3)	PPW
Action ED-A4	Continue the Development Review Committee process to expedite the review of development applications for targeted development projects and to negotiate agreements to create opportunities for significant new jobs and tax benefits. (Policy ED-2.1)	PPW
Action ED-A6	Work to ensure that all County entities, including advisory committees, respond quickly and effectively to concerns raised by businesses regarding new or existing operations and/or planned expansions. Work with applicants to ensure project feasibility within the context of the goals and policies of the General Plan. (Policy ED-2.1)	CAO
Action ED-A8	Provide incentives to revitalize established but aging buildings and/or facilities. (Policy ED-3.1, Policy ED-3.2)	CAO
Action ED-A9	Implement zoning and design guidelines to facilitate the location of appropriately scaled retail and service businesses, offices, public services, and public gathering places in downtowns that include both daytime and nighttime activities. (Policy ED-3.1)	PPW
Action ED-A10	Implement DMX Zoning to require mixed-use development where appropriate, including both multi-family residential and commercial uses, in downtowns to provide both space for small businesses and alternative housing opportunities. (Policy ED-3.1)	PPW
Action ED-A13	Develop guidelines for the adaptive reuse of commercial, industrial, and office buildings on infill sites, including the use of multi-story buildings as "live/work" spaces. (Policy ED-3.2)	PPW
Action ED-A16	Offer incentives to business and property owners to improve the appearance of aging retail space while maintaining established historic aesthetics. (Policy ED-3.2)	CAO
Action ED-A18	Streamline the development review process and reduce fees in downtown areas to provide incentives for targeted properties. (Policy ED-3.2)	PPW
Action ED-A19	Provide flexibility for development in downtown areas through mixed use and planned development zoning standards. (Policy ED-3.1, Policy ED-3.2)	PPW
Action ED-A20	Amend the zoning code to allow limited off-site signage in rural areas. (Policy CC-1.6, Policy ED-4.1)	PPW
Action ED-A26	Provide incentives (e.g. live-work spaces, reduced parking requirements, etc.) to reduce employee and product transport vehicle trips. (Policy ED-5.1)	PPW
Action ED-A27	Create a new "agricultural commercial" zoning designation that will allow direct marketing opportunities with limited discretionary review. (Policy ED-1.13)	PPW
Action ED-A31	Create incentives for businesses that reduce energy and water usage.	CAO
Action CO-A2	Establish permanent green buffers between cities and unincorporated towns to ensure the continued distinctiveness of each community. (Policy CO-1.2)	PPW
Action CO-A5	Clearly define boundaries between public open space and private agricultural lands through mapping, signage, fencing, and/or other appropriate means to discourage trespassing. (Policy CO-1.1)	PRD
Action CO-A6	Connect the future Bay Delta Trail system, the future trail system in the lower Yolo Bypass, and the future Cache Creek Parkway system, and link those trails to the American River Bikeway system in Sacramento County. (Policy CO-1.1, Policy CO-1.3, Policy CO-1.12, Policy CO-1.19, Policy CO-1.29)	PRD
Action CO-A7	Prioritize the construction of multi-use trails that provide links between already established trails and bicycle routes. (Policy CO-1.1, Policy CO-1.2, Policy CO-1.4)	PRD

Action CO-A11	Provide recreational uses that are river or creek dependent in locations directly on Cache Creek, Putah Creek, and the Sacramento River. Examples include fishing, canoeing, boating, and nature observation. With the exception of boat launches and docks, more active uses, such as parking, restrooms, and picnic areas, shall be located in areas away from the river and sensitive riparian habitat. (Policy CO-1.1, Policy CO-1.25, Policy CO-1.28, Policy CO-1.29)	PRD
Action CO-A15	Combine parks and trails with open space and wildlife conservation areas where appropriate. (Policy CO-1.1, Policy CO-1.10)	PRD
Action CO-A20	Develop and implement a system of open space corridors and trails that connects each community and city by integrating waterways, scenic areas, significant habitat areas, County parks, and other special resources areas. (Policy CO-1.1, Policy CO-1.2, Policy CO-1.3, Policy CO-1.12, Policy CO-1.25, Policy CO-1.26)	PRD
Action CO-A24	Develop a special area plan to govern land use management within the Yolo Bypass. (Policy CO-1.29)	PPW
Action CO-A26	Adopt and implement the Habitat Conservation Plan/Natural Communities Conservation Plan developed through the Yolo Natural Heritage Program. Integrate the HCP/NCCP (Natural Heritage Program) into the General Plan as appropriate. Direct habitat mitigation to strategic areas that implement the Yolo Natural Heritage Program and are consistent with the County's conservation strategy. Avoid the conversion of agricultural areas and focus on lands where wildlife values and farming practices are complementary. (Policy CO-2.1 through CO-2.4, Policy CO-2.14)	PPW
Action CO-A27	Protect the habitat value and biological function of oak woodlands, grasslands, riparian areas, and wetland habitats. Avoid activities that remove or degrade these habitats and establish buffers to avoid encroachment into sensitive areas. (Policy CO-2.4, Policy CO-2.14, Policy CO-2.15, Policy CO-2.18, Policy CO-2.19, Policy CO-2.20 through CO-2.24)	PRD
