

YOLO COUNTY



Town of Esparto General Plan

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I. INTRODUCTION

Preface

Esparto is a special place. It is a quiet, rural town surrounded by agriculture. Its mature trees, farm setting, historic buildings, compact size, pleasant neighborhoods, schools and other community facilities, all make Esparto an attractive place to live. There are, however, few local jobs so most working residents must commute elsewhere. The town once had many more local businesses and services; people now must drive elsewhere to do most of their shopping or to visit a doctor or barber. The loss of economic activity has left the downtown buildings underutilized and in disrepair. Some public facilities are needed including expanded parks and schools, and more emergency medical services.

The purpose of this General Plan is to protect the characteristics which make the town a pleasant place to live and to specify the changes which should occur to correct existing problems and to improve the quality of life. This General Plan seeks to allow additional development that will help provide the services, housing and commercial opportunities desired by the residents, while preserving and enhancing the town's rural character.

Relationship to the Yolo County General Plan

The Esparto General Plan supplements the Yolo County General Plan. It provides guidance specific to Esparto which may not be relevant to other parts of the County. On the other hand, most of the goals and policies in the County-wide General Plan have some application to Esparto.

The focus of the Yolo County General Plan seeks to retain the rural character of the County, while directing limited amounts of urban development to existing cities and unincorporated communities such as Esparto. Permitted development is to be located and designed in such a way as to protect, preserve and perpetuate the small town characteristics and qualities of Esparto. In order to retain a separate identity for these towns, ultimate urban service boundaries will be identified. Growth pressures in excess of these specified limits will be directed to other towns in the County.

New residential development in Esparto will have a roadway network based on a modified grid system. New buildings will be of a character, scale and level of affordability that is in keeping with the current character of the town. New businesses will be focused in the downtown. In summary, this General Plan for Esparto is intended to result in a compact and recognizable small town having its own character -- rather than the aimless sprawl associated with so many developing urban areas.

Organization of the Plan

The Esparto General Plan consists of maps and text which establish a framework for the orderly growth and development of the town for the next ten or more years. The primary goal of the plan is to allow a modest amount of new development in a manner that preserves the rural character of the town.

The key issues relevant to Esparto's future have been organized into three chapters of the plan. Community Development covers the type, location and intensity of new land uses; agricultural protection; affordable housing; and design standards and guidelines to help ensure new development reflects the best qualities of the existing town. This chapter also discusses circulation and transportation, parks and other public facilities needed to serve the future town.

The next chapter, Conservation, covers issues related to natural and man-made resources including air quality, habitat areas, soils, visual amenities and historical buildings.

The Safety chapter discusses natural hazards, such as flooding, fire and police protection, and the potential impacts from noise.

Each of these chapters includes goals and policies as well as specific programs or actions for implementing the plan.

The last chapter expands on the implementation measures and includes a schedule for actions necessary to make the plan work and a table of objectives by which the success of the plan can be measured.

Design Guidelines for Esparto are included as Appendix A.

Goals, Policies And Programs

The General Plan consists of a Land Use Map, which illustrates the location for different kinds and intensities of land uses, as well as a number of goals, policies and programs. Goals are statements about the preferred condition the town is aspiring toward. Policies articulate the County's position on public improvements, land use and new development. Proposals for new public facilities and private developments must all comply with these policies. Programs are implementation actions the County will undertake to help make the plan come about.

This General Plan also includes a series of objectives. These are measurable outcomes by which the progress of the plan can be assessed. Table 5 lists the summary 5-year and 10-year objectives.

A goal of overriding importance is a dedication to enhancing the quality of life and maintaining the "small town" ambiance, community character, design and scale for present and future generations Esparto residents. The standard of living and quality of life available will be influenced in part by public policies which reflect sensitivity to the many ways in which "environmental quality" is nurtured and achieved.

Governmental Jurisdiction

Since the town is unincorporated, the Yolo County Board of Supervisors has the primary responsibility for providing most of the local government services, including planning and development regulations, review and approval.

In addition to the County, several special districts are involved with shaping Esparto's future. The implementation of this plan will require a coordinated effort among these different public agencies. The Esparto Community Services District provides sewer and water service; without significant expansion in the capacity of the district's facilities, new growth will not be possible.

The Esparto Fire District provides fire protection and emergency response for the town. The Esparto Unified School District provides education facilities and services. The existing community needs a new school and significant new growth should not proceed without a clear program for the provision of additional school capacity.

Thus, the real implementation of this plan will require a coordinated effort among these different public agencies.

Process

This plan is an update of the Esparto General Plan originally prepared in 1982 and updated in 1996. In 1990, there was growing sentiment in the community and among the staff, Planning Commission and Board of Supervisors, that the old plan was not providing specific guidance about whether the

amount, type, location or characteristics of development proposals was acceptable or not. The Board of Supervisors established an Esparto General Plan Citizens Advisory Committee whose meetings became the principal forum for the development of the 1996 plan.

Ten years later, in 2005, the Esparto Citizens Advisory Committee began work on a relatively minor update of the 1996 Esparto General Plan. The intent of the update is to revise the plan by updating plan text and policies, and proposing zoning changes that better reflect existing and future uses and take into account development that has occurred since 1996.

