

Capay Valley

AREA ~~GENERAL~~ PLAN 200710

A Component of the 2030 Yolo Countywide General Plan
Yolo County, California

NOTE: Throughout this document the proposed changes from the original draft 2006 Capay Valley Area General Plan recommended by the Capay Valley citizens committee are in underline and ~~strikeout~~; additional changes proposed by staff in 2010 to bring the plan into consistency with the adopted 2030 Yolo Countywide General Plan are in bold underline and bold ~~strikeout~~. **All text deletions are shown in this copy.**

DRAFT
July 2010

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In memoriam, a special acknowledgement for Will Baker for his committed participation as a Capay Valley Advisory Committee member for over 2 decades and commitment to land use policy that has protected the agricultural resources of the Capay Valley.

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INTRODUCTION

General Plan Purpose

California state law requires each city and county to adopt a general plan “for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning” (Government Code Section 65300). The general plan expresses the community’s development goals and presents public policy related to the distribution of future land uses, both public and private.

The general plan serves to do the following:

- Identify the community’s land use, circulation, environmental, economic, and social goals and policies as they relate to land use and development.
- Provide a basis for local government decision-making, including decisions on development approvals and exactions.
- Provide citizens with opportunities to participate in the planning and decision-making processes of their communities.
- Inform citizens, developers, decision-makers, and other cities and counties of the ground rules that guide development within a particular community.

General Plan Guidelines

Every city and county must adopt a “comprehensive, long-term general plan.” The general plan must cover a local jurisdiction’s entire planning area and address the broad range of issues associated with development in the planning area. Because the general plan affects the welfare of current and future generations, state law requires that the plan take a long-term perspective (Government Code Section 65300). The general plan anticipates future conditions and needs and determines goals to accommodate those conditions and to meet those needs. The General Plan also establishes policy for day-to-day decision-making based upon the established goals.

The Elements

In statute, the general plan is presented as a collection of seven “elements,” or subject categories (see Government Code Section 65302). These elements and the issues embodied by each are briefly summarized below.

- The Agriculture Element expresses policies, programs and measures that promote and protect the current and future needs of farming operations and the agricultural industry.

- ~~The Land Use Element designates the type, intensity, and general distribution of uses of land for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other categories of public and private uses.~~
- ~~The Circulation Element is correlated with the land use element and identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities.~~
- ~~The Housing and Community Profile Element is a comprehensive assessment of current and projected housing needs for all economic segments of the community. In addition, it embodies policies for providing adequate housing and includes action programs for that purpose. By statute, the housing element must be updated every five years.~~
- ~~The Conservation and Natural Resources Element addresses the conservation, development, and use of natural resources, including water, forests, soils, rivers, and mineral deposits.~~
- ~~The Open Space and Recreation Element details plans and measures for the long-range preservation and conservation of open space lands, including open space for the preservation of natural resources, the managed production of resources (including agricultural lands), outdoor recreation, and public health and safety.~~
- ~~The Noise Element identifies and appraises noise problems within the community and forms the basis for land use distribution.~~
- ~~The Public Health and Safety Element establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards.~~

~~The level of discussion given to each issue in the general plan depends upon local conditions and the relative local importance of that issue. When a city or county determines that an issue specified in the law is not locally relevant, the general plan may briefly discuss the reason for that decision but does not otherwise have to address that issue (Government Code Section 65301).~~

~~In addition to the mandatory elements, a city or county may adopt any other elements that relate to its physical development (Government Code Section 65303). Once adopted, these optional elements become an integral part of the general plan with the same force and effect as the mandatory elements. Accordingly, zoning, subdivisions, public works, specific plans, and other actions that must be consistent with the general plan must be consistent with any optional elements. Common themes for optional elements include air quality, capital improvements, community design, economic development, energy, parks and recreation, and water.~~

Capay Valley Area General Plan

The 2030 Yolo Countywide General Plan includes several planning areas, each with an “Area **General** Plan” “**Area Community** Plan,” or “Specific Plan” that is included as part of the larger Yolo County General Plan. Each Area, Community, or Specific Plan must be consistent with the Yolo County General Plan.

The Capay Valley Area ~~General~~ Plan encompasses a rural area that runs approximately 20 miles from the north County line, south to the Capay Dam. The Planning Area or Study Area covers 106,000 acres and is divided into two major sub-areas, the communities of Brooks, Capay, Guinda, and Rumsey and the outlying rural areas which include the Blue Ridge, Vaca Range and Capay foothills, and the valley floor of the Capay Valley. A common comment “overlap” area is designated between the communities of Capay and Esparto, extending to County road 85B. Development projects within this “overlap” area are reviewed and commented upon both the Capay Valley and Esparto citizens advisory committees. See Figure GP-1 on the following page for the location of the Study Area, the existing communities, and the comment “overlap” area~~in relation to Yolo County.~~

The major focus of this plan is upon the future distribution and timing of developments within the communities as recognized in this plan, and the retention and preservation of agricultural lands in the hills, foothills, and the valley floor.

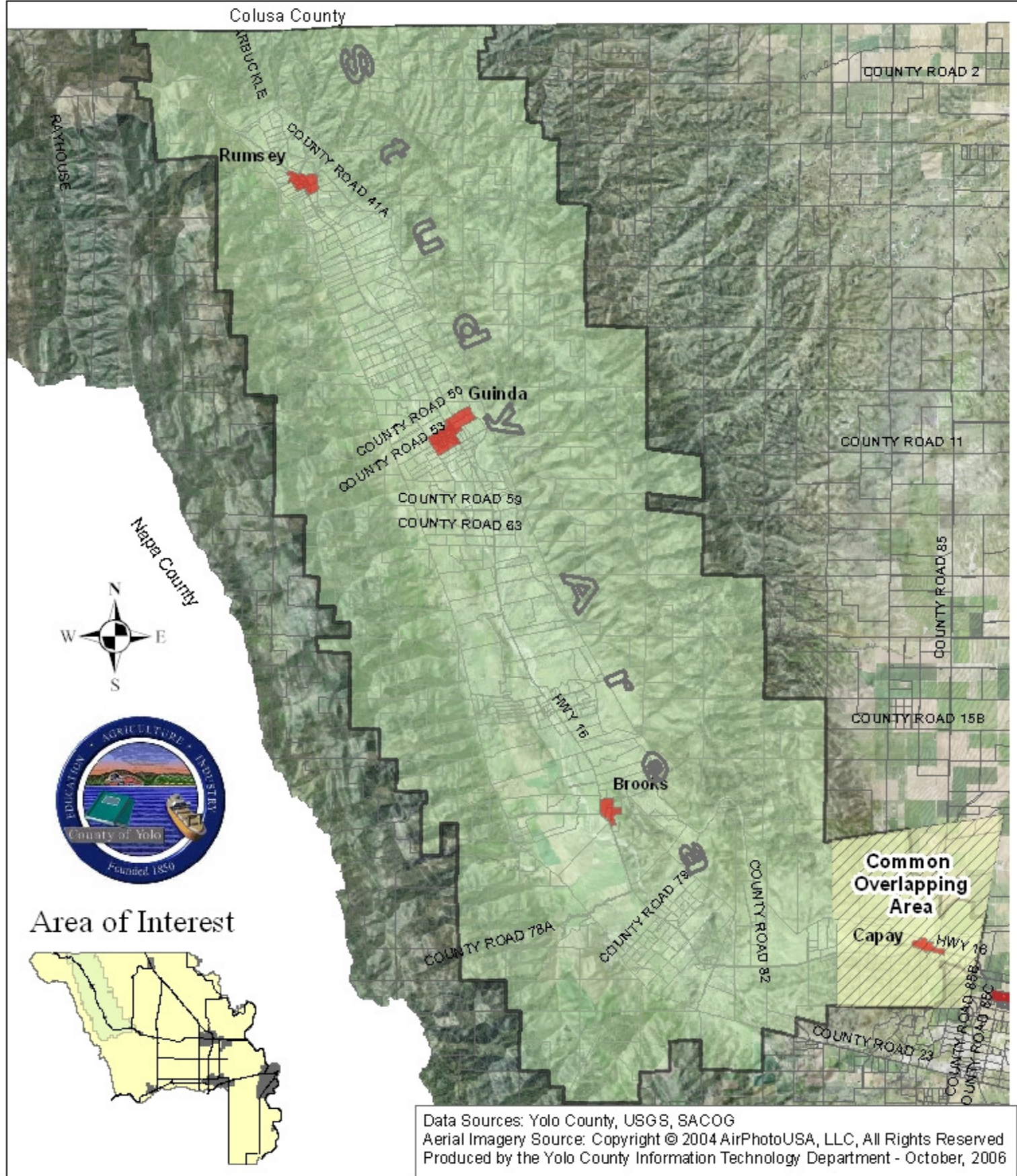
Since the last 1983 General Plan Update for Capay Valley was adopted, several major developments have occurred with regard to the County’s updated General Plan, State law, and the demand for housing in rural areas throughout the County. As has been noted in several studies, the desire for residential land uses in the foothill areas throughout California has been expanding. The increased desire for development within the study area is also partly due to the construction, and recent expansion, of the Cache Creek Casino Resort, which requires a substantial workforce to operate, and has thereby increased housing demand and traffic volumes in the Capay Valley. The intent of this Plan is to limit and regulate new development in the communities of Capay, Brooks, Guinda, and Rumsey and protects and preserves those areas outside these recognized communities. With the impact of Proposition 13 limiting the revenues for both the County and special, fire and school districts, and other districts which provide services to the Capay Valley Study Area, it was deemed necessary to review the land use scheme for the western portion of Yolo County. In addition, with recent requests for land divisions of agricultural properties, both the Planning Commission and the Board of Supervisors, in an effort to preserve farmlands are actively pursuing strategies to limit rural residential development.