Action CO-A28	Create a program to encourage the planting of new oak seedlings in appropriate locations and the protection of plantings from damage by animals, insects, and people until the seedlings are of sufficient size. (Policy CO-2.13, Policy CO-2.16, Policy CO-17)	PRD
Action CO-A29	Adopt a heritage tree preservation ordinance. (Policy CO-2.17, Policy CO-2.37)	PRD
Action CO-A31	Establish criteria for the preservation of vernal pools that include the following: <ul style="list-style-type: none"> * unusual features; * habitat quality; * watershed integrity; * defensibility and buffering; * plant and animal species variety; and * presence of special status species. (Policy CO-2.20 through Policy CO-2.24)	PRD
Action CO-A37	Designate and zone lands containing identified mineral deposits to protect them from the encroachment of incompatible land uses so that aggregate resources remain available for the future. (Policy CO-3.1)	PPW
Action CO-A38	Amend the County Code to allow landowners to apply for redesignation of their property, when it can be demonstrated that mineral resources are not present or are not economically feasible. (Policy CO-3.1)	PRD
Action CO-A40	Encourage recycling of aggregate materials and products. (Policy CO-3.1)	PRD
Action CO-A41	Regularly review regulations to ensure that they support an economically viable and competitive local aggregate industry. (Policy CO-3.1)	PRD
Action CO-A43	Monitor updates to the State Mineral Resource classification map and incorporate any needed revisions to the County's zoning and land use map. (Policy CO-3.1)	PPW
Action CO-A44	Coordinate individual surface mining reclamation plans so that the development of an expanded riparian corridor along Cache Creek may be achieved. (Policy CO-3.1)	PRD
Action CO-A45	Prohibit commercial mining in or adjoining Putah Creek. (Policy CO-3.1, Policy CO-3.2)	PRD
Action CO-A46	Maintain standards and procedures for regulating surface mining and reclamation operations so that potential hazards and adverse environmental effects are reduced or eliminated. (Policy CO-3.1, Policy CO-3.2)	PRD
Action CO-A47	Ensure that mined areas are reclaimed to a usable condition that is readily adaptable for alternative land uses, such as agriculture, wildlife habitat, recreation, and groundwater management facilities. (Policy CO-3.1)	PRD
Action CO-A48	Regularly update surface mining and reclamation standards to incorporate changes to State requirements, environmental conditions, and County priorities. (Policy CO-3.1)	PRD
Action CO-A49	Consider the exploration, drilling, and extraction of natural gas as compatible with agriculture and open space uses. (Policy CO-3.3)	PPW
Action CO-A50	Evaluate any impacts to identified natural gas fields as part of the development review process. (Policy CO-3.3)	PPW
Action CO-A51	Require that abandoned gas wells be sealed in accordance with Division of Oil and Gas regulations and that all drilling or production facilities be removed. Further require that the disturbed surface area be reincorporated into adjoining agricultural operations or revegetated with native vegetation within one year after abandonment. (Policy CO-3.3)	PPW
Action CO-A52	Maintain and implement local and state criteria and development standards for the production, injection, and drilling of natural gas deposits. Ensure that the construction and operation of natural gas storage facilities meet all safety standards of the State of California Division of Oil, Gas and Geothermal Resources. (Policy CO-3.3)	PPW
Action CO-A53	Update the Historic Preservation Ordinance on a regular basis to be consistent with applicable federal, State and local Historic Preservation requirements. (Policy CO-4, Policy CO-4.2)	PPW
Action CO-A58	Review and monitor demolition permits, grading permits, building permits, and other approval procedures to reinforce preservation goals. (Policy CO-4.1, Policy CO-4.2, Policy CO-4.3)	PPW

Action CO-A59	Establish design guidelines for historic resources based on established federal and State standards and guidelines to address the adaptive reuse and modification of historic resources. (Policy CO-4.1, Policy CO-4.2, Policy CO-4.4)	PPW
Action CO-A61	Require cultural resources inventories on all new development projects in areas where a preliminary site survey indicates a medium or high potential for historical or paleontological resources. In addition, require a mitigation plan to protect the resource before the issuance of permits. Mitigation may include: * Having a qualified archaeologist or paleontologist present during initial grading or trenching; * Redesign of the project to avoid historic or paleontological resources; * Capping the site with a layer of fill; and/or * Excavation and removal of the historical or paleontological resources and curation in an appropriate facility under the direction of a qualified professional. (Policy CO-4.1, Policy CO-4.13)	PPW
Action CO-A62	Require that discretionary projects which involve earth moving activities on previously undisturbed soils in an area determined to be archaeologically sensitive perform the following: * Enter into a cultural resources treatment agreement with the culturally affiliated tribe. * Retain a qualified archaeologist to evaluate the site if cultural resources are discovered during the project construction. The archaeologist will have the authority to stop and redirect grading activities, in consultation with the culturally affiliated tribe and their designated monitors, to evaluate the significance of any archaeological resources discovered on the property. * Consult with the culturally affiliated tribe to determine the extent of impacts to archaeological resources and to create appropriate mitigation to address any impacts. * Arrange for the monitoring of earth disturbing activities by members of the culturally affiliated tribe, including all	PPW