**FIGURE 1
REGIONAL LOCATION MAP**

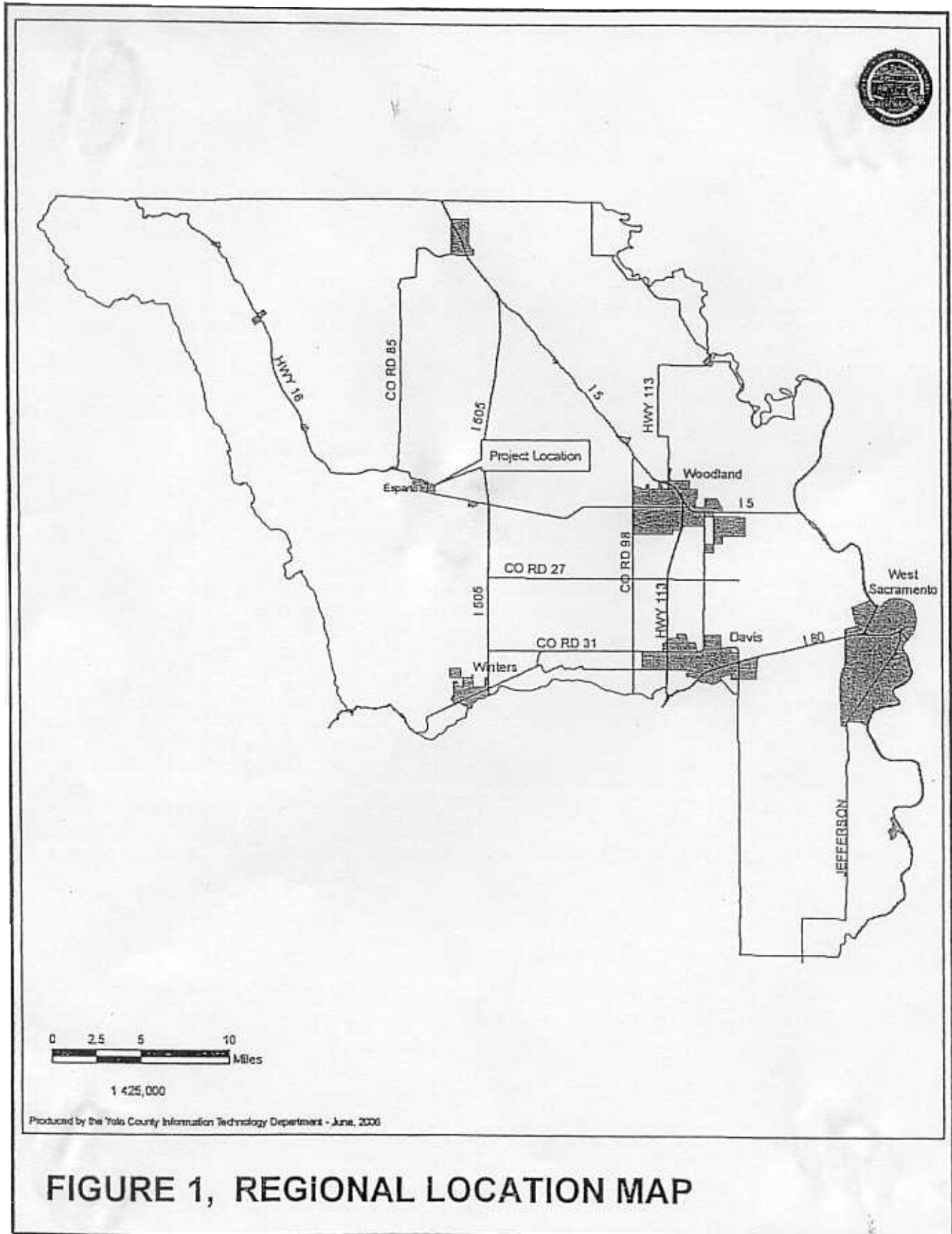


FIGURE 1, REGIONAL LOCATION MAP

II. COMMUNITY DEVELOPMENT

The Community Development chapter of the General Plan establishes goals, policies and programs to guide the growth and development of the town. The Community Development chapter must work in concert with the Conservation and Safety chapters of the General Plan to determine the location, rate, and timing of growth, to protect nearby agricultural activities, to plan for the development of new housing, public facilities and services, and to identify areas of the town where human activities should be limited because of sensitive environmental characteristics and natural or human-caused hazards.

For the policies and programs of the General Plan to provide effective guidance for future land use decisions in Esparto, they must be founded in a thorough understanding of the town's setting and historical development pattern, and of the factors which have shaped the present land use and population of the town. These issues are summarized below.

The Community Development chapter is divided into six sections:

- Land Use
- Housing
- Community Development Standards
- Circulation
- Public Services

A. LAND USE

Introduction

Esparto is a small, unincorporated community in Yolo County. The town and its surroundings lie on gently sloping land which is covered by rich topsoil. Agriculture has helped to shape the history and to define the present character of Esparto.

Esparto is primarily a residential community. The 2000 Census counted a population of 1,632 people living in about 500 dwellings. Most units are single family homes on lots ranging in size from 5,000 - 10,000 square feet with many old town lots measuring 50 feet by 150 feet. The neighborhood streets are arranged in a grid, with alleys located in mid-block. Many of the homes were constructed in the 1950's and 1960's and reflect a variety of architectural styles and materials; a few of the existing homes were built around the turn of the century and can be considered representative of Victorian period architecture. The rural setting, tree-lined streets and period architecture all contribute to Esparto's character.

Since the 1990's, several new subdivisions have been constructed in Esparto and several more are pending approval as of mid-2006 (Table 1). Approximately 227 single-family homes were constructed in three subdivisions on the west side of the town, including the Parker Place, Country West II, and Esperanza projects. Another 29 infill units were built in Esparto, based on building permit activity through 2006. The 72-home Lopez subdivision has begun construction this year (2006). Thus, approximately 328 units will have been completed between 1996 and 2006-2007, compared to the up to 500 units that were anticipated in the 1996 plan.

Four other subdivisions are pending approval as of early 2007, including the Castle/Orcioli, Emerald Homes/Story, Emerald Homes/E. Parker, and Deterding/Capay Cottages projects. The latter three projects are proposed on lands that were designated for housing in the 1996 plan. The Orcioli project is on a property just to the west of the town, and was not planned for growth in the 1996 plan.

TABLE 1
COMPLETED, APPROVED AND
PENDING RESIDENTIAL PROJECTS
(1997 TO 2006)

| Project | Number of Units | Status |
|------------------------------|-------------------|--------------------------------------|
| Parker Place | 72 SF units | Completed |
| Country West II | 59 SF units | Completed |
| Castle/Esperanza | 96 SF units | Completed in 2005 |
| Emerald/Lopez | 72 SF units | Approved, under construction in 2006 |
| Other homes ¹ | 19 SF units/10 MF | Individual homes completed '95-'05 |
| Sub-total: | 328 units | -- |
| | | |
| Castle/Orciuoli ² | 180 SF units | Pending |
| Emerald/Storey | 78 SF units | Pending |
| Emerald/E. Parker | 62 SF units | Pending |
| Deterding/Capay Cottages | 20 SF units | Pending |
| Sub-total: | 340 units | -- |
| TOTAL | 668 units | --- |

Source: Yolo County

Notes:

1. Estimate based on Building Permits issued between 1996 thru mid-2006.
2. Orciuoli property was not included in the 1996 Esparto General Plan.

There is limited commercial and industrial development in Esparto, with about 20 commercial buildings and an even smaller number of industrial businesses. Most of the commercial property borders Yolo Avenue (Highway 16) between North Grafton and Woodland Avenue. There is also commercial development along Woodland Avenue between Yolo Avenue and Antelope Street and at the intersection of County Road 21A and Fremont Street. There is a significant amount of commercial land on the north side of town around the old train station that is either vacant or underutilized. There is also one large parcel (approximately 75 acres) zoned for industrial development on the south side of Highway 16.

Publicly-owned land includes three schools, a fire station, the community services district offices, corporation yards for the County and Caltrans, a central park, a park in the tentatively approved Orciuoli subdivision, several ag buffer zones, and several storm detention basins.

