

**COUNTY OF YOLO  
2030 COUNTYWIDE GENERAL PLAN  
TABLE OF CONTENTS**

<u>Section</u>	<u>Page</u>
<b>1 INTRODUCTION AND ADMINISTRATION.....</b>	<b>IN-1</b>
A. Introduction .....	2
1. County Overview .....	2
2. Planning Background.....	4
3. Demographic Summary .....	7
4. California Environmental Quality Act (CEQA) Clearance.....	8
5. State-Mandated Requirements .....	10
6. Relationship to Other Plans .....	10
7. Climate Change .....	10
B. Administration .....	14
1. Contents .....	14
2. Horizon Year.....	14
3. Revisions and Amendments .....	16
4. Application Requirements .....	15
5. General Plan Fee.....	17
6. Interpretations .....	17
7. Using the Plan .....	18
8. Implementation Plan .....	18
9. Annual Reporting Requirement.....	19
C. Policy Framework .....	19
D. Implementation Program.....	20
<b>2 VISION AND PRINCIPLES.....</b>	<b>VI-1</b>
A. Introduction .....	1
B. Background Information.....	2
C. Principles and Objectives.....	3
<b>3 LAND USE AND COMMUNITY CHARACTER ELEMENT.....</b>	<b>LU-1</b>
A. Introduction .....	2
1. Context .....	2
2. Contents .....	3
3. Background Information.....	3
B. Regulatory Framework.....	5
1. State General Plan Requirements .....	5
2. Land Use Designations.....	6

**T A B L E   O F   C O N T E N T S**

3.	Land Use Maps and Tables .....	7
4.	Spheres of Influence .....	7
5.	Growth Boundaries .....	11
6.	Relationship to the Yolo County Zoning Code .....	11
7.	Land Use and Resources Management Plan for the Primary Zone of the Delta.....	11
C.	Policy Framework.....	14
1.	Land Use Policies .....	14
2.	Community Character Policies .....	28
D.	Implementation Program .....	56
<b>4</b>	<b>CIRCULATION ELEMENT.....</b>	<b>CI-1</b>
A.	Introduction .....	2
1.	Context.....	2
2.	Contents.....	2
3.	Background Information .....	2
4.	Roadway Level of Service.....	3
5.	State Transportation Planning.....	4
6.	Regional Transportation Planning .....	6
7.	Local Planning.....	6
8.	Planned Roadway Improvements .....	13
9.	Bicycle and Pedestrian Circulation.....	14
10.	Transit .....	14
11.	Goods Movement.....	17
12.	Port of West Sacramento .....	20
13.	Airports.....	23
B.	Regulatory Framework .....	24
1.	State General Plan Requirements.....	24
C.	Policy Framework.....	25
D.	Implementation Program .....	46
<b>5</b>	<b>PUBLIC FACILITIES AND SERVICES ELEMENT.....</b>	<b>PF-1</b>
A.	Introduction .....	2
1.	Context.....	2
2.	Contents.....	2
3.	Background Information .....	3
B.	Regulatory Framework .....	3
1.	Sewer and Septic Systems .....	3
2.	Stormwater and Drainage .....	11
3.	Community Parks.....	14
4.	Law Enforcement .....	17
5.	Fire and Emergency Medical Service.....	20

**TABLE OF CONTENTS**

6.	Schools .....	24
7.	Library Services .....	29
8.	Dependent Care .....	32
9.	Solid Waste and Recycling .....	34
10.	Sources of Energy .....	41
11.	Utilities and Communication Technology .....	43
12.	General Government Services.....	47
<b>6</b>	<b>AGRICULTURE AND ECONOMIC DEVELOPMENT ELEMENT .....</b>	<b>AG-1</b>
A.	Introduction .....	2
1.	Context .....	2
2.	Contents .....	3
B.	Agriculture.....	3
1.	Background Information.....	3
2.	Regulatory Framework.....	17
3.	Policy Framework .....	22
4.	Implementation Program.....	31
C.	Economic Development.....	39
1.	Background Information.....	39
2.	Policy Framework .....	41
3.	Implementation Program.....	47
<b>7</b>	<b>CONSERVATION AND OPEN SPACE ELEMENT .....</b>	<b>CO-1</b>
A.	Introduction .....	2
1.	Context .....	2
2.	Contents .....	2
3.	Background Information.....	3
B.	Regulatory Framework.....	3
1.	State General Plan Requirements .....	3
2.	Other Related Efforts .....	6
C.	Natural Open Space .....	7
1.	Background Information.....	7
2.	Policy Framework .....	13
3.	Implementation Program.....	16
D.	Biological Resources .....	20
1.	Background Information.....	20
2.	Policy Framework .....	34
3.	Implementation Program.....	40
E.	Mineral Resources .....	43
1.	Background Information.....	43
2.	Policy Framework .....	46
3.	Implementation Program.....	47