Action CO-A63	Require that when cultural resources (including non-tribal archaeological and paleontological artifacts, as well as human remains) are encountered during site preparation or construction, all work within the vicinity of the discovery is immediately halted and the area protected from further disturbance. The project applicant shall immediately notify the County Coroner and the Planning and Public Works Department. Where human remains are determined to be Native American, the project applicant shall consult with the Native American Heritage Commission (NAHC) to determine the person most likely descended from the deceased. The applicant shall confer with the descendant to determine appropriate treatment for the human remains, consistent with state law. (Policy CO-4.1, Policy CO-4.11, Policy CO-4.12, Policy CO-4.13)	PPW
Action CO-A64	Prohibit the removal of cultural resources from the project site except by a qualified consultant and after the County planning staff have been notified. Prehistoric resources include chert or obsidian flakes, projectile points, mortars, pestles, dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or adobe foundations or walls, structures and remains with square nails, and refuse deposits often in old wells and privies. Policy CO-4.1, Policy CO-4.11)	PPW
Action CO-A65	Consult with culturally-affiliated tribes prior to amending the General Plan and adopting or amending specific plans, consistent with state law. (Policy CO-4.12, Policy CO-4.13)	CAO
Action CO-A66	Confer with culturally-affiliated tribes prior to designating open space that includes any identified cultural places and develop a treatment and management plan for their preservation. (Policy CO-4.12, Policy CO-4.13)	CAO
Action CO-A67	Refer all development proposals that may adversely affect cultural resources to the Northwest Information Center (NWIC) at Sonoma State University for review and comments. The NWIC will identify the presence or absence of known cultural resources and/or previously performed studies in or near a given project area and will offer recommendations regarding the need for additional studies, where necessary. If the NWIC recommends further study, the project applicant shall contract with a qualified professional to conduct the study and make recommendations designed to avoid or minimize adverse impacts on cultural or historic resources and indicate whether further investigation is needed. All studies shall be completed and submitted to the County prior to the completion of any environmental document for the project. (Policy CO-4.1, Policy CO-4.11)	PPW
Action CO-A68	Refer draft environmental documents, including any studies and recommended mitigation measures, to the appropriate culturally-affiliated tribes for review and comment as part of the public review process. (Policy CO-4.1, Policy CO-4.11, Policy CO-4.12)	PPW
Action CO-A75	Coordinate with local water purveyors to develop a conjunctive use program, consistent with the Integrated Regional Water Management Plan, to make the most efficient use of surface and ground waters. (Policy CO-5.1, Policy CO-5.3)	PRD
Action CO-A78	Work with local water purveyors to develop urban and agricultural water use efficiency programs to provide a 20 percent improvement in water use efficiency throughout the county by 2030. (Policy CO-5.1, Policy CO-5.5)	PRD
Action CO-A79	Develop and implement an integrated well-head protection program. (Policy CO-5.6)	AG
Action CO-A80	Develop a County grading ordinance that maintains existing terrain, channels, and vegetation to the extent possible, in order to minimize the disruption of natural systems. (Policy CO-5.5, Policy CO-5.6)	PPW
Action CO-A81	Adopt a Water Efficient Landscape Ordinance to require greater use of regionally native drought-tolerant vegetation, limitations on the amount of turf in residential development, computer controlled irrigation systems, and other measures as appropriate. (Policy CO-5.2, Policy CO-5.3, Policy CO-5.4)	PPW
Action CO-A84.1	Consider adoption of an ordinance requiring that existing homes be retrofitted with water efficient appliances and fixtures prior to sale. (Policy CO-5.1, Policy CO-5.2, Policy CO-5.3, Policy CO-5.5)	PPW
Action CO-A87	Adopt an ordinance to allow for shared water systems to facilitate the clustering of homes and preservation of agricultural land, where an entity is established to provide maintenance or financing for maintenance of the water system. (Policy CO-5.1, Policy CO-5.2, Policy CO-5.3)	HD
Action CO-A88	Encourage roof catchment and the use of rainwater for non-potable uses to reduce the need for groundwater. (Policy CO-5.1, Policy CO-5.2, Policy CO-5.3, Policy CO-5.4)	PRD
Action CO-A89	Adopt development design standards to reduce or eliminate impervious surfaces where possible. (Policy CO-5.6)	PPW

Action CO-A92	Require the implementation of Best Management Practices (BMPs) to minimize erosion, sedimentation, and water quality degradation resulting from new development and increases in impervious surfaces. (Policy CO-5.5, Policy CO-5.6)	PPW