Land Use Issues

- *New residential development has raised concerns over the potential loss of the town's rural character.*

Esparto is a small, rural community surrounded by agricultural land. Rising housing costs in Sacramento and surrounding communities has resulted in increased development pressures

on outlying areas, including Esparto. While some new development is seen as desirable by the local residents to provide additional housing, to make more local services practical and to boost the local economy, there is also a concern that the rural character and lifestyle currently enjoyed in the town could be lost or diminished if new development is not properly managed with regard to the amount, rate and quality.

- *Loss of agricultural land.*

Esparto is surrounded by very good (Class I and II) prime agricultural soils. The primary industry in the Esparto planning area is agriculture. In addition to preserving the rural character of the town, it is equally important to residents of Esparto that new development minimize the loss of prime agricultural land and not significantly detract from the ability of nearby farms and orchards to stay viable.

- *Adequate separation must be maintained between urban land uses and agricultural activities.*

As the town grows, the potential for incompatibility between agriculture and urban land uses increases. Agricultural impacts on urban uses include noise, dust, and chemical use. Urban impacts on agriculture usually are generated by complaints from residents which can lead to restrictions on agricultural activities.

One way to minimize potential conflicts between agriculture and urban land uses is to establish buffers between the two. A buffer is a strip of land maintained as open space between agricultural activities and urban land uses. Buffers may also serve a dual purpose by providing an opportunity to create a greenbelt around the perimeter of the town for use as a hiking/biking trail, although care must be taken to restrict public use when agricultural spraying is planned on adjacent farms or orchards.

The width of the buffers must relate to the types of agricultural activities that are being practiced. For example, in Yolo County a 500-foot separation is required between urban land uses and areas subject to aerial spraying of certain types of chemicals. While a 500-foot buffer would be desirable, the size of the parcels designated for urban use in Esparto will not accommodate a 500-foot buffer. A 300-foot separation is adequate to allow the use of orchard "blast" sprayers. A smaller separation of 100 feet is allowed for ground applications. Therefore, different buffers are proposed in different situations: 300 feet around active orchards to allow both ground and blast-sprayer applications and 100 feet in most other cases, which will allow ground applications of pesticides and fertilizers.

- *More shopping, business and medical/dental services are needed.*

There are limited shopping and other business opportunities in Esparto. As of early 2007, businesses include no service stations, one supermarket, two hair salons, a small hardware store, a few professional and business offices, and two food service establishments. For more specialized goods and services, residents must travel to Woodland, Vacaville or Sacramento.

The vacant and underutilized commercial and industrial buildings underscore the fact that Esparto has experienced a decline in retail and job-producing enterprises over the years. Many of the kinds of businesses that were previously located in town have moved to larger communities, leaving only a handful to serve the everyday needs of local residents. Consequently, there is a strong desire for more shopping and food establishments in Esparto, and for increased local health care services.

- *The downtown needs to be revitalized and the historic buildings restored.*

Many of the commercial buildings in the downtown are vacant or underutilized and in need of

renovation. Some of these buildings were built in the late 1880's and possess an interesting architectural style that contributes to the character of the town. A local non-profit Community Development Corporation was established in 2006 to facilitate and accelerate the revitalization of downtown Esparto.

- *There is a need for more jobs, and for visitor-serving land uses in the downtown.*

To help change Esparto from strictly a "bedroom" community, more local jobs are needed. Potential jobs could be created by the new school, by new visitor and local-serving

businesses, and by new service commercial or light industrial businesses. The latter may also help support continued agricultural activities in the surrounding countryside. One strategy to help revitalize the downtown would be to encourage more visitor-serving businesses such as restaurants, bed-and-breakfast accommodations, a museum and specialty shops. The area north of Woodland Avenue and west of Yolo Avenue would be a logical location for such uses.

Land Use Goals, Policies and Programs

Goals

1. To provide effective standards for the location, amount, rate, type and quality of new development so that the rural character of the town is preserved, agriculture is enhanced and maintained, the commercial downtown/main street is revitalized, and the natural environment is protected.
2. To manage the growth of the town so that adequate facilities and services can be provided in pace with development.
3. To expand the town's economic base to provide shopping, services and jobs that better serve the needs of the residents.

Policies

Growth Management

- E-LU.1. The Esparto planning area and comment area are shown on Figure 2. The land use designations and policies of this General Plan apply to the planning area. Public improvements and significant new private development proposed in the comment area shall be referred to an Esparto Advisory Committee, established by the Board of Supervisors, for review and comments. The County will explicitly involve the Advisory Committee in the development of implementation plans and programs called for in this General Plan.
- E-LU.2. The comprehensible scale of the town shall be maintained, with businesses, schools, parks and social centers within walking distance of residences.
- E-LU.3. New development shall be prevented in areas where natural conditions are likely to pose a threat to public safety or produce excessive maintenance costs. Urban development may be allowed only on those parcels designated for urban uses by the General Plan Land Use map (Figure 3). The Land Use Designations established by the General Plan shall be as described in Table 2.
- E-LU.4. New development shall not be allowed unless adequate public services are available to serve such new development. Urban services shall only be provided to those parcels designated for urban uses by the General Plan Land Use map (Figures 3) that lie within the Urban Services Area of the Esparto Community Services District. The County and the Esparto Community

Services District may adjust this boundary based on protests to the formation of an assessment district and/or payment of an annexation fee.

- E-LU.5. New development shall pay its fair share of providing additional public services needed to accommodate such development.
- E-LU.6. New residential development shall be controlled in terms of amount and pace, so that the small town character is protected.
- E-LU.7. Esparto may grow within the existing town boundaries at the average rate of 50 units per year, with no more than approximately 150 units shall be approved in any year. The Orcioli subdivision is a one-time exception to this policy.
- E-LU.8. All new development shall be subject to the development standards described in Section III(C): Community Development Standards and Design Guidelines in Appendix A.
- E-LU.9. Subdivisions within the area proposed for annexation to the Esparto Community Services District in accordance with this plan shall be prohibited unless the land has been annexed to the District and unless the subdivision is found consistent with the map and policies of this plan.
- E-LU.10. The maximum allowable residential density for new residential subdivisions or development projects in the area designated for annexation to the Esparto Community Services District shall be computed based on the net area of the lot after dedications for agricultural buffers, highway setbacks, parks, school sites, streets, detention basins, or other requirements.
- E-LU.11. For parcels designated for very low density residential and located adjacent to property designated for agriculture, a density bonus of up to one unit per gross acre (for a total maximum density of two units per gross acre) may be granted if the design of a proposed project or subdivision is clustered in the following manner:
- All units shall be located at least 250 feet from the boundary with agricultural properties;
 - At least 40% of the property is used for common open space and recreation features, including but not limited to stables, tennis courts, and landscaped play areas;
 - The internal circulation system minimizes roads and includes an internal pedestrian path and bicycle network.

A mechanism shall be provided, such as a homeowners association, for the ongoing maintenance of the common areas and facilities. Alternatively, the developer may operate facilities such as stables and tennis courts as franchises open to the general public.