**T A B L E   O F   C O N T E N T S**

F.	Cultural Resources.....	49
1.	Background Information .....	49
2.	Policy Framework.....	55
3.	Implementation Program.....	56
G.	Water Resources .....	60
1.	Background Information .....	60
2.	Policy Framework.....	70
3.	Implementation Program.....	73
H.	Air Quality.....	79
1.	Background Information .....	79
2.	Policy Framework.....	81
3.	Implementation Program.....	82
I.	Energy Conservation.....	85
1.	Background Information .....	85
2.	Policy Framework.....	85
3.	Implementation Program.....	87
J.	Climate Change .....	88
1.	Background Information .....	88
2.	Policy Framework.....	91
3.	Implementation Program.....	92
K.	Delta Region .....	95
1.	Background Information .....	95
2.	Policy Framework.....	98
3.	Implementation Program.....	100
<b>8</b>	<b>HEALTH AND SAFETY ELEMENT.....</b>	<b>HS-1</b>
A.	Introduction .....	2
1.	Context.....	2
2.	Contents.....	2
3.	Background Information .....	2
B.	Regulatory Framework .....	2
1.	State General Plan Requirements.....	2
2.	Other Requirements.....	5
C.	Safety .....	5
1.	Geologic and Seismic Hazards .....	5
2.	Flood Hazards.....	12
3.	Wildland Fires .....	24
4.	Hazardous Materials .....	28
5.	Airport Operations .....	31
6.	Emergency Preparedness.....	33

**T A B L E   O F   C O N T E N T S**

D.	Noise.....	37
1.	Background Information.....	37
2.	Existing Noise Environment.....	43
3.	Mobile Noise Sources.....	43
4.	Stationary Noise Sources .....	52
5.	Future Noise Environment.....	55
6.	Policy Framework .....	64
7.	Implementation Program.....	65
E.	Health Care.....	68
1.	Background Information.....	68
2.	Policy Framework .....	70
3.	Implementation Program.....	71
<b>9</b>	<b>HOUSING ELEMENT .....</b>	<b>HO-1</b>
A.	Introduction .....	2
1.	Context .....	2
2.	Contents .....	2
3.	Background Information.....	4
B.	Regulatory Framework.....	4
1.	State General Plan Requirements .....	4
3.	General Plan Consistency .....	5
3.	Public Participation .....	5
3.	Measures of Housing Affordability .....	6
C.	Summary of Key Housing Issues .....	7
1.	Housing Affordability.....	7
2.	Accommodating All Income Levels .....	9
3.	Limited Land Supply for Housing .....	9
4.	Need for Affordable Rentals.....	9
5.	Infrastructure for Development .....	10
6.	Levees and Flooding .....	10
D.	Review of Prior Housing Element .....	10
1.	Provision of Housing to Meet the Prior RHNP Allocation .....	11
2.	Provision of Affordable Housing.....	12
3.	Rehabilitation/Conservation .....	13
4.	Equal Housing Opportunity .....	13
5.	Energy Conservation .....	13
6.	Cooperation/ Coordination .....	13
E.	Community Profile.....	14
1.	Population Characteristics .....	14
2.	Household Characteristics .....	17
3.	Employment.....	25