Finally, Yolo County updated the Countywide General Plan in 2009, and all of the accompanying area, community, and specific plans for communities within the unincorporated areas must also be updated to be consistent with the new Countywide General Plan policies.

~~Due to these changes, the Yolo County Board of Supervisors, in conformance with California Government Code Section 65300 et. seq., finds it necessary to update the 1983 General Plan for the Capay Valley area.~~

The following plan, drafted in concert with the Capay Valley Area General Plan Advisory Committee, is in answer to these needs. Once approved by the Board of Supervisors, based on recommendations of the Capay Valley General Plan Advisory Committee and the Yolo County Planning Commission, it will become an amendment to the present 2030 Yolo Countywide General Plan. ~~In addition to conforming to California Government Code Section 65300, et. seq., and State General Plan Guidelines, t~~

2006 Capay Valley General Plan Study Area



The purpose of the Capay Area **General** Plan is four-fold:

1. To guide the land use, as well as the land use decisions made by planners, the Planning Commission, and the Board of Supervisors, for the next 20 years.
2. To identify the area's natural resource, social, physical, and economic goals.
3. To provide citizens with information about their area and with opportunities to understand and participate in the planning and decision-making process at the local level.
4. To state the County's desires for the maintenance and improvement of existing development and the location and characteristics of future development needed to achieve community goals, with due consideration to regional needs.

It should be noted that an **general area** plan, in order to adequately reflect the community, must be dynamic rather than static. With time, the Capay Valley area will change and the goals of the area may need to be redefined. Therefore, in order for the **General area plan** to be a useful document, it must be periodically reviewed to respond to, and reflect, changing conditions.

Issues Identified in the Preparation of the Plan

The following chapter summarizes issues brought out in the discussions held by the General Plan Citizens Advisory Committee during the preparation of the plan to provide background and context for the development of the Plan.

AGRICULTURAL ISSUES

- Agricultural lands, including lands possessing resources conducive to agriculture, must be preserved, and protected from encroachment of non-agricultural uses.
- Soil and water resources must be conserved and reserved for agricultural uses.
- Farm worker housing

LAND USE ISSUES

- Non-agricultural land uses, including residential and commercial development must be limited to the existing communities of Brooks, Capay, Guinda, and Rumsey. Such growth must be managed at a pace consistent with the expansion of infrastructure.
- Land uses must be consistent with agricultural uses.

CIRCULATION ISSUES

- Farm equipment movement on State Route 16 is essential to crop production; due to bulk and slow movement it needs to be afforded equal status with other road users.
- Bicycle use of State Route 16 will increase in the future which may lead to further incompatibilities, if policies that encourage provisions for bike lanes are not enforced.

HOUSING ISSUE

- That a Land Use policy should be established with provisions for farm worker housing on existing farms.

CONSERVATION AND NATURAL RESOURCES ISSUES

- Aesthetics Issues
- New commercial structures should be consistent with the appearance of the community (Historic Design Guidelines).
- Preservation of the agricultural character of the view sheds visible from State Route 16.
- Night lighting
- Soil and Water Conservation Issue
- Commercial rock mining in Cache Creek.
- The long-term effects of potentially harmful chemicals on surface and underground water supplies should be monitored by the appropriate agencies on a regular basis and the findings should be made available to area residents.

ENERGY CONSERVATION ISSUES

The nationwide energy problem resulting in the rapid rise in cost of oil, natural gas, and electricity will continue to have drastic economic effects on the residents of Capay Valley. Energy conservation and the use of alternate fuels will be of increasing importance in the years ahead.

Wind power, solar power, bio mass power, and waterpower are alternative energy sources. Landowners individually or in co-operation with the county should be encouraged to develop and use alternate forms of energy.

Sustainable energy sources in agricultural regions require a re-definition of the County Code to allow Biomass energy conversion facilities.

RECREATION AND OPEN SPACE ISSUE

Cache Creek Regional Park and Camp Haswell impact the north end of Capay Valley and require local community participation in their planning.

Limitations on building are essential because of limited water, drainage problems, difficult access, distance from health and safety services, and the need to preserve the visual beauty and agricultural base of the area.

NOISE ISSUES

- Highway 16 traffic noise issues for residences along the highway.
- The location and operation of land uses should be located and regulated to avoid or mitigate harmful or nuisance levels of noise.
- Best management practices should be followed to prevent, avoid and suppress noises at the source and to provide barriers or buffers.

HEALTH AND PUBLIC SAFETY ISSUES

Health Care Issues

- Health care facilities are limited to local fire departments in the Capay Valley region, and the lack of first-response units in the area increases the concern, especially with the presence of a large Casino/Resort, and additional recreation areas increase the need for additional medical and fire response. The County should work with the State to further determine the need for health care services that are more easily accessible to residents of the Valley.

Law Enforcement Issues

- Vandalism and Trespassing continues to be a problem to a large number of Capay Valley residents.
- Littering of non-supervised designated public recreational areas creates an eyesore and, in some instances, health and safety hazards, particularly along the creek recreational areas.
- Acts of arson are a real concern.

Emergency Preparedness Issues

- The Capay Valley is located in an active seismic zone. In the event of the failure of Indian Valley Dam, Capay Valley is in the direct path of floodwaters. An emergency evacuation plan should be created for the Capay Valley.

Earthquake and Landslide Issue

- Earthquake faults run the length of Capay Valley. The Salt Canyon Fault System was active within the last 100 years. More information is needed regarding earthquake faults and landslide prone areas for use in developing land use policy.

Pollution Issues

- The farming community of the Capay Valley needs to be made aware of the community education programs provided by the various county agencies that provide the short and long-term effect of toxic chemical use by industrial, residential and agricultural users and possible alternative solutions. Boron, mercury, and pesticide drift are issues of concern.

Definition of Goals, Policies and Implementation Measures

~~Within the larger elements,~~ a **A** general plan **or area community plan** is made up of goals, policies, and implementation measures, among other features such as maps and diagrams. Together, these constituent parts paint a picture of the community's future development.

GOAL

A goal is an ideal future end related to the public health, safety, or general welfare. A goal is a general expression of community values and as such, may be abstract in nature. Consequently, a goal is generally not quantifiable or time-dependent.

POLICY

A policy is a specific statement that guides decision-making. It indicates a commitment of the local legislative body to a particular course of action. A policy is based on and helps implement a general plan's objectives. A policy is carried out by implementation measures. For a policy to be useful as a guide to action, it must be clear and unambiguous. Clear policies are particularly important when it comes to judging whether or not zoning decisions, subdivisions, public works project, etc., are consistent with the general plan.

IMPLEMENTATION MEASURE

An implementation measure is an action, procedure, program, or technique that carries out general plan policy.

History of the Capay Valley [moved to the Conservation and Open Space chapter]

The evolution of land uses in the Capay Valley has not occurred overnight. From the time of early habitation by Native Americans to the present, people have changed the physical setting of the Capay Valley. In order to understand the historical record for the Capay Valley area, a brief history of the people who occupied the valley is presented as follows.

The Capay Valley General Plan is designed for a 20-year life span, with revisions occurring as necessary. Realizing the immediacy and relatively short life span of the planning period in relation to the history of the Capay Valley, it is hoped that this history will provide the reader knowledge useful in making future decisions.

Pre-1840

The Cache Creek watershed supported Indian tribes for centuries before nineteenth-century European and American explorers and trappers began to move through the area in the 1830's. Archeological investigations have established that over 5,000 Native Americans once inhabited the Cache Creek Basin, which extends from Clear Lake east toward the Sacramento River. Surveys within this area have identified numerous archeological sites, some of which possess considerable antiquity. Small remnants of one large village on the bank of Cache Creek have provided the oldest record of human habitation in Capay Valley. The tribes indigenous to the valley primarily consisted of Patwin/Southern Wintun of the Penintian Family. Pomo and Lake Miwok Indians lived on adjacent land. The word Capay is a derivation of the Wintun word for "stream." Early nineteenth-century disease epidemics took a heavy toll on the Native Americans, although some of the Southern Wintun tribe continued to inhabit the upper reaches of the Capay Valley even after Mexican land grants appropriated most of the territory.