- E-LU.12. The zoning districts for Esparto shall be as shown on Figure 4. The zoning for parcels currently outside the service area of the Esparto Community Services shall not be changed until such time as the land use designations have been amended consistent with this General Plan, and the area is annexed to the District.
- E-LU.13. All existing development in the R-1, R-2, R-3 and R-4 zones that is non-conforming with respect to lot area, width, or depth shall be considered conforming relative to lot area, width and depth as of the date of adoption of this General Plan.
- E-LU.14. New development in the proposed Mixed Use (MX-PD) zone shall be consistent with the development standards contained in Section III(C): Development Standards.

Agricultural Land/Open Space

- E-LU.15. Agricultural lands outside the Esparto Community Services District shall be protected from the encroachment of urban development. The conversion of agricultural land to urban land uses may only occur on lands within the Esparto Community Services District designated for urban use on the General Plan land use map.
- E-LU.16. Parcels in Land Conservation Act contracts shall not be eligible for urban development and shall be preserved for agriculture.
- E-LU.17. Where new development adjoins agricultural lands, it shall be set back a minimum of 100 feet. A setback of 300 feet shall be required for urban uses that adjoin Agricultural Preserves or active orchards except where the adjacent property owner agrees in writing that the 300-foot buffer is not needed. In no case shall the buffer be reduced to less than 100 feet. Figure 4 illustrates areas where 100-foot and 300-foot buffers are required. Such setback or buffer area shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism for guaranteeing the maintenance of this land in a safe and orderly manner shall be consistent with the Yolo County Agricultural Element and the provisions of the Agricultural Land Conversion ordinance (Section 8-2.2416 of Title 8, the County Zoning Ordinance).
- E-LU.18. Parcels designated Agriculture by the General Plan in the Esparto planning area shall not be further subdivided below 20 acres for land zoned A-1 and shall conform to Yolo County regulations governing lands within agricultural preserves.
- E-LU.19. As a condition of approval for development on agricultural land, the project proponent shall execute and implement an Agricultural Conservation Easement, mitigation fees and other similar farmland conservation programs as may be adopted by Yolo County. Specific details of the Conservation Easement or other programs shall be determined by the Yolo County Community Development Director. The total area encompassed by the easement or other program shall be no less than the area removed from agricultural production by the project, and no more than the acreage required by any Agricultural Conservation Easement program adopted by Yolo County.

Commercial Development and Downtown Revitalization

- E-LU.20. The downtown is generally defined as the parcels designated for commercial use fronting Yolo Avenue between Grafton Street and Woodland Avenue, and the mixed-use designated parcels fronting Woodland Avenue at the corner of Yolo Avenue. This area shall remain the physical center of Esparto; new residential neighborhoods shall be within easy walking distance of the center of town.
- E-LU.21. The downtown shall be revitalized. New commercial development and tourism shall be encouraged in the downtown along Yolo Avenue (Highway 16).
- E-LU.22. Historically or architecturally significant buildings should not be demolished or substantially changed in outward appearance in a way that diminishes the historical character, unless doing so is necessary to remove a threat to health and safety and other means to avoid the threat are infeasible.
- E-LU.23. The County will promote economic development in Esparto. A non-profit Community Development Corporation Development Corporation, with County representation, has been formed to assist in this economic development.
- E-LU.24. The County will prepare a downtown physical design plan for Esparto. The downtown physical plan shall illustrate the following features:

- the type, size, location and planting technique for street trees
- the location and design of bulbouts and pedestrian crossings
- location and design of parking
- location for civic buildings and other public facilities and amenities
- approaches to restoration of the historic buildings
- location and design of transit stops and ride-share center

The Esparto Citizens Advisory Committee will be explicitly included in the preparation of the downtown plan, as well as the Esparto Community Development Corporation, Capay Valley Vision, and the Esparto Chamber of Commerce.

- E-LU.25. Once a downtown physical plan is approved by the Board of Supervisors, all development shall be consistent with said plan.
- E-LU.26. New structures shall be setback from State Highway 16 and major County roads. Said setbacks shall be planted with trees which recall the agricultural heritage. Maintenance of these setbacks shall be the responsibility of the property-owners, either individually or through a homeowners association.
- E-LU.27. Existing commercial uses in the mixed use designations shall be considered conforming uses and may be expanded subject to approval of a Conditional Use Permit.
- E-LU.28. The County shall apply a PD-suffix to many of the properties in the community of Esparto as illustrated in Figure 4.
- E-LU.29. The first floor of commercial buildings in the downtown zone should be reserved for retail, restaurants, and offices with high visitor use. Other types of commercial, office, and retail businesses, including residences, should be allowed on the upper floors. Second floor residential use is encouraged as a means for providing additional housing and to assist in achieving financial feasibility of ground floor commercial development, and promote community viability.

Industrial Development

- E-LU.30. New industrial development shall be encouraged in the area on the south side of Highway 16, and east of County Road 86A, as shown by Figure 4.
- E-LU.31. Land designated for industrial development shall accommodate the uses described in Articles 17 and 18 of the Yolo County Zoning Ordinance.
- E-LU.32. The County, in partnership with the local Community Development Corporation, Capay Valley Vision, and the Esparto Chamber of Commerce, shall actively promote, pursue, and attract appropriate industrial development.

Programs

- 1. The County will amend its zoning ordinance and district map to reflect the land use designations of this General Plan. Where necessary, the new zoning districts applicable to Esparto shall be created.

| | |
|--------------------------------|---|
| Responsible Agency/Department: | Planning, Resources and Public Works Department |
| Timeframe: | 2007 |
| Funding: | General fund |
| Monitoring: | Planning, Resources and Public Works |

Department

- 2. The County shall request the Esparto Community Services District to apply for an amendment to its sphere of influence and Urban Services Line with the Yolo County Local Agency Formation Commission (LAFCO). The amended sphere of influence and urban service line shall be as depicted on the General Plan Land Use map, although minor adjustments may be made based on protests from property owners and/or property owner willingness to pay any annexation fees that are established.

Responsible Agency/Department: Esparto Community Services District; Planning, Resources and Public Works Department; LAFCO 2008
 Timeframe: 2008
 Funding: ECSD reserves, General fund
 Monitoring: Planning, Resources and Public Works Department

Adoption of the amended sphere of influence and urban service boundary must occur prior to the extension of urban services beyond the current service area boundary.

- 3. The County and the Esparto Community Services District will prepare an engineering and financing program for the expansion of the sewer plant and water facilities. (See policies E-S.1. and E-S.2.) The costs of preparing these programs shall be reimbursed by developers after annexation.