**T A B L E   O F   C O N T E N T S**

F.	Housing Profile .....	30
1.	Vacancy Rates .....	30
2.	Units by Type .....	32
3.	Age of Housing Stock.....	32
4.	Condition of Housing Stock.....	32
5.	Rooms per Unit .....	36
6.	Housing Costs and Affordability .....	37
G.	Housing Needs Analysis .....	40
1.	Regional Housing Needs .....	40
2.	Overpayment and Overcrowding.....	42
3.	Special Needs .....	45
4.	Sites for Homeless Shelters and Transitional Housing .....	60
H.	Housing Constraints .....	61
1.	Non-Governmental Constraints.....	61
2.	Governmental Constraints .....	65
3.	Potential Constraints on the Development, Maintenance and Improvements of Housing for Persons with Disabilities.....	80
I.	Assisted Units at Risk of Conversion.....	80
1.	Inventory of Existing Subsidized Units and Risk of Conversion.....	80
2.	Estimated Replacement Costs for Affordable Units at Risk of Conversion.....	81
3.	Available Preservation Resources .....	82
J.	Residential Land Resources .....	83
1.	Housing Produced January 1, 2006 through June 30, 2008 .....	84
2.	University Housing .....	86
3.	Housing in Agricultural Areas .....	88
4.	Residential Development Potential on Vacant Residentially-Zoned Parcels .....	89
5.	Emergency Shelters.....	96
6.	Total Need Summary .....	97
K.	Policy Framework.....	97
L.	Quantified Objectives .....	102
M.	Housing Plan (Implementation Program) .....	102
<b>10</b>	<b>ABBREVIATIONS LIST .....</b>	<b>AB-1</b>

**APPENDICES**

- A. Housing Element -- Status of Previous Housing Programs
- B. Housing Element -- Windshield Survey Ranking Sheet
- C. Housing Element – Vacant Sites Inventory

**T A B L E   O F   C O N T E N T S**

*List of Figures*

Figure IN-1	Regional Location.....	IN-3
Figure LU-1A	General Plan Land Use Map .....	LU-8
Figure LU-1B	General Plan Land Use Map .....	66
Figure LU-1C	General Plan Land Use Map .....	67
Figure LU-1D	General Plan Land Use Map .....	68
Figure LU-1E	General Plan Land Use Map .....	69
Figure LU-1F	General Plan Land Use Map .....	70
Figure LU-1G	General Plan Land Use Map .....	71
Figure LU-1H	General Plan Land Use Map .....	72
Figure LU-1.1	Sphere of Influence Boundaries .....	10
Figure LU-2	Targeted Future Agricultural Commercial and Agricultural Industrial Sites.....	19
Figure LU-3	Scenic Highways .....	31
Figure LU-4	Specific Plans .....	38
Figure LU-5	Knights Landing Conceptual Sketch .....	44
Figure LU-6	Madison New Growth Conceptual Sketch .....	47
Figure LU-7	Elkhorn Specific Plan Conceptual Sketch.....	49
Figure CI-1A	Circulation Diagram West.....	CI-8
Figure CI-1B	Circulation Diagram East.....	9
Figure CI-2A	Roadway Number of Lanes West.....	10
Figure CI-2B	Roadway Number of Lanes East.....	11
Figure CI-3A	Existing and Proposed Bikeways – West .....	15
Figure CI-3B	Existing and Proposed Bikeways – East .....	16
Figure CI-4A	Existing and Proposed Transit Routes and Park-and-Ride Lots West .....	18
Figure CI-4B	Existing and Proposed Transit Routes and Park-and-Ride Lots East .....	19
Figure CI-5	Existing Goods Movement and Aviation Facilities .....	22
Figure PF-1	County Service Areas.....	PF-5
Figure PF-2	Groundwater Pollution Potential .....	10
Figure PF-3	Fire Districts .....	21
Figure PF-4	Public and Private Schools .....	26
Figure PF-5	Public Facilities.....	30
Figure PF-6	Utility Easements.....	45
Figure AG-1	Irrigated Land Capability Classification.....	AG-6
Figure AG-2	Important Farmlands .....	9