1840's

In 1842, the Mexican government granted William Gordon two leagues of land (the Guesissosi grant) on both sides of Cache Creek from the western hills to the Sacramento River. In 1846, the nine-league (40,000-acre) Rancho Canada de Capay, extending from the western edge of Gordon's grant through the north end of the Capay Valley was granted to the three Berryessa brothers by Mexico's Governor Pio Pico.

1850's and 1860's

In 1858, the land speculators Arnold and Gillig purchased 13,760 acres of the Berryessa grant and began to subdivide the land into parcels of 200 to 3,800 acres. Gillig planted grain, grapevines, and fruit trees northwest of Langville (the present community of Capay) and established the County's first winery in 1860. Other speculators, Rhodes and Pratt, each took title to 6,800 acres in the northern valley and began to sell parcels to settlers. Scattered ranches and tiny settlements developed along the primitive road leading to the quicksilver (mercury) mines in the canyon country to the west.

1870's

Livestock and grain farming were the mainstays of the region's developing agricultural economy, although several small vineyards and orchards offered promise. The Orleans Hill Winery in the Lamb Valley area west of Esparto gained recognition until disease destroyed its vineyards. In the early 1870's, local farmers formed the Rumsey Ditch Association to build and operate an eight-mile irrigation canal (later shortened) from Cache Creek above Rumsey to the

vicinity of Guinda. Several small schools were established in the Capay Valley. After the Central Pacific Railroad established a line from Elmira in Solano County to Winters in Yolo County, five investors incorporated the Vaca Valley and Clear Lake Railroad in 1877, planning to extend the line north from Winters to Cache Creek and thence through the Capay Valley on to Clear Lake. Although financing for the line was not soon secured, the town of Madison was established where the railroad was to curve north toward the valley. Most of the village of Cottonwood to the south was moved to the new town, which became a center for grain shipping.

1880's

In 1887, several San Francisco investors incorporated the Capay Valley Land Company, composed chiefly of officers of the Southern Pacific Railroad. The company planned to divide several large land holdings into 10 to 40-acre parcels for fruit farming and to establish town sites along the length of the coming railroad. In 1888, the new town of Esperanza (renamed Esparto, after a native bunch grass, in 1890) was laid out, and railroad track was laid up to Rumsey (named for a local landowner) at the north end of the valley, with the first passenger train running in July. At the terminus of the railroad were railroad sidings, a manually operated turntable, a section house, and the site for a planned 23-room hotel (never built). Guinda had a house for the section supervisor and a bunkhouse for workers. In 1889, a three-story hotel was completed in Esparto, featuring gaslights, a pressurized water system and electric bells. (The hotel was damaged in the 1892 earthquake but repaired; after a succession of ownerships, the building was torn down in 1935.) Postmasters were appointed at Guinda (the Spanish word for the wild cherry tree) and Rumsey, and Langville was renamed Capay.

1890's

The Guinda store (still in use) was built in 1891. The Guinda Hotel was built in 1893 (torn down in the 1990's). Both were busy and successful during their early years, and the Guinda Hotel supported a popular bar until the 1950's. A substantial two-story elementary school building was erected at Guinda. Fruit packing sheds began to operate in Guinda and Rumsey, making daily seasonal deliveries to two trains with ice cars. Other land company plans were short-lived. A community four miles west of Capay called Cadenasso (after local landowners) never developed into a town, and six miles to the north a colony near Tancred (named for a hero of the First Crusade) lasted only until a hard frost killed many of the young fruit trees in 1896 and the colony went bankrupt. Tancred had a post office from 1892 until 1932 but never became a functioning town. In 1893, Yolo County's second high school was established in Esparto. In the early 1890's a single-wire grounded telephone line between Guinda and Rumsey was laid and a phone placed in a store in each town, for use by the public when the stores were open.

1900's

In 1900, the population of the Capay Valley was recorded at 1,381. Rumsey residents built a hall for a local women's group in 1903, and Guinda built a community hall in 1909 (now the Western Yolo Grange Hall). The small band of local Wintun Indians was relocated from its old village site northeast of Rumsey to a federally purchased rancheria on the other side of the valley (later some of the band moved to a new site near Brooks, while others moved to Colusa County). Plans to extend the railroad through the Rumsey canyon were abandoned. A low-water wooden bridge crossed Cache Creek from County Road 53, and several families lived in the hills on the east side. Constables and judges were elected for each judicial district, and

small jails were erected in Guinda and Capay. For a time, a Capay doctor made house calls in the valley.

1910's

~~A catholic Church was built in Guinda (demolished about 1930), and in 1914, the Yolo Water and Power Company completed a concrete dam across the outlet of Clear Lake that feeds into Cache Creek, improving storage capacity for flood control and irrigation downstream. In 1915, the valley's first Almond Festival took place, with the crowing of an Almond Queen at Guinda's Methodist Church; thereafter, the festival became an annual celebration of spring blossoms and local products. A new wooden bridge across Cache Creek was built near Guinda about 1916 (later washed out, and then replaced by an iron structure about 1956 on County Road 57). In 1918, a new elementary school was built in Guinda, and a high school building in Esparto (later enlarged in a 1939 WPA project). A second general store opened in Guinda in 1919. The Capay Valley Almond Growers Exchange began to serve the area's growing almond acreage as farmers converted unprofitable fruit orchards.~~

1920's and 1930's

~~In 1928, electric power became available in the valley and was extended to outlying areas over the next decade. In 1929, the present Rumsey Bridge replaced an earlier bridge destroyed by flooding; a chair carrier bridge also spanned the creek to carry people and supplies across to the east side. Until the late 1930's there was also a cable suspension footbridge south of Guinda. In the early 1930's, the Victoria Land Company, owned by a Stockton man, farmed a large plot of land in the Guinda and Rumsey areas, producing almonds, apricots and peaches and hiring mostly local people as needed. The Great Depression discouraged local economic activity, but government projects provided some employment. Many local farmers had graded and constructed the original roads, however starting in 1931, State Highway 16 was cut through the Rumsey canyon, and by 1934, and transportation was opened up to Highway 20. Six gas stations served motorists between Brooks and Rumsey (the last closed in the 1990's). By 1937, the railroad tracks were being taken out from Rumsey on down the valley, and rail service ceased north of Esparto in 1941 (passenger service continued between Esparto and Elmira until 1957). A daily motor stage took passengers and freight from Rumsey to Woodland. During these decades, several families operated small Grade B dairy farms.~~

1940's and 1950's

~~Major flooding occurred during the high-water year 1940-41 and again in 1955-56. During World War II, many of the valley's young men served in the military, while remaining residents participated in various wartime activities. Several Japanese families, who had operated fruit orchards in the upper valley, were relocated to wartime internment camps and did not return after the war. In 1948, the original Capay Valley Telephone Company changed hands and began expanding services through a 10-line switchboard in Brooks, which later became a 30-line switchboard in Guinda. (The company was locally owned until 1988.) Efforts to convince voters to create a consolidated school district in Esparto were finally successful in 1959-60, and the small elementary schools dotting the valley closed down as school bus service expanded.~~

1960's and 1970's

~~After a series of hard late freezes, walnut plantings began to replace old valley almond orchards. In 1975, the newly completed Indian Valley Dam in the mountains north of the~~

~~Capay Valley began to store water for flood control and irrigation; the reservoir was not yet filled when the 1976-77 drought period began.~~

1980's

~~Organic growers first began farming in the Capay Valley. In 1982, Yolo County Planning staff, in consultation with the resident-formed General Plan Citizens Advisory Group, prepared a Capay Valley Community Area Plan, which became part of the Yolo County General Plan in 1983. In 1985, the Rumsey Band of the Wintun Tribe opened a bingo parlor near Brooks.~~

1990's

~~A series of drought years after 1987 ended in 1992. The Rumsey Rancheria bingo parlor became the Cache Creek Casino, which developed rapidly into a major gambling venue. In 1994, the Yolo County Flood Control and Water Conservation District retrofitted the original Capay diversion dam with a "bladder" dam, at that time the longest inflatable dam in the world, to conserve water and revenue from the valley's agriculture. Winter floods in 1995 and 1998 caused severe erosion along Cache Creek. In addition, after years of fundraising, the new Esparto Regional Library branch of the Yolo County Library opened in 1999.~~

2000 to Present

~~In year 2001, Capay Valley residents reactivated the Citizen's Advisory Committee for the update of the 1983 Capay Valley General Plan. In 2002, plans were proposed for a massive expansion of the Indian casino at Brooks. Yolo County Supervisors, local residents, and tribal representatives sought ways to find common ground on approaches to growth and change. In late September 2002, the Board of Supervisors reached an agreement with the Wintun Tribe over terms of the expansion and mitigations on environmental impacts.~~

**GOALS, POLICIES, AND
IMPLEMENTATION MEASURES**

GOALS, POLICIES, AND IMPLEMENTATION MEASURES

(NOTE: Changes from the draft 2006 Capay Valley Area General Plan recommended by the citizens committee are in underline and ~~strikeout~~; additional changes proposed by staff in 2010 are in bold underline and bold ~~strikeout~~)

Agriculture

Goal 1: Viable agriculture in the Capay Valley General Plan planning area.