Action CO-A93	Adopt development design standards that use low-impact development techniques that emulate the natural hydrologic regime and reduce the amount of runoff and associated pollutants. Examples include vegetated swales, landscaped detention basins, permeable paving, and green roofs. (Policy CO-5.5, Policy CO-5.6)	PPW
Action CO-A94	Work with the Central Valley Regional Water Quality Control Board and other State and federal agencies to implement mercury total maximum daily loads (TMDLs) for Cache Creek and to develop mercury TMDLs for the Delta and other Yolo County waterways where appropriate. (Policy CO-5.6, Policy CO-5.7)	PRD
Action CO-A97	Require service hook-up for all non-agricultural water users within a community when new domestic water services are made available. (Policy CO-5.6, Policy CO-5.17, Policy CO-5.23)	PPW
Action CO-A100.1	Create guidelines for local water providers to enact programs that promote: investigations of new sustainable sources such as recycled water and graywater that match water quantity and quality to the beneficial uses; and the securing of additional water rights for the purveyors. (DEIR MM UTIL-2a) (Policy CO-5.1, Policy CO-5.2, Policy CO-5.11, Policy CO-5.15)	PRD
Action CO-A101	Implement the guidelines of the Transportation and Land Use Toolkit, developed by the Yolo-Solano Air Quality Management District (YSAQMD). (Policy CO-6.1, Policy CO-6.2)	PPW
Action CO-A102	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)	PPW
Action CO-A103	For discretionary permits, require agricultural Best Management Practices regarding odor control, storm water drainage, and fugitive dust control where appropriate. (Policy CO-6.1)	AG
Action CO-A104	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)	PPW
Action CO-A106	Regulate the location and operation of land uses to avoid or mitigate harmful or nuisance levels of air emissions to the following sensitive receptors; residentially designated land uses; hospitals, nursing/convalescent homes, and similar board and care facilities; hotels and lodging; schools and day care centers; and neighborhood parks. Home occupation uses are excluded. New development shall follow the recommendations for siting new sensitive land uses consistent with the CARB's recommendation as shown in the table below. (Policy CO-6.1, Policy CO-6.2)	PPW
Action CO-A108	Prohibit wood-burning fireplaces in new residential developments (Policy CO-6.1)	PPW
Action CO-A109	Amend the Zoning Code to streamline permitting for the production of biofuels, biomass, solar, wind, and other energy alternatives to reduce dependency on fossil fuels. (Policy CO-7.1)	PPW
Action CO-A110	Require the use of Energy Star certified appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces and boiler units, in all new subdivisions. (Policy CO-7.1, Policy CO-7.4)	PPW
Action CO-A111	Use development agreements to garner commitments from developers of new projects to increase the energy efficiency in existing development. (Policy CO-7.1, Policy CO-7.8)	PPW
Action CO-A112	Amend the Zoning Code to include regulations for all new parking lots to include tree plantings that will result in 50 percent shading of parking lot surface areas within 10 years. (Policy CO-7.1, Policy CO-7.5)	PPW
Action CO-A113	Use Development Agreements and/or adopt an ordinance to require the use of building materials and methods that increase energy efficiency a minimum of 15 percent beyond State Title-24 standards for residential construction and 20 percent beyond Title 24 for commercial construction, where feasible. (Policy CO-7.6)	PPW
Action CO-A114	Streamline the permit process to promote energy production from agricultural bio-waste. (Policy CO-7.7)	PPW
Action CO-A115.1	In the interim until the GHG Emissions Reduction Plan/Climate Action Plan is in effect, the following significance thresholds shall be used for project analysis: <ul style="list-style-type: none"> * Projects consistent with the General Plan and otherwise exempt under CEQA - Assumed to be de minimus. * Projects consistent with the General Plan and subject to CEQA - Net zero threshold to be achieved by the applicant as follows: <ul style="list-style-type: none"> -- Apply practical and reasonable design components and operational protocols to reduce project GHG emissions to the lowest feasible levels; -- Use verifiable offsets to achieve remaining GHG reductions to the greatest feasible extent. Offsets shall be locally based, project relevant, and consistent with other long-term goals of the County. (Policy CO-8.9)	PPW
Action CO-A117	Require the implementation of cost-effective and innovative emission reduction technologies in building components and design. (Policy CO-8.2, Policy CO-8.4)	PPW
Action CO-A118	Adopt urban forestry practices that encourage forestation as a means of storing carbon dioxide, with the goal of doubling the tree canopy in unincorporated communities by 2030. Use appropriate protocols to assess owner eligibility to sell carbon credits. (Policy CO-8.1)	PPW
Action CO-A119	Require new development to incorporate designs and/or programs to reduce travel demand and vehicle emissions. (Policy CO-8.2, Policy CO-8.4)	PPW
Action CO-A120	Require that new development incorporate alternative modes of transportation, including transit, bicycling and walking, in order to reduce vehicle emissions. (Policy CO-8.2, Policy CO-8.4)	PPW
Action CO-A121	Consider the provision of local housing for County employees to reduce commute travel time. (Policy CO-8.2)	PPW