Responsible Agency/Department: Esparto Community Services District; Planning, Resources and Public Works Department
 Timeframe: 2007
 Funding: General fund; developer fees
 Monitoring: Planning, Resources and Public Works Department

- 4. The County will adopt an economic development and downtown revitalization program for Esparto. Such a program should include the following components:

- Fee waiver or reduction for desirable commercial and industrial development.
- Flexibility in development standards, including parking requirements, or the use of the Planned Development option to encourage investment.
- Consideration of redevelopment.
- A marketing program to attract desirable businesses and industry to Esparto.

Responsible Agency/Department: Planning, Resources and Public Works Department
 Timeframe: 2008
 Funding: General fund
 Monitoring: Planning, Resources and Public Works Department

- 5. The County will investigate, and if possible, apply for grant monies to be used for seismic upgrade and toxic clean up of buildings in the downtown.

Responsible Agency/Department: Planning, Resources and Public Works Department, Building Department

- Timeframe: 2007
Funding: General fund
Monitoring: Planning, Resources and Public Works Department
6. The County will prepare a downtown physical design plan for Esparto as described in Policy E-LU.24.
- Responsible Agency/Department: Planning, Resources and Public Works Department;
Building Department
Timeframe: 2007
Funding: General fund
Monitoring: Planning, Resources and Public Works Department

General Plan Designations and Zoning Districts

A description of the General Plan designations that are applied to properties in Esparto is included in Table 2, on the following page. The table defines residential densities and commercial uses. The table also identifies those zoning districts that are considered to be consistent with each of the General Plan land use designations.

Planning and Comment Areas

The planning area covered by this Esparto General Plan is illustrated in Figure 2. The planning area is bordered by Cache Creek on the north; County Road 85B on the west; County Road 23 on the south; and generally County Road 87 on the east. Figure 2 also includes the larger “comment area” boundary for the Esparto Citizens Advisory Committee, which will review new development projects on properties on both sides of the illustrated boundary lines.

General Plan and Zoning Maps

Figure 3 is the General Plan Map for the Esparto area. The map identifies the land use designation (as opposed to the zoning) for each property.

Figure 4 is the Zoning Map for Esparto. The map places each property in a specific zoning district, which contains the detailed regulations (setbacks, lot size, etc.), which govern development of the parcels.

Circulation Plan

A Circulation Plan has been prepared for Esparto (Figure 5). The plan indicates a modified grid pattern for the older and newer areas of the town.

The Circulation Plan proposes a continued grid pattern for the eastern portion of the town, east of Alpha Street, where existing agricultural properties are designated for growth. The Circulation Plan identifies Alpha Street as a future north-south residential street that would connect State Route 16 with County Road 20X at the north end of town. Another north-south residential street would be required to the east if and when the agricultural properties develop. The plan also identifies three future crossings over the Lamb Valley Slough, including vehicular bridge crossings at Alpha Street and the future street to the east, and crossing at the extension of Cowell Drive.

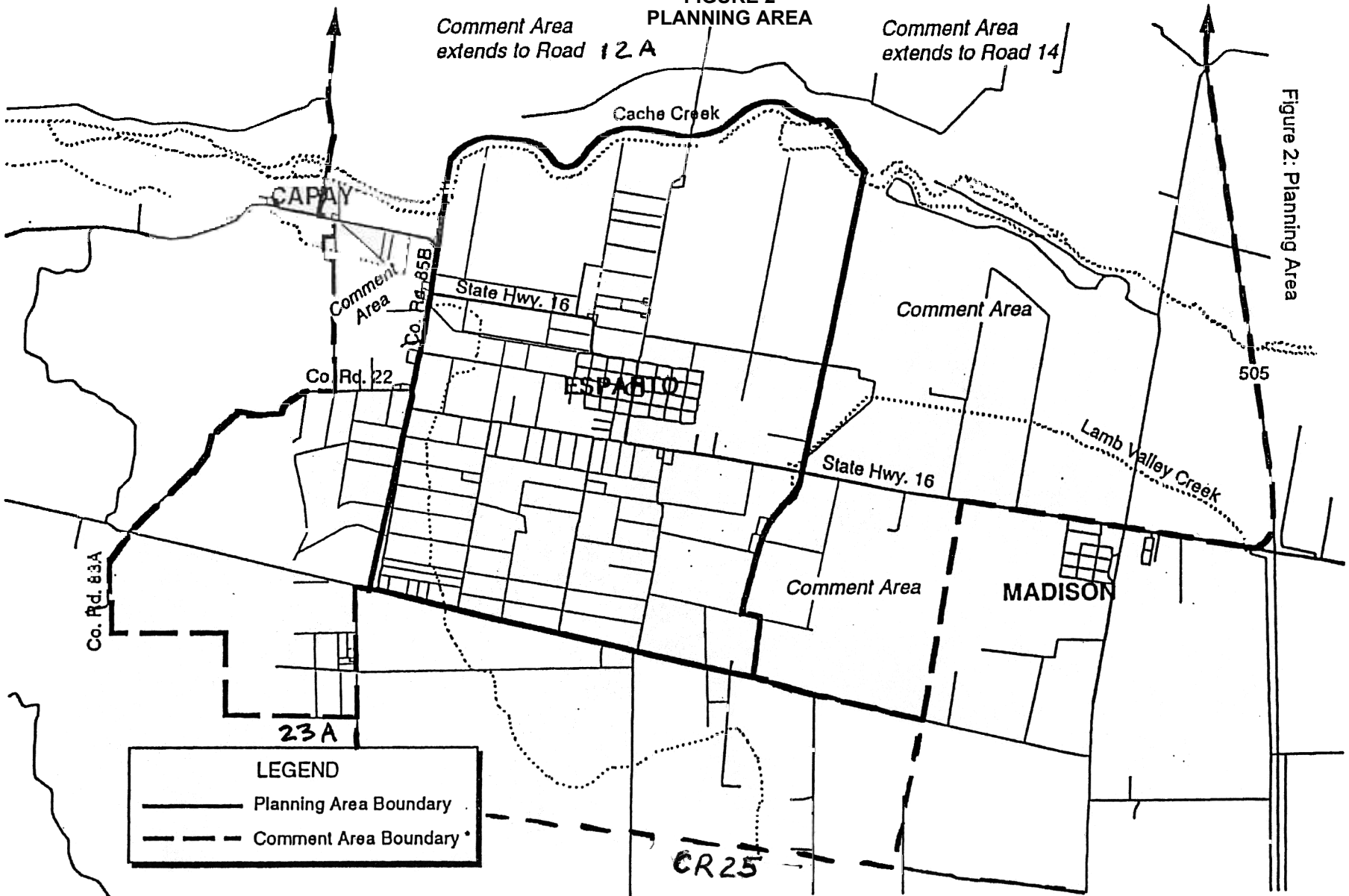
Two new controlled (traffic light or roundabout) intersections are planned on SR 16 at County Road 86A and at Alpha Street. Eventually, a third controlled intersection may be needed to the east. The intersection locations and type of operations would be determined after detailed traffic studies and coordination with Caltrans. One or more of the intersections may be restricted to “right in/right out” movements (prohibiting left turns onto SR 16).