Policy 1: The County shall maintain, encourage, and actively support agricultural use within the Capay Valley ~~General Area~~ **General Area** Plan planning area. ~~“Agriculture” shall mean the use of land for the raising of crops, trees or animals, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, apiaries, and animal and poultry husbandry, and the necessary accessory uses thereto; provided, however, the operation of any such accessory uses shall be secondary to that of the normal agricultural activities. For the purposes of this section, “accessory use” shall mean supply, service, storage, and processing areas and facilities for any other agricultural land. The uses set forth in this section shall not include stockyards, slaughterhouses, hog farms, fertilizer works, or plants for the reduction of animal matter. (§ 3.006, Ord. 488, as amended by § 2, Ord. 1244, eff. February 3, 2000)~~

Policy 2: The County shall protect agricultural land as a resource rather than a commodity.

Policy 3: The County shall continue to support the principles of the Williamson Act. (The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments, which are lower than normal, because they are based upon farming and open space uses as opposed to full market value.)

Implementation Measure 1: Yolo County shall lobby on a continuing basis for maintenance and enhancement of the Williamson Act and Super Williamson Act subvention programs in concert with other interested counties and organizations.

Implementation Measure 2: **If financially feasible in the wake of State budget cutbacks of subvention payments,** Yolo County shall encourage agricultural landowners to contract with the County on a voluntary basis through Williamson Act and farmland security zone procedures to restrict the use of their land in exchange for taxation of the land based on agricultural use.

Implementation Measure 3: Yolo County shall continue to enforce Williamson Act contract terms in accordance with the Government Code Section 51200 et. seq. Non-renewal of contracts shall only be considered in accordance with Government Code Section 51200 et seq.

Policy 4: The County shall promote and encourage establishment and preservation of agricultural easements in the Capay Valley.

Implementation Measure 1: Yolo County shall encourage the appropriate acquisition of agricultural conservation easements by local, State, and federal agencies and private non-profit organizations to protect agriculture.

Implementation Measure 2: Yolo County shall encourage the placement of agricultural conservation easements on land most threatened by development (i.e., those located in close proximity to the unincorporated communities of Brooks, Guinda, Capay, Guinda and Rumsey).

Implementation Measure 3: Yolo County shall maintain and modify necessary ordinances to implement the Agricultural Conservation Easement Program.

Policy 5: The County shall pursue all options, as allowed by law, to eliminate or deter the development of antiquated subdivisions.

Implementation Measure 1: Yolo County shall discourage, to the extent possible, development of antiquated subdivisions for non-agricultural uses outside of designated Urban Growth Boundaries within agriculturally zoned areas.

Implementation Measure 2: Yolo County shall pursue strategies to discourage development of antiquated subdivisions. Such strategies could include dedication of perpetual agricultural conservation easements, cluster developments and Transfer of Development Rights (TDRs). Other strategies include those that are voluntary for landowners, such as lot line mergers/ adjustments to restrict and/or eliminate antiquated subdivisions.

~~Implementation Measure 3: Yolo County shall further amend Section 8-2.402 through 8-2.404.5 of Article 4, Title 8 of the Zoning Code to prevent the conversion of antiquated subdivisions on agricultural land to residential or commercial uses unrelated to agriculture. The County shall review areas previously subdivided (antiquated subdivisions) for consideration as specialty farming areas. Areas identified for this purpose shall have water and soil characteristics capable of sustaining specialty farming operations.~~

Policy 6: The County shall retain parcel sizes in agriculturally zoned areas that are large enough to support viable agricultural production.

Implementation Measure 1: Retain minimum parcel sizes in the ~~A-1 and A-P zones at 20 and 80 acres, respectively~~ agricultural zones large enough to sustain viable agriculture and discourage conversion to non-agricultural home sites.

Implementation Measure 2: Yolo County shall prohibit new residential or suburban subdivisions in areas designated for agricultural use, except for subdivisions allowed under an adopted “cluster ag housing” ordinance, and shall allow division of agricultural lands only upon demonstration that long-term agricultural production on a specific parcel will be enhanced in accordance with the Agricultural polices of the General Plan through the proposed division. Planning of the division shall include consideration of site characteristics such as slope, water limitations, and capacity to sustain viable agricultural operations any of which may necessitate parcel sizes greater than specified by underlying zoning in accordance with the County Code.

Implementation Measure 3: Yolo County shall review future land use proposals in order to encourage the continuation of viable agricultural units.

Policy 7: The County shall require that land uses in areas designated for agricultural use shall be limited to those directly related to agricultural production or support of agriculture.

Implementation Measure 1: Yolo County shall support the expansion of agricultural-related activities to include onsite production of renewable fuels, e.g., methane, bio-diesel, and ethanol, consistent with the Yolo County Code, for fueling agriculture-related equipment or providing alternative sustainable energy sources for the Capay Valley.

Policy 8: The County shall encourage the establishment of small-scale agriculture uses, such as specialty crops, organic farming, cottage industries and specialized animal facilities where small parcels of land presently exist in agricultural areas with suitable soils.

Implementation Measure 1: Yolo County shall encourage specialty-farming areas that contain sufficient restrictions to assure that such areas do not become rural residential or ranchette developments.

Implementation Measure 2: Yolo County shall recognize the potential for part time commercial agriculture.

Policy 9: Yolo County, to the extent allowed under State law, shall prevent the subdivision of agricultural land except when the subdivision is beneficial to agriculture.

Goal 2: **Adequate soil and water resources to support agricultural lands in the Capay Valley.**

Policy 1: The County shall preserve agricultural lands outside existing communities ~~that are currently farmed or contain prime agricultural soils~~ when considering land use changes.

Implementation Measure 1: Yolo County shall continue to maintain Zoning Ordinance regulations and standards that are compatible with the practice of agriculture and are consistent with policies for preservation of agricultural lands and soil and water resources, including the Williamson Act and the Farmland Security Zone programs.

Policy 2: The County shall **strongly** discourage conversion of land zoned agricultural to any other zoning, except within the designated urban growth boundaries of Brooks, Capay, Guinda, and Rumsey, subject to the policies of this General Plan. **No lands shall be considered for resignation from Agricultural or Open Space to another land use designation unless all of the findings in Countywide General Plan Policy AG-1.5 can be made (public need, no feasible alternative, and no significant impact to agricultural activities).**

Policy 3: The County shall encourage farmers to participate in Natural Resources and Conservation of Soils programs that reduce soil erosion and increase soil productivity.

Implementation Measure 1: Yolo County shall encourage the agricultural community to access the Ag Commissioner, Resource Conservation District, and the University of California, Davis Extension for programs associated with soil erosion and water resources.

Policy 4: The County shall ensure that public roadways and drainage facilities do not adversely impact agricultural lands and shall engage the agricultural community when proposing significant modifications to such facilities.

Implementation Measure 1: When undertaking improvement of public roadways and drainage facilities, the County shall consult with adjoining farmland owners and incorporate designs that minimize impact to agriculture.

Policy 5: The County shall work to ensure that water resources are enhanced and preserved for agriculture, both in quantity and quality, to avoid the loss of agriculture due to competition for water from non-agricultural uses.

Implementation Measure 1: Yolo County shall actively promote and participate in programs that retain local and regional water sources for agriculture and which actively seek to protect the local water supply, including conjunctive use, conservation, implementation of the County's Water Transfer Ordinance, and reservoir development.

Policy 6: Protect reliable and affordable ground water and aquifer supplies and recharge for agricultural uses.

Implementation Measure 1: The County shall ensure that water resources in the **Capay Valley** area are reserved primarily for agricultural uses.

Implementation Measure 2: The County shall continue to work with State Water Resources and other government water agencies to expand monitoring of groundwater quantity and quality to protect agricultural use of groundwater supplies.

Implementation Measure 3: The County shall ~~encourage~~ **enforce** ~~an~~ **the** ~~existing ordinance that discourages and permitting of~~ water exports from the County. ~~that are based on an Environmental Impact Report demonstrating that such export has no significant short or long term effect on local water supplies, and in the case of local overdraft or inadequate rainfall to replenish aquifers that all permits for continued export are null and void until environmental conditions and test signify a return to normalcy.~~

Policy 7: The County shall support the development of water supplies for agricultural production provided it does not degrade aquatic resources, ~~especially in areas on soils classified as Prime Farmland or Farmland of Statewide Importance.~~

Policy 8: The County shall preserve land with characteristics potentially useful for agricultural uses, such as soils, vegetation, water supply, and promote land uses that preserve soils, vegetation, wildlife, and water resources compatible with agricultural use.