Action HS-A1	Require a geotechnical analysis for construction in areas with potential geological hazards and/or for purposes of environmental analysis. Recommendations of the geotechnical analysis shall be implemented. (Policy HS-1.1, Policy HS-1.2, Policy HS-1.3)	PPW

Action HS-A5	Require a minimum of 100-year flood protection for new construction, and strive to achieve 200-year flood protection for unincorporated communities. Where such levels of protection are not provided, require new development to adhere to the requirements of State law and the County Flood Damage Prevention Ordinance. (Policy HS-2.1)	PPW
Action HS-A6	Continue to require habitable structures in the 100-year floodplain to be designed and constructed so that they do not significantly contribute to cumulative flooding that could pose a hazard to surrounding landowners and/or the public. (Policy HS-2.1)	PPW
Action HS-A7	Yolo County shall not approve any discretionary permit, or ministerial permit, that would result in the construction of a new residence, for a project located within a flood hazard zone, unless the County can make the findings identified in Section 65962a of the Government Code. (Policy HS-2.1)	PPW
Action HS-A8	Locate 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. Where such location is not feasible, incorporate methods to minimize potential flood damage to the facility. (Policy HS-2.6)	PPW
Action HS-A9	Require new developments to detain the storm water runoff created on-site by a 100-year storm event. (Policy HS-2.1)	PPW
Action HS-A10	Limit the construction of extensive impermeable surfaces and promote the use of permeable materials for surfaces such as driveways and parking lots. (Policy HS-2.1)	PPW
Action HS-A11	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)	PPW
Action HS-A13	Review development proposals to ensure that the need to maintain flood control capacity is balanced with consideration of the environmental health of watercourses that convey floodwaters so as not to cause significant erosion, sedimentation, water quality problems, or loss of habitat. (Policy HS-2.1)	PPW
Action HS-A14	Require a minimum 50-foot setback for all permanent improvements from the toe of any flood control levee. (Policy HS-2.2)	PPW
Action HS-A15	Restrict proposed land uses within 500 feet of the toe of any flood control levee, including but not limited to the items listed below, unless site specific engineering evidence demonstrates an alternate action that would not jeopardize public health or safety: <ul style="list-style-type: none"> * Prohibit permanent unlined excavations; * Large underground spaces (such as basements, cellars, swimming pools, etc.) must be engineered to withstand the uplift forces of shallow groundwater; * Prohibit below-grade septic leach systems; * Engineered specifications for buried utility conduits and wiring; * Prohibit new water wells; * Prohibit new gas or oil wells; * Engineered specifications for levee penetrations; and * Require landscape root barriers within 50 feet of the toe. (Policy HS-2.2) 	PPW
Action HS-A21	Private development of levees should be limited to those cases where the construction meets national levee standards, the project is in conformance with the State's comprehensive plan for flood damage reduction, and a public agency agrees to provide long-term maintenance of the levee. (Policy HS-2.2)	PPW
Action HS-A25	Pursuant to Sections 65302.9 and 65860.1 of the Government Code, amend the Zoning Ordinance and General Plan, as appropriate, to be consistent with the adopted Central Valley Flood Protection Plan. (Policy HS-2.3)	PPW
Action HS-A30	Maintain and update on a regular basis the County Flood Damage Prevention Ordinance, to ensure its conformity with the State Model Flood Ordinance and all Federal Emergency Management Agency requirements. (Policy HS-2.1, Policy HS-2.3)	PPW
Action HS-A32	Require that all residential development projects located within floodplains include a prominent deed disclosure regarding the potential flood risk to future buyers. (Policy HS-2.4)	PPW
Action HS-A34	Amend the County's Development Agreement enabling ordinance to include the applicable restrictions from Section 65865.5 of the Government Code. (Policy HS-2.3)	PPW
Action HS-A38	Require new and/or existing development to establish "defensible space" by providing for clearance around structures, using fire-resistant ground cover, building with fire-resistant roofing materials, fuel load reduction, and taking other appropriate measures. (Policy HS-3.1)	PPW
Action HS-A39	Require the design and construction of new roadways and driveways in fire hazard areas to be of sufficient width, radius and grade to facilitate access by fire-fighting apparatus. (Policy HS-3.1)	PPW
Action HS-A40	Require land divisions within the very high and high risk Fire Hazard Severity Zones to demonstrate the following: <ul style="list-style-type: none"> * guaranteed availability of adequate water; * provision of more than one access point for firefighting equipment; * permanent maintenance of defensible space around all buildings; and * use of fire-resistant materials in construction. (Policy HS-3.1) 	PPW
Action HS-A41	Cluster residential units located in areas of high fire risk with adequate access to maintained emergency evacuation routes to ensure adequate access for firefighting equipment and escape routes for residents in rural areas. (Policy HS-3.1)	PPW