TABLE 2
GENERAL PLAN LAND USE DESIGNATIONS
AND ZONING DISTRICT CONSISTENCY

| Land Use Designation | Maximum Density | General Description | Consistent Zoning Districts |
|--|--|--|---|
| Very Low Density Residential | 1 to 3 dwelling units per gross acre | Single-family dwellings on estate size lots. | RRA and R-S |
| Residential – Low Density | 4 to 10 dwelling units per net acre, unless prescribed through a Planned Development project | Single family dwellings on urban size lots. | R-1 PD and R-2 PD |
| Residential – Medium Density | 10 to 19 dwelling units per net acre, unless prescribed through a Planned Development project | Single and multi-family dwellings on urban size lots and mobile home parks. | R-2 PD and R-3 PD |
| Residential – High Density | 20 or more dwelling units per net acre, unless prescribed through a Planned Development project | Multi-family dwellings on urban size lots. | R-3 PD and R-4 PD |
| General Commercial | N/A | Retail and other businesses that serve the everyday needs of residents in the larger community, including grocery, restaurants, offices, and like uses, but excluding automobile services and parking lots. | C-2 and C-2 PD |
| Downtown/Mixed Use | Height of 50 feet downtown and 40 feet elsewhere. As approved by the Planning, Resources and Public Works Department and the Yolo County Planning Commission | Maintain “main street” character of downtown; protect historic buildings. Allows a wide range of uses, including visitor serving shops, restaurants and specialty retail; craft shops and studios; residences; other job-producing uses. * | C-2 and C-2 PD, and the proposed Downtown Mixed Use (DMX) zoning district |
| Public/Quasi-Public | N/A | Public services and facilities, including public recreation; new or expanded schools. | PR and POS |
| Industrial | N/A | Light industrial and service commercial businesses including those that serve the needs of agriculture. | M-1, M-2 and M-2 PD |
| Agriculture buffer/Setbacks from major roads | N/A | Buffers to preserve agricultural interests; setbacks to preserve view corridors and minimize noise impacts from major roads. | All zones |
| Agriculture | Up to 2 dwellings | Farming, orchards, ranching and related activities. | All “A” zones |

* In addition to the commercial uses described above, other allowable uses shall be as described in Sections 8-2.1302 and 82.1304 of the Zoning Code, unless otherwise prescribed through a Planned Development project.

**FIGURE 2
PLANNING AREA**
 Comment Area extends to Road 12 A
 Comment Area extends to Road 14



LEGEND
 — Planning Area Boundary
 - - - Comment Area Boundary *

* area in which the comments from the Esparto Citizens Advisory Committee will be explicitly requested for new private development or subdivisions and significant public projects.

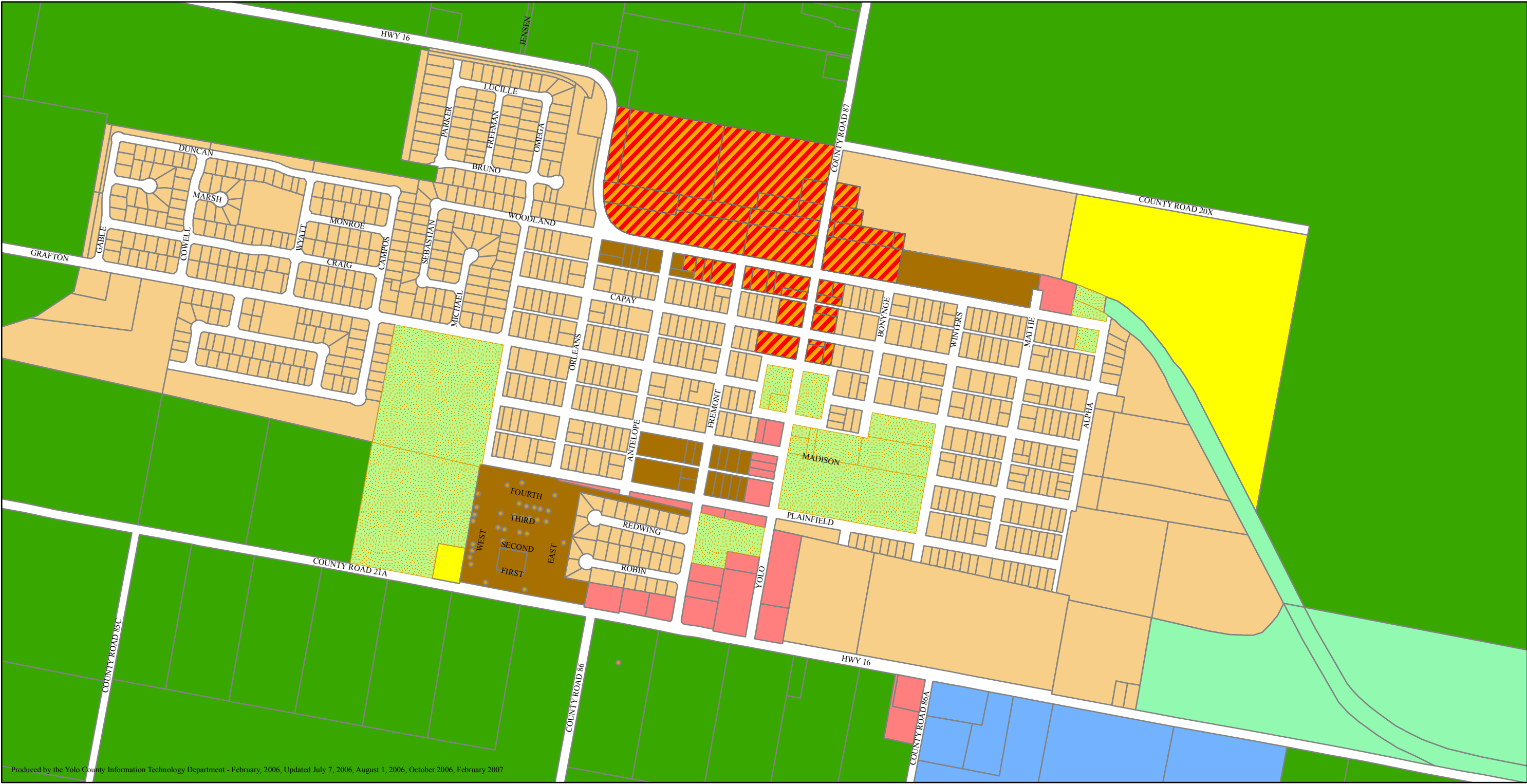
Esparto General Plan

Land Use



FIGURE 3
GENERAL PLAN LAND USE MAP

General Plan for the Town of Esparto



Produced by the Yolo County Information Technology Department - February, 2006, Updated July 7, 2006, August 1, 2006, October 2006, February 2007