Policy 9: The County shall discourage the conversion of rangeland to non-agricultural uses.

Goal 3: Land uses compatible with agriculture.

Policy 1: The County shall require the land uses in Capay Valley to be compatible with each other, particularly land uses that are adjacent to agricultural operations, so that agricultural operations and productivity are not adversely affected.

Policy 2: The County shall support the “Right to Farm” ordinance when making discretionary land use decisions, as a condition of approval.

Policy 3: ~~Farm labor housing shall be located within areas suitable for agricultural support services existing farms~~ **or community areas.** ~~To minimize the conversion of agricultural lands to other uses, all farm labor dwellings in agricultural areas shall be encouraged to locate on lands unsuitable for agricultural uses and in “clustered” configurations or mobile or modular dwellings.~~

Policy 4: With the exception of individual residences appurtenant to active farming operations, where new urban (non-agricultural) development

is approved adjacent to agricultural lands, the development shall include a 300-foot agricultural buffer zone between active farming operations and ~~residential~~ **urban** uses where possible, but special circumstances can be considered by the decision-making body. ~~A setback of 300 feet shall be required for urban uses that adjoin agricultural preserves or active orchards, except where the active orchard property owner agrees in writing that the 300-foot buffer is not needed.~~ Except for planned urban growth within a growth boundary, ~~in~~ no case shall the buffer be reduced to less than ~~150~~ 100 feet. ~~Yolo County shall establish required setback or buffer areas by recorded easement or other instrument, subject to the approval of County Counsel and the Director of the Planning and Public Works Department. The buffer area shall generally be designated Open Space (OS), but may also be designated Public and Quasi-Public (PQ) or Parks and Recreation (PR) based on applicable circumstances.~~ A method and mechanism for guaranteeing the maintenance of setback or buffer areas in a safe and orderly manner shall also be established at the time of development approval. Options include creating a homeowners association or dedication of the buffer area to a non-profit organization or public entity.

Policy 5: When designated habitat areas are created adjacent to existing farming operations, buffers shall be established within the habitat area(s) that are sufficient in width to allow on-going farming practices to continue on adjacent agricultural lands, including the application of agricultural pesticides and herbicides consistent with the requirements of the Ag Commissioner.

Policy 6: ~~The County shall prohibit a~~ New residential or suburban subdivisions in areas designated for agricultural use, except when the planned subdivisions are shall be allowed within the Urban Growth Boundary (UGB) lines in the towns of Brooks, Capay, Guinda, and Rumsey.

Implementation Measure 1: Yolo County shall protect agricultural lands from urban encroachment by limiting the extension of urban service facilities and infrastructure, particularly sewers.

Implementation Measure 2: Yolo County shall limit the number of residential houses on agricultural parcels.

Policy 7: The County shall maintain agricultural zoning in Capay Valley to support agricultural production and discourage conversion to non-agricultural uses.

Policy 8: The County shall allow existing legal non-conforming uses and agricultural-related uses to continue or be replaced in case of catastrophic demise or disuse, in accordance with Yolo County Zoning Ordinance provisions.

Land Use

Goal 1: Preservation of the rural quality of life and community unique to the Capay Valley region.

Policy 1: The County shall ensure land uses are compatible with the rural agricultural quality of life.

Implementation Measure 1: Yolo County shall update its Zoning Code to ensure land use compatibility is addressed.

Goal 2: Managed growth of the valley so that adequate facilities and services can be provided in pace with in-fill development.

Policy 1: The County shall direct growth within existing residential and commercially zoned areas. No new communities shall be created outside of the existing communities of Brooks, Capay, Guinda, and Rumsey.

Implementation Measure 1: The County shall adopt designated Urban Growth Boundaries for **Brooks**, Capay, Guinda and Rumsey.

Goal 3: Enhancement of the valley’s economic base to provide goods, services, and jobs that better meet the needs of the residents.

Policy 1: Goods and services supplied shall support the agricultural base of the community.

Implementation Measure 1: Yolo County shall support the expansion of agricultural related activities to include onsite production of renewable fuels, through bio-mass conversion to methane, bio-diesel, and, ethanol, consistent with the Yolo County Code, for providing sustainable fuel and energy for the agricultural community.

Policy 2: The County shall encourage roadside stands that sell locally grown products.

Policy 3: The County shall encourage cottage industries (such as local artists).

Circulation

Goal 1: Safe roadway and highway network in the Capay Valley Planning Area

Policy 1: The County shall maintain or improve existing county roads, bridges and road levels of service including shoulders, road surfaces, and drainage, and shall review projects to ensure that ITE Level of Service (LOS) C is maintained on **County roadways** in the Capay Valley Planning Area.

Implementation Measure 1: When considering improvements to County maintained roads, any new paving, either asphalt or concrete, **should**

be encouraged to ~~must~~ be done with pervious and sound reducing materials where economically feasible.

Implementation Measure 2: County Public Works Department shall regularly maintain existing drainage channels which only relate to County Roadways and establish a program to monitor and correct those particularly subject to flooding, and landslides such as Road 57, 63, Road 49, and Laurel Avenue in Rumsey.

Implementation Measure 3: A list of Funding sources earmarked for County Road Maintenance and Improvements in the Capay Planning Area shall be provided for public review at each adopted **road improvement** budgetary cycle of the County of Yolo.

Policy 2: The County shall coordinate with CALTRANS on the design of bridges and culverts in the Capay Valley Planning Area to ensure compliance with State design standards.

Policy 3: The County shall encourage the naming of unnamed roads.

Implementation Measure 1: The County shall work with Capay Valley Fire District and Office of Emergency Services to ensure that public road names are posted and accessible. Any building permit issued shall be required to update address and signing requirements of the Capay Valley Fire District.

Policy 4: The County shall limit building activity on roads that are seasonally closed.

Implementation Measure 1: Prior to ~~sale or~~ issuance of a building permit, the County will ensure that minimum County and Fire District standards i.e. road access, signing are satisfied.

Policy 5: When considering improvements to County Roads, the County must consider agricultural and other vehicles, and shall accommodate use by farm equipment on its local roadways in as safe and practical a manner as possible.

Implementation Measure 1: The County shall review the Caltrans safety improvement project and all future safety programs.

Goal 2: Improve availability, safety, and facilities associated with users of alternate modes of transportation, including pedestrians, equestrians, and bicyclists.

Policy 1: Encourage bicycle traffic safety education programs.

Implementation Measure 1: The County shall encourage and support a regular free bicycle education program at a local facility, as well as at local schools.

Policy 2: Encourage whenever possible or practical the construction of bicycle lanes.

Implementation Measure 1: In accordance with the County of Yolo Bicycle Transportation Plan, as amended, the County shall support the addition of bicycle access and bicycle lanes in reviewing any proposal that would require improvement of roadways.

Implementation Measure 2: Any upgrades or improvements to State Route 16 within the Capay Valley Planning Area must be planned and designed to accommodate bicycle lanes and bike safety enhancements.

Policy 3: Encourage the restoration of a Public Transportation System in the Capay Valley.

Implementation Measure 1: The County shall support the provision of additional funding for Yolo Public Transit Authority to extend their service boundary to serve the communities of **Brooks**, Guinda, Rumsey and Capay.

Implementation Measure 2: The Yolo County Transportation District **shall should be encouraged to** implement a dial-a-ride service to be made available to the communities of **Brooks**, Guinda, Rumsey and Capay.

Implementation Measure 3: The County is to implement the agreement with Cache Creek Casino and Resort and develop a park-and-ride lot to provide a shuttle for casino patrons and employees as an alternative to automobile use.

Housing and Community Profile

Goal 1: Adequate housing for residents and the work force of the region consistent with the agricultural character of the communities and consistent with the goals and objectives of the 2003 Countywide Housing Element.

Policy 1: County to provide incentives for private individuals to upgrade substandard housing units.

Implementation Measure 1: The County shall support programs and efforts for the rehabilitation of existing dwelling units.

Implementation Measure 2: The County shall encourage property owners to improve dwellings to minimum uniform building code standards by reducing processing time and cost.

Implementation Measure 3: The County will seek, through Code enforcement, the private rehabilitation of substandard dwelling units and provide financial assistance, when available, to owners of dwelling units occupied by low-income households. In applying this policy, the County shall seek to avoid the displacement of low-income households.

Policy 2: New dwellings on ~~A-P and A-1~~ **agriculturally** zoned lands shall be clustered taking into account soils, topography, and existing improvements so as to enhance and continue the viability of agriculture.