Action HS-A44	Implement State recommendations for fire prevention in Fire Hazard Severity Zones.	PPW
Action HS-A45	Coordinate with fire districts to ensure fire safe design and construction of new development. (Policy HS-3.2)	PPW

Action HS-A46	Provide adequate separation between areas where hazardous materials are present and sensitive uses. The following land uses are considered sensitive receptors for the purpose of exposure to hazardous materials: residentially designated land uses; hospitals; nursing/convalescent homes, and similar board and care facilities; hotels and lodging; schools and daycare centers; and neighborhood parks. Home occupation uses are excluded. (Policy HS-4.1)	PPW
Action HS-A47	New development and redevelopment in areas previously used for agricultural, commercial, or industrial uses shall ensure that soils, groundwater, and buildings affected by hazardous material releases from prior land uses, as well as lead paint and/or asbestos potentially present in building materials, will not have the potential to affect the environment or health and safety of future property owners or users, and any affected areas shall be properly abated. A Phase I Environmental Site Assessment (ESA) to American Society for Testing and Materials (ASTM) standards shall be required where appropriate and a Phase II ESA may be required in certain circumstances based on the recommendations/results of the Phase I. Where the Phase I report has identified agricultural cultivation prior to the 1980s, a shallow soil investigation shall be performed at the property in accordance with DTSC guidance for sampling agricultural properties. (Policy HS-4.1)	PPW
Action HS-A58	Create an inventory of significant urban, rural, and natural hazards and provide standards for avoidance and/or mitigation of such hazards in an emergency. (Policy HS-6.2)	OES
Action HS-A61	<p>Adopt a Comprehensive Noise Ordinance that includes the following components:</p> <ul style="list-style-type: none"> * 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. * Standards to implement "quiet" pile driving technology (such as pre-drilling of piles, the use of auger cast piles, or similar technology) where feasible in consideration of geotechnical and structural requirements and conditions. (Policy HS-7.1, Policy HS-7.4, Policy HS-7.5) 	PPW
Action HS-A62	Regulate the location and operation of land uses to avoid or mitigate harmful or nuisance levels of noise to the following sensitive receptors: residentially designated land uses; hospitals, nursing/convalescent homes, and similar board and care facilities; hotels and lodging; and schools and day care centers; and neighborhood parks. Home occupation uses are excluded. (Policy HS-7.1, Policy HS-7.4)	PPW
Action HS-A63	Review proposed development projects for compatibility with surrounding and planned uses in accordance with the Noise Compatibility Guidelines and the County's Right to Farm Ordinance; 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 HS-7.1, Policy HS-7.4)	PPW
Action HS-A64	Require the preparation of a noise analysis/acoustical study, including recommendations for attenuation, for all proposed projects which may result in potentially significant noise impacts to nearby sensitive land uses. (Policy HS-7.1, Policy HS-7.4)	PPW
Action HS-A65	Require a noise analysis/acoustical study, with recommendations for attenuation, for all proposed development within noise-impacted areas that may reasonably be expected to be exposed to levels that exceed the appropriate Noise Compatibility Guidelines standards. (Policy HS-7.1, Policy HS-7.4)	PPW
Action HS-A66	<p>Require architectural design and site planning techniques to meet interior noise attenuation requirements in a manner that does not discourage allowed density or intensity, architectural quality, or pedestrian connectivity, such as:</p> <ul style="list-style-type: none"> * Locating noise-sensitive interior spaces, such as living rooms and bedrooms, furthest from noise sources. * Orienting buildings to shield noise sensitive outdoor spaces from a noise source. * Using noise insulating windows and building materials. * Providing open space, berms or walls, or landscaped areas between occupied dwellings and noise generators. * Locating dwellings as far as possible from noise generators. * Requiring effective sound barriers for new residential developments adjacent to existing freeways and highways. * Avoid sound walls to the greatest possible extent. Where used, sound walls shall be screened with vegetation. 	PPW
Action HS-A67	Limit land uses, consistent with adopted Comprehensive Land Use Plans (CLUP), within identified airport safety zones. (Policy HS-7.1)	PPW
Action HS-A69	Designate appropriate zoning that avoids placing significant new noise sensitive land uses in proximity of existing or planned commercial and industrial uses. (Policy HS-7.1)	PPW
Action HS-A70	Minimize noise conflicts between current and proposed transportation networks by encouraging compatible land uses around critical segments with higher noise potential. (Policy HS-7.1)	PPW
Action HS-A71	Designate and maintain established truck routes where noise conflicts with land uses are least likely to occur. (Policy HS-7.1, Policy HS-7.5)	PPW
Action HS-A73	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 HS-7.1, Policy HS-7.5)	PPW
Action HS-A78	Allow for services and housing for special populations to be linked to ensure convenient access. (Policy HS-8.4)	DESS