- Proposed General Plan Designations**
- | | | |
|-------------------------------|---------------------------|----------------------|
| Agricultural | Residential, High Density | Light Industrial |
| Residential, Very Low Density | Commercial | Parks and Recreation |
| Residential, Low Density | General Commercial | Public Open Space |
| Residential, Medium Density | Downtown Mixed Use | |

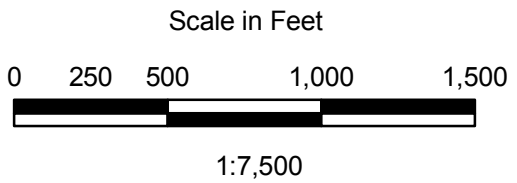


FIGURE 4
ZONING MAP

Zoning for the Town of Esparto



Produced by the Yolo County Information Technology Department - February, 2006, Updated July 7, 2006, August 1, 2006, October 2006, February 2007

Proposed Zoning Classifications

| | | | | |
|-------|-------|-------|-------|------------|
| A-1 | R1-PD | R3-PD | C3 | PR |
| A-P | R2-PD | C1 | M1-PD | mobilehome |
| RS-PD | PD | C2-PD | POS | |

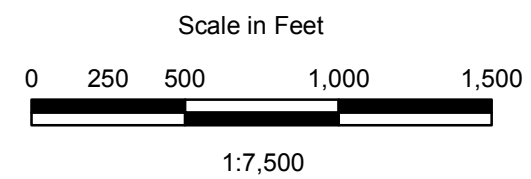




FIGURE 5
Lamb Valley Slough Crossings and Bicycle/Pedestrian Trails



 Bicycle/Pedestrian Trails
 Slough Crossings (Proposed/Existing)

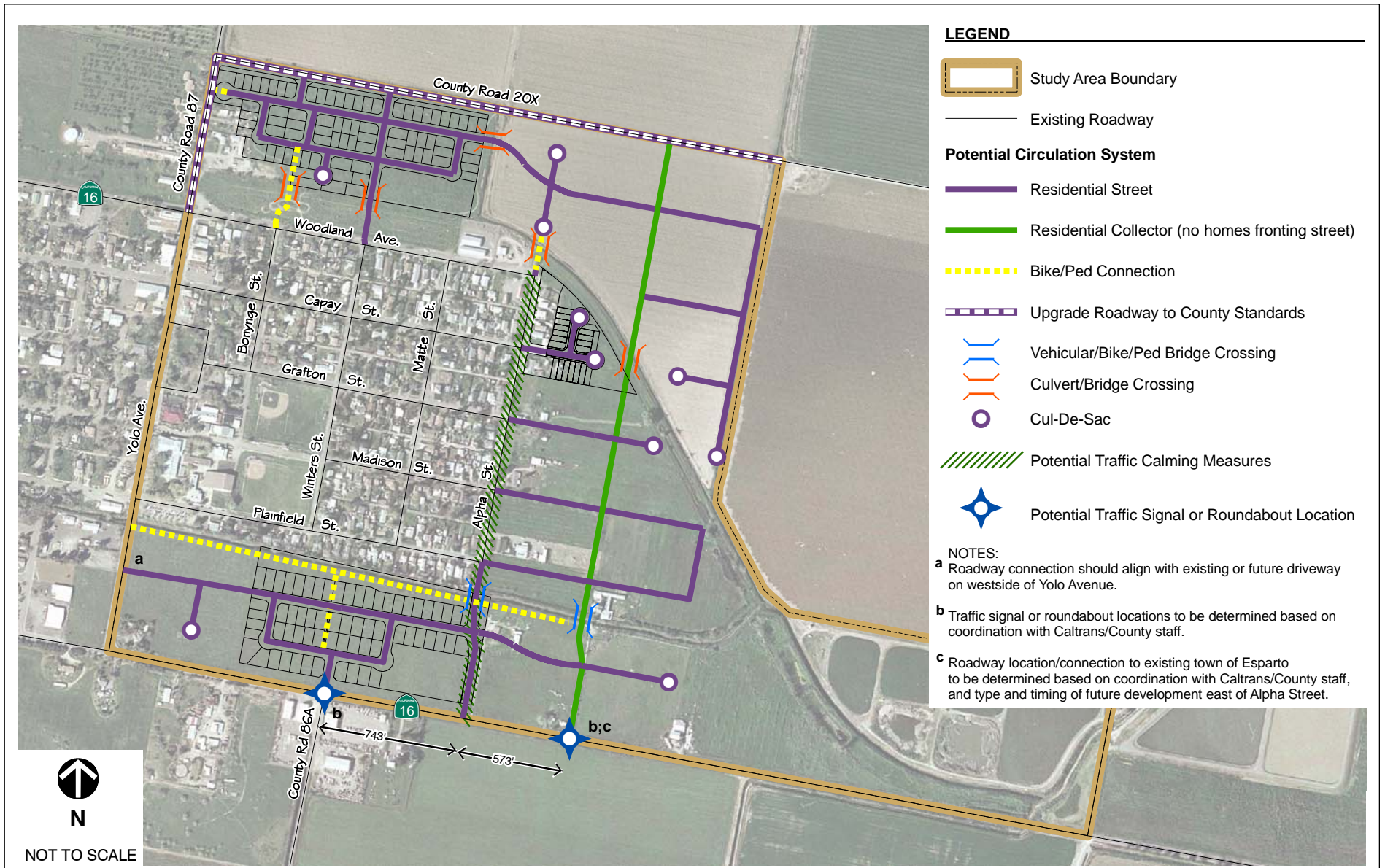
 Roads
 Slough



0 500 1,000 1,500 Feet



FIGURE 5A
INSET A: EAST ESPARTO CIRCULATION PLAN



B. HOUSING

Introduction

The Housing section of the General Plan sets forth the goals, policies and programs to meet the housing needs of present and future residents of Esparto, consistent with the rate and amount of new development envisioned in the Land Use section. The policies contained in this section are intended to supplement the policies contained in the Housing Element of the Yolo County General Plan.

Esparto is predominantly residential in character. According to a mid-1990s field survey and the 2000 U.S. Census, updated to take into account the recent growth over the last ten years, the town has a housing stock of about 750 single-family homes, plus 22 lots with duplexes or multiple-family residences, and one mobile home park that accommodates about 90 homes. The existing housing stock includes approximately 25 new in-fill single family and duplex units.

A housing conditions survey was conducted in 2000; approximately 37 residences were identified as needing significant repair; two were considered dilapidated, meaning that the units may not be habitable and rehabilitation is unlikely to be feasible.