~~**Policy 3:** New residential dwellings on A-P and A-1 zoned lands shall adhere to the height restriction limitations required of residential zones in the County Code.~~

~~*Implementation Measure 1:* The County shall add a height limit for residential uses in the A-P and A-1 zone consistent with the height restrictions requirement in the Residential Zone.~~

Policy 4: The County shall provide for the establishment and permitting of residential care facilities and farm worker labor housing, consistent with the Government Code and Health and Safety Codes.

Implementation Measure 1: Farm labor housing ~~will~~ **shall** be located within existing farms. To minimize the conversion of agricultural lands to other uses, all farm labor housing dwellings in agricultural areas shall be encouraged to locate on lands unsuitable for agricultural uses and in “clustered” configurations, or in mobile or modular dwellings.

Conservation and Natural Resources

Aesthetics

Goal 1: Maintain the open, agrarian character of the landscape as seen from the highway and principal roadways in the area.

Policy 1: Support the effort to secure state Scenic Highway status for State Route 16.

Implementation Measure 1: The County ~~shall~~ **has** ~~adopted~~ official **County** scenic designation for State Route 16 within the Capay Valley Study Area.

Policy 2: Ensure architectural quality and design consistency within existing communities of the Capay Valley along SR 16.

Implementation Measure 1: In consultation with local businesses and residences, and citizen advisory committees the County ~~may~~ **has** ~~developed~~ design guidelines for new commercial structures proposed to be constructed within the existing communities.

Implementation Measure 2: ~~When Design Guidelines are adopted,~~ **¶**The County shall review building permits to ensure consistency with the **Design** Guidelines.

Implementation Measure 3: New structures or landscaping proposed within Rumsey, Guinda, Capay or Brooks must be consistent with certain historical or unique design features specific to those communities, in particular those features which influence access, parking, signage, view, drainage, privacy, safety, lighting and security.

Historical And Archeological Resources

Goal 2: Preserve historic buildings and sites.

Policy 1: The County shall continue to identify historic buildings and sites and mitigate adverse impacts thereon.

Policy 2: The County shall protect for future generations the information contained in historic and prehistoric sites and preserve representative historical structures as identified in the Historical Resource Survey.

Implementation Measure 1: In accordance with CEQA, and utilizing the resources available at the Northwest Information Center (NWIC) at the Sonoma State University campus, the County shall identify archaeological sites and mitigate adverse impacts thereon.

Implementation Measure 2: The County shall encourage property owners as well as support efforts of the Yolo County Museum and Historical Landmarks Advisory Committee to designate buildings, sites, or areas for inclusion in the National Register or State Register of historic points of interest, places, or structures.

Goal 3: Protection and Preservation of Native American Cultural Places as Open Space.

Policy 1: Consult with the culturally affiliated Native American tribes prior to amending the General Plan and adopting or amending specific plans, and when a sacred site is to be placed in permanent open space, consistent with state law.

Policy 2: Work with culturally affiliated tribes to identify and appropriately address cultural resources and tribal sacred sites through the development review process.

Policy 3: Avoid or mitigate to the maximum feasible extent impacts of development on Native American archaeological and cultural resources.

Policy 4: Encourage voluntary landowner efforts to protect cultural resources and tribal sacred sites of culturally affiliated tribes consistent with state law.

Implementation Measure 1: The County shall maintain an agreement with the Northwest Information Center of the California Historical Resources Information System for the conduct of prehistoric and historic archaeological assessments and determinations of the

prehistoric sensitivity of areas for which project applications have been submitted to the County.

Implementation Measure 2: The County shall refer proposals for projects that are not categorically exempted from the California Environmental Quality Act for evaluation and a recommendation as to whether further study is required to determine the presence or absence of archaeological resources. If the Northwest Information Center 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.

Implementation Measure 3: The County will refer draft environmental documents, including any studies and recommended mitigation measures, to the appropriate Native American tribes for review and comment as part of the public review process for such documents. Mitigation measures to avoid or minimize impacts on Native American cultural resources may include the execution of a Cultural Resources Treatment Agreement between the developer and the appropriate tribe(s) that address the treatment and disposition of cultural resources and human remains, and tribal monitoring during earth-disturbing activities.

Implementation Measure 4: The County will consult with culturally affiliated tribes prior to designating open space in order to protect the identity of any cultural places that exist on the proposed open space and develop a treatment plan and management plan for any such cultural places.

Implementation Measure 5: The County will work with culturally affiliated tribes to acquire and hold conservation easements on terms mutually satisfactory to the tribe and landowner for purposes of protecting the tribe's cultural places.

Soil And Water Resources And Conservation

Goal 4: Enhance the quality and conserve the quantity of groundwater, creek water, and run-off waters in the Cache Creek watershed.

Policy 1: Conservation measures in water usage for agricultural and residential areas shall be encouraged.

Implementation Measure 1: Informational programs teaching methods of low water usage irrigation practices in agricultural and residential areas are encouraged.

Policy 2: A “green belt” consisting of vegetative buffer strips along Cache Creek shall be encouraged when possible to provide shade, wildlife habitat, or maintain stability of stream banks.

Implementation Measure 1: The County will work with property owners along Cache Creek in order to stabilize and protect adjoining farmlands now subject to washout.

Implementation Measure 2: Tree and brush planting, as well as invasive plant species removal, shall be developed as a tool for accomplishing the creek stabilization task.

Implementation Measure 3: The County shall encourage active revegetation and bank stabilization programs along roadways.

Policy 3: The County shall continue efforts to manage Cache Creek and water resources and to encourage the long-range stewardship of Cache Creek as a renewable resource.

Implementation Measure 1: The County shall ensure that projects involving drainage modifications shall be constructed so as to minimize soil erosion and silt transport.

Policy 4: Agricultural soils must be recognized as a waning resource; therefore, any change in land use from agriculture to any other purpose shall be discouraged.

Mineral Extraction

Goal 5: The County shall prohibit the commercial removal, extraction, or mining of the biological, mineral, or environmental resources within the Capay Valley General Plan Study Area, except as allowed below the Capay dam under the Cache Creek Area Plan.

Policy 1: Prohibit mineral resources extraction within the 100-year floodplain and within the Capay Valley Planning Area, except as allowed below the Capay dam under the Cache Creek Area Plan.

~~*Implementation Measure 1:* The County shall make County Land Use and Zoning Ordinances consistent with CV-CNR-3 of the Conservation and Natural Resources Element.~~

Biological Resources

Goal 6: Preserve special-status species habitat including oak woodland, seasonal wetlands, vernal pools, riparian corridors, and watersheds.

Policy 1: Practices that ~~upset~~ disturb natural habitat in wetlands, riparian corridors, and watersheds shall be prohibited so as to minimize erosion and maximize beneficial vegetative growth, unless it can be shown that public health and safety depend upon such disturbance.

All intermittent streams and Cache Creek shall have policies equal in effectiveness.

Implementation Measure 1: The County shall support the concept of re-establishing wildlife habitat areas that have, over the years, been destroyed.

Implementation Measure 2: The County shall support awareness of public agencies that have been established for the protection of biological resources.

Policy 2: The protection of wildlife areas is an important element of the plan, inasmuch as it contributes to three other open space objectives: (1) conservation of open space; (2) support for the Valley's scenic beauty; (3) preservation of the natural watershed.

~~**Policy 3:** The County shall prohibit the commercial removal, extraction or mining of the biological, mineral or environmental resources within the Capay Valley General Plan Study Area.~~

~~*Implementation Measure 1:* Prohibit mineral resources extraction within the Cache Creek 100 year floodplain between the southern boundary (just below Rumsey) of the Cache Creek Wild and Scenic designation south to the Capay Dam.~~

~~*Implementation Measure 2:* The County shall encourage the County Land Use and Zoning Ordinances be consistent with Policy 3 through Policy 7 of the Conservation and Natural Resources Element.~~

Goal 7: Maintain the natural diversity of the wildlife and vegetation within the Capay Valley Planning Area.

Policy 1: Diversion of natural water sources, which creates a negative impact on wildlife habitat, shall be ~~prohibited~~ **discouraged and regulated**.

~~**Policy 2:** Any plans, proposals, directives, et cetera, which affect wildlife and habitat, whether detrimental or beneficial, shall first be reviewed and approved by appropriate agencies and the local citizens advisory committee, prior to implementation.~~

Implementation Measure 1: Encourage studies to clearly define and delineate areas presently affecting wildlife habitat.

Atmospheric Resources Air Quality

Goal 8: Ensure clean air by reducing air quality impacts from traffic and construction to the extent feasible.

Policy 1: The County shall adopt ~~an Air Quality Attainment Plan policies~~ consistent with the requirements of the Yolo-Solano Air Quality Management District (YSAQMD).

Implementation Measure 1: All new construction shall incorporate standard mitigation measures recommended by the YSAQMD

Implementation Measure 2: Any new development project that is greater in size than the “trigger levels” set by the YSAQMD and which is anticipated to generate emissions over the YSAQMD thresholds shall be required to reduce their air quality impacts to a less than significant level to the extent feasible.