**T A B L E   O F   C O N T E N T S**

Figure AG-3	Top 10 Agricultural Commodities .....	11
Figure AG-4	American Viticulture Areas.....	14
Figure AG-5	Williamson Act Contracts.....	19
Figure AG-6	Agricultural District.....	21
Figure CO-1	Existing Public Parks and Trails.....	CO-8
Figure CO-2	Future Parks and Trails .....	9
Figure CO-3	Publicly-Owned Open Space Areas.....	10
Figure CO-4	Vegetative Types .....	22
Figure CO-5	Mineral and Gas Resources .....	44
Figure CO-6	Major Waterways and Surface Waters .....	61
Figure CO-7	Groundwater Basins and Infiltration Rates .....	64
Figure CO-8	Water Agency Boundaries .....	69
Figure CO-9	Delta Protection Zones .....	96
Figure HS-1	Faults .....	HS-6
Figure HS-2	Landslide Susceptibility .....	9
Figure HS-3	Expansive Soils .....	10
Figure HS-4	100-Year Floodplain .....	14
Figure HS-5	Dam Inundation .....	15
Figure HS-6	Fire Hazard Severity Zones in State Responsibility Areas (SRA).....	25
Figure HS-7	Noise Compatibility Guidelines .....	42
Figure HS-8	Local Airport Current Noise Contours .....	47
Figure HS-9	Sacramento International Airport Current Noise Contours.....	48
Figure HS-10	Sacramento International Airport Future Noise Contours .....	62
Figure HO-1	Percentage of Housing Units Built Prior to 1980.....	HO-36
Figure HO-2	West Village Project Site .....	86
Figure HO-3	Residential Projects Proposed, Approved and Under Construction.....	89
Figure HO-4	Vacant, Residentially-Zoned Parcels .....	92

## TABLE OF CONTENTS

*List of Tables*

Table IN-1	Yolo County Acreage Tabulation .....	IN-2
Table IN-2	Largest Employers in Yolo County (2007) .....	9
Table IN-3	State-Mandated Elements .....	11
Table IN-4	Relationship to Prior Elements .....	11
Table IN-5	Relationship to Prior Plans .....	12
Table LU-1	1983 Yolo County General Plan Land Use Designations and Acreages .....	LU-63
Table LU-2	1983 Yolo County General Plan Land Use Designations by Community Area .....	4
Table LU-3	Summary of General Plan Land Use Designations and Acreages Countywide (as of 2007) .....	5
Table LU-4	Land Use Designations .....	73
Table LU-5	2030 Yolo County General Plan Land Use Designations and Acreages .....	9
Table LU-6	Zoning/General Plan Consistency .....	12
Table LU-7	Anticipated Agricultural Commercial and/or Agricultural Industrial Growth .....	20
Table LU-8	Allowed Residential Growth (in units) .....	21
Table LU-9	Allowed Commercial and Industrial Growth (in acres) .....	22
Table LU-10	Summary of Specific Plan Development Capacities (in acres) .....	39
Table LU-11	Community Planning Guidelines .....	41
Table CI-1	Roadways and Targeted Trucking Corridors With Highest Priority for Improvements .....	CI-36
Table PF-1	Wastewater (Sewer/Septic) System Conditions by Unincorporated Area .....	PF-6
Table PF-2	Stormwater Drainage Service Providers .....	12
Table AG-1	Yolo County Agricultural Soils (NRCS Land Capability Classification System) .....	AG-7
Table AG-2	Yolo County Important Farmlands .....	10
Table AG-3	Value of Leading Commodities Since 1998 .....	12
Table CO-1	Existing County Parks .....	CO-11
Table CO-2	Agricultural Cover Types in Yolo County (2007) .....	24
Table CO-3	Agricultural Crops Acreage in Yolo County (1997 to 2007) .....	26