Action HS-A79	Provide opportunities to expand in-home care, assisted living opportunities, and services for low-income seniors and disabled households. (Policy HS-8.4)	DESS
Action HS-A81	Accommodate pedestrian, bicycle, and transit needs in public rights-of-way and streetscape design. (Policy HS-8.1, Policy HS-8.8)	PPW

Action HS-A82	Adopt infrastructure standards for residential neighborhoods and downtown commercial areas that are designed to decrease traffic speeds and increase pedestrian and bicycle safety. (Policy HS-8.1, Policy HS-8.8)	PPW
Action HS-A83	Require that new development incorporates a diversity of housing types that address residents with different incomes, family sizes, ages, and accessibility needs. (Policy HS-8.9)	PPW
Action HS-A84	Emphasize pedestrian oriented neighborhoods with connected sidewalks and trails that provide convenient access to goods, services, and community resources. (Policy HS-8.1, Policy HS-8.8)	PPW
Action HS-A85	Promote community design that creates a compatible and integrated balance of residential density, green space, and job centers. (Policy HS-8.1)	PPW
Action HS-A86	Consider the health consequences of proposed project design, as a part of the development review process. (Policy HS-8.1, Policy HS-8.8)	PPW
Action HS-A87	Ensure that zoning requirements accommodate and encourage opportunities for services to be established in each community to serve vulnerable populations. (Policy HS-8.4)	PPW
Action HS-A89	Ensure that zoning requirements promote access to healthy foods by including neighborhood locations for markets, restaurants, and other food sources. (Policy HS-8.1, Policy HS-8.8)	PPW
Action HS-A90	Encourage patterns of development that provide ready access to health foods through farmer's markets, community gardens, edible landscaping, etc. (Policy HS-8.1, Policy HS-8.8)	PPW
Action HO-A1	Establish standards in each community that sets a target ratio of apartments to for-sale housing for new residential growth. These standards shall not be used as a basis for denial of multi-family development that is consistent with the zoning, whether or not such development is explicitly intended to be affordable. (Policy HO-1.1)	PPW
Action HO-A2	Adopt standards in each community to require a range of housing unit sizes, including for-sale units of less than 1,000 square feet, and rental units that include both studios and units with more than four bedrooms. (Policy HO-1.1)	PPW
Action HO-A4	Apply resale controls and rent and income restrictions to ensure that affordable housing provided through incentives and as a condition of development approval remains affordable over time. (Policy HO-1.1, Policy HO-1.2, Policy HO-1.4)	PPW
Action HO-A5	Amend the Zoning Code to identify compatible zones for live/work uses and to establish reasonable performance standards, including noise, odor, types of uses permitted, parking, fencing, and related issues. (Policy HO-1.1, Policy HO-1.3)	PPW
Action HO-A6	Amend the Zoning Code pursuant to SB 2 to designate transitional and supportive housing as a residential use, regardless of the number of people, and subject only to the same restrictions as other residential uses in the same zone. (Policy HO-1.1, Policy HO-4.1, Policy HO-4.3, Policy HO-4.7)	PPW
Action HO-A7	Amend zoning and regulations, where appropriate, to encourage development of single room occupancy units. This will include amending the Zoning Code to permit the use in appropriate districts, and updating development standards and permitting procedures to encourage the development of single room occupancy units. (Policy HO-1.1, Policy HO-3.2)	PPW
Action HO-A8	Require developers to provide relocation assistance for current residents where mobile home parks are converted to other uses. (Policy HO-1.4)	PPW
Action HO-A9	Amend the County Code to include a mobile home park conversion ordinance. (Policy HO-1.1, Policy HO-1.4)	PPW
Action HO-A11	Amend zoning and regulations, where appropriate, to encourage new mobile home park development. This may include: rescinding the requirement for special MHP (Mobile Home Park) zoning; streamlining requirements for mobile homes in residential and agricultural zones; and designating areas for mobile home park development in new growth areas. (Policy HO-1.4)	PPW
Action HO-A17	Through development agreements, acquisition and conversion, and City assistance, ensure that 10 percent of all lower income affordable units are affordable to extremely low income households. (Policy HO-1.6, Policy HO-3.1)	CAO
Action HO-A22	Formulate and provide development incentives for the provision of farmworker housing. (Policy HO-4.1)	CAO
Action HO-A23	Expedite the permitting process for all farmworker housing projects. (Policy HO-4.1)	CAO
Action HO-A24	Defer development fees for housing projects that provide farmworker housing. (Policy HO-4.1)	CAO
Action HO-A33	Offer incentives to developers such as tax-exempt conduit financing, infrastructure financing assistance, and direct financial assistance in exchange for a proportional commitment to provide affordable or special needs housing at levels that exceed County requirements. (Policy HO-2.2)	CAO