Energy Resources and Conservation

Goal 9: Ensure and secure constant, sufficient, safe, and clean sources of energy for the Valley.

Goal 10: Encourage the conservation and efficient management of energy resources.

Policy 1: The production and use of alternate fuels, especially those energy forms that are renewable, shall be encouraged.

Implementation Measure 1: Encourage the use of solar energy systems for hot water and/or space heating in all homes and businesses where practical.

Implementation Measure 2: Support the use of water, sun, wind and biomass as energy sources.

Implementation Measure 3: Encourage Yolo County School Districts, Fire departments and Transportation District to utilize cleaner fuel sources, such as bio-diesel and bio-natural gas.

Open Space And Recreation

Goal 1: Maintain and enhance the availability of open space lands compatible with the production of food and fiber by controlling the quantity and quality of development allowed.

Policy 1: The agrarian character of the Capay Valley Planning Area depends on the maintenance of large areas of “open space,” principally tracts of rangeland, ridge top areas, open space and creek environment reserved as natural habitat for wildlife, flora and fauna. The County shall coordinate with other agencies and programs to create suitable ecological education sites. The policies are to be tailored to the specific geography of the study area based on the following definitions:

- Steep Mountain Slope and High Basins – Blue Ridge and the spur of the Vaca mountains running from Capay to approximately three miles north of Rumsey is largely land held in agricultural preserve or land owned and managed by B.L.M.
- Foothills, Lower Slopes – The Capay Hills on the eastern border of the Valley, and the lower slopes of the Vaca chain to the west,

are a crucial buffer zone between the intensively farmed Valley floor and the rugged mountainous regions or upland grazing lands.

- Valley Floor – Most of the flatland along Cache Creek is devoted to agriculture, primarily orchards, hayfields, grain, row crops, and livestock. The following characteristics define the Valley Floor:
 - All town sites and most existing housing units are located on the Valley Floor.
 - The Valley Floor contains the largest amount of irrigated farmland in the study area.
 - The Valley possesses Cache Creek, the primary creek and drainage channel for the study area.
 - The Valley contains the only year-round access (State Route 16) and utility corridor to serve the study area.

Policy 2: The County of Yolo shall ensure that the Steep Mountain Slope and High Basins remain as stock grazing land or wildlife habitat. ~~The County will coordinate with other agencies and programs to create suitable sites for environmental education.~~

Policy 3: Removal of land from agricultural preserve solely for residential development is prohibited.

Policy 4: Permits for logging, mining, or removal of other mineral and biological resources shall be generally prohibited, in order to preserve the Capay Valley Study Areas unique Scenic, Biological and Wildlife Resources. Whether detrimental or beneficial, all proposals shall first be reviewed by appropriate agencies and the local citizens advisory committee, prior to implementation.

Policy 5: The Foothills and Lower slopes and Cache Creek environments shall remain either agrarian with enforcement of Williamson Act contracts, General Plan Agricultural Element, or Wildlife Habitat with establishment of conservation easements, ~~and designation as Wildlife Habitat.~~

Policy 6: New communities shall not be created outside of the designated Urban Growth Boundaries in the communities of Brooks, Capay, Guinda, and Rumsey.

Policy 7: The dominance of agricultural land uses, ~~conservation easements and the designation of additional parks, open space and wildlife habitat~~ shall be continued in the region as basic open space preservation tools.

Policy 8: The County shall encourage landowner awareness of options for Open Space and Conservation easements.

Policy 9: The County shall encourage landowners to consider options for open space and conservation easements for the purpose of protecting tribal cultural resources.

Goal 2: Recreational activities compatible with surrounding land uses.

Policy 1: County agencies shall be coordinated to manage recreational activities in the Capay Valley Planning Area so that such activities do not interfere with local agricultural enterprise, infringe on private property, or harm wildlife and vegetative habitat.

Policy 2: Recreational facilities shall be designed to minimize impacts to surrounding property owners.

Policy 3: The County shall maintain appropriate zoning categories and standards in order to ensure land use compatibility, protection of agricultural lands, and consistency with the General Plan when visitor and tourist-oriented activities are located in Capay Valley.

Policy 4: Only those uses that are creek-dependent, such as fishing, canoeing, boating, and nature observation, shall be directly located on Cache Creek. More active uses, including parking, restrooms, and picnic areas, shall be located away from sensitive habitat.

Policy 5: Recreational uses shall be clustered at locations along Cache Creek in order to minimize habitat disturbance and provide efficient and cost-effective management. All access, whether by road or by trail, shall be through an entry point, which can be controlled.

Implementation Measure 1: In conjunction with existing Cache Creek Regional Park, encourage the County to investigate routes providing safe access to the south side of Cache Creek for pedestrian and equestrian traffic only.

Goal 3: Provide safe parks and public open space for the residents and visitors of Capay Valley.

Policy 1: The County shall provide adequate supervisory personnel and facilities at Cache Creek Regional Park and Nichols Park.

Policy 2: Recreational programs shall be continued and extended only to the extent that adequate park supervision (law enforcement and fire protection) and facilities are provided. This limitation is essential both for the protection of the visitors in the parks and for the local residents.

Implementation Measure 1: To offset the impact of recreation in the area; i.e., law enforcement, signs, trash cans, toilets, and water quality monitoring, the County will **study employ** user fees and/or business or concessionaire licenses where appropriate to generate income.

Implementation Measure 2: The County shall continue the policy of reservation and registration of organized groups for Cache Creek Canyon Regional Park and for Nichols Park in Guinda.

Implementation Measure 3: In concert with implementation measure #1, the County will investigate the development of a water quality monitoring of Cache Creek, between Buck Island and Rumsey, at regular intervals ~~during summer months~~ throughout the year to inform the public if the level of coliform organisms becomes dangerously high.

Goal 4: Appropriate sizing and location of parks and public open space in order to prevent overcrowding and deterioration in the quality of outdoor recreation.

Policy 1: The County shall evaluate present recreational use of Cache Creek Canyon Regional Park and Nichols Park in order to determine whether further expansion of a facility or portion of a facility would enhance or diminish recreational opportunities.

Policy 2: The County shall study development of additional recreational facilities along Cache Creek to enhance public access and provide environmental educational sites; first consideration will be given to the betterment of existing public facilities and public health and safety.

Implementation Measure 1: The County shall seek cooperative State and federal funding and grants for enhancing park and visitor facilities, and shall develop a use fee structure, ~~where possible, for resident and non-resident~~ users of recreation services and facilities.

Implementation Measure 2: The County shall study the requirements for additional infrastructure for park users (e.g. restrooms, pump out facilities, trash containers, etc.).

Implementation Measure 3: The County shall consult with the local advisory group and hold public hearings prior to the proposal of plans for expansion, alteration, and/or policy changes associated with any existing park facility in the Capay Valley **General Area** Plan.

Implementation Measure 4: Park expansion of land acquisition must not interfere with local agricultural activities, infringe on adjoining property, or degrade natural habitat.

Noise

Goal 1: Establish and maintain noise levels that are consistent with the rural, agricultural setting of the Capay Valley.

Policy 1: Excessive or harmful noise shall be prevented, avoided, and suppressed by controlling noises at the source, providing barriers or buffers, by the implementation of a noise ordinance and by means of wise land use planning and implementation.

Implementation Measure 1: Consistent with the Countywide General Plan **Noise Health and Safety** Element the County shall adopt a comprehensive Noise Ordinance with specific noise standards that provides for the prohibition and/or reduction of excessive sound levels, including those associated with motors, generators, vehicles, aircraft, fireworks, firearms, explosives, amplifiers, horns, etc. whether employed for residential, commercial or recreational purposes.

Implementation Measure 2: The County shall require mitigation to reduce noise to acceptable levels throughout the **County Capay Valley Planning Area** and particularly near or within home environments.

~~*Implementation Measure 3:* Future re-paving of SR 16 between County Road 85B to the Cache Creek Casino shall be done when possible with noise reduction asphalt paving.~~

Public Health and Safety

Health Care

Goal 1: Provide persons in the Capay Valley with the best possible access to emergency medical care and establish family health care facilities.

Policy 1. The County shall promote any plans for development of medical facilities proposed to be located in closer proximity to Capay Valley.

Policy 2. The County shall support the training of residents in CPR and other basic emergency care ~~shall continue and be expanded.~~

Implementation Measure 1: The County shall support services such as Red Cross, local schools, and fire departments that train citizens in the methods of emergency medical care.

Implementation Measure 2: Cooperate with local ~~volunteer~~ fire departments to centrally locate and staff an ambulance service.

Law Enforcement

Goal 2: Provide community law enforcement services to meet the needs of public safety.

Policy 1. The existing level of police service shall be improved for the protection of citizens and property. A resident Sheriff's deputy and/or Sheriff's substation shall be encouraged in a central location in the Valley.

Policy 2. Organizations sponsoring events in or through the Capay Valley shall be responsible for the proper supervision of recreational and other public events. The events shall comply with all applicable laws and regulations.