**T A B L E   O F   C O N T E N T S**

Table CO-4	Special-Status Species Known or with Potential to Occur in Yolo County .....	30
Table CO-5	SMARA Mineral Resource Zone Categories.....	45
Table CO-6	County-Recognized Historical Resources in Unincorporated Yolo County.....	53
Table CO-7	Nationally- and State-Recognized Historical Resources in Unincorporated Yolo County.....	54
Table CO-8	Water System Conditions by Unincorporated Area.....	68
Table CO-9	Recommendations on Siting New Sensitive Land Uses .....	84
Table HS-1	Definitions of Acoustical Terms .....	HS-39
Table HS-2	Typical Sound Levels Measured in the Environment .....	40
Table HS-3	Existing Highway Traffic Noise Levels .....	45
Table HS-4	Existing County Roadway Traffic Noise Levels .....	49
Table HS-5	Train Noise Contours.....	51
Table HS-6	Noise Produced by Typical Mining Operations at 500 Feet .....	53
Table HS-7	Short-Term Ambient Noise Monitoring Locations and Primary Noise Sources .....	54
Table HS-8	Short-Term Ambient Noise Monitoring Results.....	55
Table HS-9	Typical Construction Equipment Maximum Noise Levels .....	56
Table HS-10	Future Highway Traffic Noise Levels .....	57
Table HS-11	Future County Roadway Traffic Noise Levels.....	59
Table HO-1	Affordable Home Prices, Yolo County .....	HO-8
Table HO-2	Previous Housing Element Quantified Objectives.....	11
Table HO-3	Population and Household Trends, 2000 and 2008.....	15
Table HO-4	Age Distribution, 2000 and 2008.....	16
Table HO-5	Population Projections, 2005 to 2015 .....	18
Table HO-6	Household Income Distribution, 1999 and 2008 .....	20
Table HO-8	Household by Race/Ethnicity, 2000 and 2008 .....	23
Table HO-9	Household Projections, 2005 to 2015 .....	24
Table HO-10	Yolo County Annual Average Industry Employment, 2000 to 2006.....	26
Table HO-11	Employment Projections, 2005 to 2015 .....	27
Table HO-12	Yolo County Existing Jobs/Housing Balance .....	31
Table HO-13	Housing Stock Characteristics, 2000 and 2006 .....	33
Table HO-14	Housing Stock by Year Built, 2000 .....	35
Table HO-15	Unincorporated Yolo County Housing Conditions Survey, August 2007.....	37
Table HO-16	Rooms Per Housing Unit, 2000 .....	38
Table HO-17	Yolo County Housing Prices, July 07 to June 08 .....	39

**T A B L E   O F   C O N T E N T S**

Table HO-18	Affordable Home Prices, Yolo County .....	40
Table HO-19	Rental Rates for Currently Renting Housing, Unincorporated Yolo County, July 2008 .....	42
Table HO-20	RHNA Allocation for Unincorporated Yolo County, 2008- 2013 .....	42
Table HO-21	Household Cost Burdens, Unincorporated Yolo County, 2000 .....	44
Table HO-22	Persons Per Room by Tenure, 2000 (revised) .....	45
Table HO-23	Household Tenure by Age of Householder, 2000 and 2006 .....	47
Table HO-24	Elderly Households and Housing Cost Burdens, Unincorporated Yolo County, 2000.....	49
Table HO-25	Civilian Non-Institutionalized Population with Disabilities, 2000 and 2006 .....	50
Table HO-26	Family and Non-Family Households by Size, 2000 and 2006 .....	55
Table HO-27	Large Family Household and Housing Cost Burdens, Unincorporated Yolo County, 2000.....	56
Table HO-28	Single Female-Headed Households with Children, 2000 and 2006 .....	57
Table HO-29	Yolo County Farm Employment, 1992 to 2006.....	58
Table HO-30	Yolo County Homeless Population, January 2007 .....	61
Table HO-31	Yolo County Residential Zoning Districts.....	70
Table HO-32	Summary of Current Inclusionary Housing Requirements.....	73
Table HO-33	Yolo County Site Development Regulations for Residential Development by Zoning District .....	74
Table HO-34	Yolo County Building Permit Fees .....	76
Table HO-35	Yolo County Development Impact Fees .....	78
Table HO-36	Yolo County Subsidized Affordable Housing Stock, 2007 .....	83
Table HO-37	Unincorporated Yolo County Regional Housing Needs Allocation (RHNA), 2008-2013 .....	87
Table HO-38	Housing Projects in Unincorporated Yolo County, January 1, 2006 through June 30, 2008 .....	88
Table HO-39	Planned Housing for West Village Project .....	88
Table HO-40	Anticipated Housing Production in Agricultural Areas, 2008-2013 .....	90
Table HO-41	Residential Development Potential on Vacant Residentially-Zoned Parcels .....	93
Table HO-42	Summary of County's Ability to Meet Housing Need, 2008-2013 .....	99
Table HO-43	Quantified Objectives, January 2006 to June 2013 .....	105

**T A B L E   O F   C O N T E N T S**