Action HO-A36	Review potential treatment technologies that could be developed to provide water and sewer service for rural affordable housing; develop performance standards for potential treatment technologies to assist public and/or private sewer and water providers in determining which will be most feasible in their locations within the County. Ensure that this review accounts for potential new multi-family development allowed by the Zoning Code and includes provisions to anticipate future demands from such development. (Policy HO-2.2)	HD
Action HO-A37	Allow a wide range of feasible alternative system sizes and treatment technologies to provide water and sewer service for rural affordable housing, using the performance standards developed in Action HO-A36. (Policy HO-2.2)	HD
Action HO-A45	Provide flexibility in applying development standards (e.g., parking, floor area, setbacks, height standards, etc.), recognizing that housing near transit, jobs, and services will generate fewer trips, require less parking, and have fewer area-wide impacts. Flexibility should be subject to the type of housing, size, unit mix, location, adjacent uses, and overall design. This flexibility recognizes that additional density may be appropriate where units are significantly smaller and would have fewer impacts than the market norm. (Policy HO-3.2)	PPW

Action HO-A46	Prioritize the review of applications for affordable and special needs housing; assist with preparation of the development application; consider project funding and timing needs in the processing and review of the application; and accelerate the permit review process and implementation. (Policy HO-3.2)	PPW
Action HO-A47	Amend the Master Fee Ordinance to waive or reduce development application processing fees for affordable and special needs housing on a sliding scale, based on the proportion of such units within the project that exceed inclusionary requirements. Fee waivers or reductions would not apply to development impact fees or to required mitigation under the California Environmental Quality Act (CEQA). (Policy HO-3.2)	PPW
Action HO-A48	Establish an amnesty program for existing illegal second dwelling units that provides a grace period for owners to bring them into compliance. In exchange, the property owner is required to provide assurances to guarantee the affordability of the unit. (Policy HO-3.2)	PPW
Action HO-A50	Create a Reasonable Accommodation Ordinance to ensure that construction or modification of homes in the County allows individuals to remain in those homes as their physical needs and capabilities change. (Policy HO-4.1)	PPW
Action HO-A51	Encourage use of the State density bonus law for affordable housing, senior housing, child care facilities, and other special needs groups, as allowed. (Policy HO-4.1)	PPW
Action HO-A52	Amend the Zoning Code to allow co-housing, cooperatives, and similar collaborative housing development, featuring housing units clustered around a common area and shared kitchen, with additional small meal preparation areas. (Policy HO-1.1, Policy HO-4.1)	PPW
Action HO-A53	Ensure that adequate provisions are made in new residential developments for families with children, including amenities such as tot lots, playgrounds, and child care facilities. (Policy HO-4.4)	PPW
Action HO-A54	Amend the Zoning Code to allow emergency shelters by right in the Community Commercial (C-2) zone. Emergency shelters will be permitted without discretionary approval subject to the same development standards as other uses in the Community Commercial zone. (Policy HO-4.7)	PPW
Action HO-A55	Require nondiscrimination clauses in rental agreements and deed restrictions for affordable housing. (Policy HO-4.9)	PPW
Action HO-A59	Disperse affordable housing units throughout each residential development, where required, and require design standards that ensure that affordable units are visually indistinguishable from surrounding market rate units. (Policy HO-5.1)	PPW
Action HO-A60	Coordinate affordable housing development with existing and proposed transit routes, employment centers, shopping facilities, schools, medical facilities, and other services. (Policy HO-5.1)	PPW
Action HO-A61	Encourage well-designed mixed use residential/non-residential development where residential use is appropriate to the setting and development impacts can be mitigated, such as in and around downtown areas. (Policy HO-5.1)	PPW
Action HO-A62	Require designs for multiple-family development to break up the bulk and minimize the apparent height and size of new structures, including the use of upper story setbacks and landscaping. Ensure a human scale in new development and, when possible, create multiple unit buildings that have the appearance of single-family homes. (Policy HO-5.1)	PPW
Action HO-A74	Require the abatement or demolition of substandard housing that is not economically feasible to repair. (Policy HO-5.2)	HD
Action HO-A76	Promote development and construction standards that provide resource conservation by encouraging housing types and designs that use sustainable materials, cost-effective energy conservation measures, and fewer resources (e.g. water, electricity, gas, etc.). (Policy HO-6.1)	PPW
Action HO-A77	Promote the use of sustainable energy technologies (e.g. solar and wind) in new and rehabilitated housing when possible. (Policy HO-6.1)	PPW
Action HO-A79	Develop site design guidelines for energy conserving development. (Policy HO-6.1)	PPW
Action HO-A82	Develop a reasonable accommodation ordinance. (Policy HO-4.5)	PPW
Action HO-A84	Maintain and update the County Inclusionary Housing Ordinance, as appropriate, to account for changes in the law and in housing prices. (Policy HO-1.10)	PPW