Policy 3. All parks and concessionaires shall be properly supervised.

Implementation Measure 1: The terms of the concessionaire contract are to be enforced by the County.

Implementation Measure 2: During the recreational period of April through September, the County shall ~~request~~ **encourage** the Yolo County Sheriff's Department to assign at least one additional deputy to police the increased number of people, cars, et cetera, using Cache Creek Park facilities.

Goal 3: Discourage and/or prosecute acts of trespassing promptly.

Policy 1. Enact enforceable laws and maintain an adequate law enforcement body to protect property owner rights.

Implementation Measure 1: Strengthen laws concerning trespassing.

Policy 2. Placement of signs indicating private lands.

Implementation Measure 1: The County shall post Cache Creek for the following: the egress point for boaters and rafters, and the Rumsey bridge for parking restrictions. The County ~~Facilities~~ **General Services** Department assumes the lead role in constructing and placing the signs in the appropriate locations.

Goal 4: Protect citizens of the Capay Valley from acts of vandalism.

Policy 1. Provide enforceable laws and an adequate law enforcement body to enable proper performance of duties to protect residents of the Capay Valley from acts of vandalism.

Implementation Measure 1: The County shall support alternative funding schemes for increased law enforcement personnel to meet increased demands as they develop.

Implementation Measure 2: The County shall encourage public awareness regarding the importance and the method of crime reporting.

Goal 5: Provide sufficient law enforcement to enable proper actions in response to littering.

Policy 1. Provide adequate waste containers at recreational or public locations.

Implementation Measure 1: The County shall support efforts for highway cleanup by local service groups.

Implementation Measure 2: The County shall encourage CALTRANS or the County to establish and maintain trash containers, and encourage private commercial enterprises to provide waste containers for customers.

Policy 2. Enforce the existing laws regarding littering.

Implementation Measure 1: The County shall support legislation concerning littering, both at the local and regional level. Notify the Public Health Department of hazardous unhealthful buildup of litter where vermin and pests occur. Enforce existing laws on dumpsites through reporting illegal dumpsites to the Health Department.

Policy 3. Educate the public toward responsible disposal of waste through road signs, schools, and other organizations.

Implementation Measure 1: The County shall support efforts by local groups and agencies to educate the public on recycling, the value of scarce resources, and legal consequences of littering.

Policy 4. Work with Caltrans to install signage-prohibiting littering.

Pollution Control

Goal 6: Reduce or eliminate the presence of toxic materials in the environment.

Policy 1. Encourage agricultural research, which would, in the long term, reduce or eliminate the use of toxic chemicals.

Policy 2. Enforce existing laws, rules, and safety regulations regarding the application of toxic chemicals by individuals who acquired restricted material outside the Yolo County Agricultural commissioner permit system.

Implementation Measure 1: All applications of toxic chemicals (pesticides, herbicides, fungicides, et cetera) shall conform to the rules and regulations as set forth in the California Administrative Code and the Food and Agricultural Code.

Implementation Measure 2: Prior to use, restricted imported materials shall be reported to the County Agricultural Commissioner.

Implementation Measure 3: Monitor rinse water from agricultural pesticide use in the Study Area to ensure conformity with the State guidelines found in the State Regional Water Quality Control Board's Basin Plan for the Sacramento River Basin

Policy 3. Educate residents of the procedures to follow if they believe they have been sprayed by agricultural chemicals.

Implementation Measure 1: The County shall support a public informational program on agricultural chemical spraying. Violation of spraying permits shall be reported to the Agricultural Commissioner's Office.

Air, Groundwater, And Surface Water Pollution

Goal 7: Maintain or enhance air and water quality.

Policy 1. The County shall implement a plan to identify, monitor, and reduce the toxicity of each pollution factor.

Implementation Measure 1: The County shall support efforts by University, private research organizations, and Local Air Quality and Water Quality agencies to study pollutants and effects on the environment.

Policy 2. Pollution of groundwater through abandoned wells, backflow, reverse siphon, et cetera, shall be prevented.

Implementation Measure 1: Local farmers and ranchers shall be encouraged by the County to check and monitor closed water systems for backflow and install backflow check valves. If a problem occurs, the County Health Department shall be consulted.

Policy 3. Businesses and industries which produce toxic waste shall be located in close proximity to one another, i.e., in communities, to facilitate efficient, economical waste treatment or removal.

Implementation Measure 1: The land use plans shall indicate commercial areas located centrally within the residential communities, adjacent to State Route 16.

Policy 4. Capay Valley residents who have been able to determine that they share a common aquifer shall cooperate in maintaining the quality of the water in that aquifer.

Implementation Measure 1: The County shall encourage residents to share water table depth data with neighbors.

Implementation Measure 2: The County shall encourage residents sharing a common aquifer to cooperate in the prevention of pollutants or toxic materials from entering the ground water.

Implementation Measure 3: The County shall conduct periodic water quality tests to establish annual fluctuations in chemical analysis.

Policy 5. Recommend continued analysis of Cache Creek water quality by the appropriate agencies.

Implementation Measure 1: The Yolo County Flood Control and Water Conservation District shall **be encouraged to** expand its program for monitoring Cache Creek water to include toxic agents such as boron, mercury, cyanide, lead, nickel, et cetera. Because the levels of boron in Cache Creek are toxic to most crops grown in Yolo County, more effort **shall should** be made to obtain rapid analysis especially in the Fall of the year (October and November) when Indian Valley flow has been shut off. The flood control district **shall should** supply farmers who use Cache Creek water for irrigation with

information on boron levels for the current period as well as levels reported at equivalent times in the preceding years. If boron levels were high during a period when farmers are irrigating, a timely release of water from Indian Valley would reduce the boron levels. Every attempt **shall should** be made to coordinate the release of low boron water with the agricultural needs of the water uses.

Implementation Measure 2: The Yolo County Flood Control and Water Conservation District (YCFCWCD) **shall should** continue studies to determine the feasibility of changing the boron level in Cache Creek.

Implementation Measure 3: The County shall pay strict attention to mercury levels, especially when water flow has been altered or its nature has been changed chemically prior to release into Cache Creek.

Implementation Measure 4: Home and orchard wells may have high boron levels due to their location near Cache Creek or because they drain aquifers with high boron levels. Property owners shall be encouraged to have their well water tested so that they will be aware of any potential toxicity problem.

Emergency Preparedness

Goal 8: Avoid loss of life and minimize loss of property due to flood.

Policy 1. Consolidate all available flood hazard information, and have available for public review.

Implementation Measure 1: The County shall maintain up to date and accurate floodplain information on ~~the~~ Cache Creek. This information shall be made available to all County agencies and interested public as needed to make developmental decisions.

Policy 2. The County shall ensure that residents of Capay Valley are prepared in case of dam failure.

Implementation Measure 1: The County shall request the Office of Emergency Services to develop a dam failure emergency preparedness plan, which will include community input.

Policy 3. Encourage residents to develop personal emergency preparedness plans, including food and water for several days and emergency supplies.

Implementation Measure 1: The County **shall should** prepare a community information referral service whereby fire, health, emergency, and police programs are outlined. This service could be implemented through existing organizations in the valley ~~or perhaps be part of the Emergency Services Committee.~~

Goal 9: Avoid loss of life and property by earthquake or landslide.

Policy 1. All new structures shall conform to the Uniform Building Code as it relates to earthquake resistant construction.

Implementation Measure 1: Buildings and roadways shall be properly engineered after appropriate identification of ground and soils conditions to control potential landslides in areas of unstable soils. No development will be allowed in identified and potential landslide or erosion prone areas unless certified by a registered California Geologist or Geological Engineer as safe.

Policy 2. Conduct a survey to include a specific delineation of active earthquake faults and identification of landslide areas where development would be hazardous.

Implementation Measure 1: The County shall request the State Geologist Office to conduct a detailed survey charting all fault areas, unstable or potentially unstable slopes, and other geologically sensitive areas.

Implementation Measure 2: The County shall require Preliminary Geotechnical Surveys to be submitted for any new development proposals where appropriate.

Policy 3: Structures shall be prevented in areas where natural conditions are likely to pose threats to public safety or produce excessive, emergency, or long-term maintenance costs.

Goal 10: Maintain or improve the levels of fire protection that exist at this time.

Policy 1. Maintain or improve the insurance rating of the Capay Valley.

Implementation Measure 1: The County shall protect the present insurance rating and service in this district by discouraging industrial, residential, and recreational development in areas difficult or time consuming to reach.

Policy 2. Find creative ways to improve fire protection facilities or to make the existing facilities more effective.

Implementation Measure 1: The County shall encourage cooperation between the district and the Department of Forestry and other neighboring fire departments.

Implementation Measure 2: Establish guidelines for site plan review that reduces the potential risks of fire. The County shall strive to educate new residents of their responsibilities, and the fire services available.