Since the late 1980's, residential building activity in Esparto has varied widely from year to year. Annual building permit activity for the town is presented in Table 3. In 1989, the first phase of the Country West subdivision was constructed in Esparto. However, between 1990 and 2000 very little building activity occurred. Only 39 single family homes were built during the 1990's, or an average of about four per year.

Since 2000, three new subdivisions were completed: Parker Place (72 houses), Country West II (59 houses), and Esperanza (total of 96 houses). Building permit activity was high in 2002 (91 units), as Parker Place and Country West II were built, and in 2004 (89 units) as the Castle/Esperanza subdivision was completed. Building slowed dramatically to only two homes in 2005. A fourth subdivision, Countryview (Ryland/Lopez, 72 houses) was approved in 2005, with first occupancy in 2006 and expected completion in 2007. In 2006, the Countryview subdivision accounted for 23 of the 26 building permits for single-family homes that were issued.

The availability and affordability of housing depends on a variety of factors, including local land use policies. According to the 2000 Census, housing costs and vacancy rates for rental and owner-occupied housing in Esparto were lower than the statewide median in 1999, which suggests that, compared to many places, housing in Esparto at that time was both "affordable" and "available". The 2000 Census indicated that the Madison-Esparto-Capay Valley area had an unusually high vacancy rate, about 8%. The area also had an unusually large percentage of owner occupied units, over 73%. In 1999, the census showed that most monthly rents were between about \$ 450 and \$ 900 per month. The census reported that most for-sale housing in 1999 was priced between about \$150,000 and \$175,000, although there are significant numbers of homes valued much higher as well.

However, between 2001 and 2004, the resale price of an average home in the Esparto area doubled from about \$160,000 to \$322,000. By 2004, average rents for a two-bedroom apartment ranged between \$750 and \$900.

TABLE 3
RESIDENTIAL BUILDING PERMITS ISSUED IN THE ESPARTO AREA
1988- 2006

| Year | Single-Family | Multi-Family |
|---------------|-----------------|--------------|
| 1988 | 11 | 0 |
| 1989 | 67 ¹ | 8 |
| 1990-1995 | 25 | 6 |
| 1996-2000 | 14 | 0 |
| 2001 | 34 ² | 0 |
| 2002 | 91 ³ | 0 |
| 2003 | 14 ⁴ | 1 |
| 2004 | 89 ⁵ | 6 |
| 2005 | 4 | 3 |
| 2006 | 29 ⁶ | 4 |
| TOTAL: | 378 | 28 |

Source: Yolo County

Notes:

Multi-Family includes duplexes.

1. Includes Country West subdivision, Unit One
2. Includes 15 units of Parker Place and 5 units of Country West subdivision, Unit Two.
3. Includes 57 units of Parker Place and 32 units of Country West subdivision, Unit Two.
4. Includes 6 units of Parker Place and 4 units of Esperanza.
5. Includes 86 units of Esperanza.
6. Includes 23 units of Lopez/Ryland (Countryview).

Housing Issues

- *A variety of housing types and prices is needed in Esparto.*

New residential development in Esparto will predominantly be detached single-family dwellings on small lots. While these new houses are generally "affordable" when compared to many other surrounding communities, they are still beyond the affordability of many residents of Esparto. For this reason, new residential development should include some attached housing types and some housing priced to be affordable to lower income households.

- *New residential development must be in character with the existing town.*

Residents are concerned that new development may not reflect the size, scale and materials of the existing neighborhoods. If more new development of this type occurs, the character of

the town will be lost or diminished.

- *Housing for seniors is needed.*

The senior population of Esparto has been growing steadily over the past decade. There is a need to provide senior housing in town.

Housing Goals, Policies And Programs

Goals

1. To provide a continuing supply of housing to meet the needs of existing and future residents of Esparto in all income categories.

Policies

- E-H.1. A variety of housing types and densities shall be encouraged in Esparto.
- E-H.2. New residential neighborhoods shall include a variety of residential units such as townhouses, attached housing, split lot duplexes, or small apartments and condominiums, that are integrated into new single family areas and not concentrated in separate zoning districts. In all subdivisions or housing projects with at least 50 lots/units, the developer shall be encouraged to set aside a minimum of 10% of the lots for purchase by owner-builders.
- E-H.3. The design of multi-family housing shall limit the number of units in one building to four or fewer and should be in scale and character with the homes in the existing town. Such buildings should appear similar to large single-family homes in size, architectural style and usable open space areas.
- E-H.4. Affordable housing shall be encouraged and maintained. New residential development that is affordable to low income households shall be dispersed throughout the town and not concentrated in one place. In all subdivisions or housing projects, at a minimum 20% of the units shall be affordable to households with low or very low incomes. Such housing shall meet the applicable requirements of the Yolo County Housing Element. Projects will be eligible for applicable density bonuses allowed pursuant to the Yolo County Housing Element.
- E-H.5. Housing for seniors shall be encouraged. Projects, which include at least 25% of the units for seniors, may receive a density bonus of 10% or as allowed under State law. Such units must be designed for seniors and must remain available to seniors for at least 30 years.
- E-H.6. Multi-family projects in the R-3-PD and R-4-PD zones shall provide at a minimum 25% or 35% of the units for low or very low-income households, in accordance with the Yolo County Housing Element. Such projects will be eligible for applicable density bonuses allowed pursuant to the Yolo County Housing Element and State law.
- E-H.7. New development in Esparto which provides at least 50% of the units for low or very low income households shall be eligible for a density bonus of 50% or as allowed under State law, subject to the approval of the Planning Commission.
- E-H.8. Multi-family rental housing is essential to accommodate local agricultural, casino, and other workers needing low to moderate-income housing. A key property near downtown Esparto (APN: 049-250-08) has been rezoned to R-3 to accommodate affordable multiple family housing.

Programs

1. The County will adopt an ordinance providing a density bonus for senior housing and for projects with at a minimum 50% lower income housing as described in the above listed policies.

Responsible Agency/Department: Planning, Resources and Public Works Department
Timeframe: 2007
Funding: General fund
Monitoring: Planning, Resources and Public Works Department

2. The County will inventory existing publicly owned land in Esparto and determine if it is suitable for housing and not needed for other public purposes. If so, the County may designate such land for residential purposes at suitable densities and will encourage the Housing Authority or non-profit to acquire and develop the property for lower income housing.

Responsible Agency/Department: Planning, Resources and Public Works Department
Timeframe: 2007
Funding: General fund
Monitoring: Planning, Resources and Public Works Department

C. COMMUNITY DEVELOPMENT STANDARDS

Introduction

The Community Development Standards contained in this section are to assist in the design and review of new development. This section contains *development standards* that are mandatory for all new development. Accompanying *Design Guidelines* for the Esparto community are included in Appendix A. The *Guidelines* suggest development approaches that will help both the community and developers address issues of local concern, protect natural and cultural/historical resources, and preserve community character. The guidelines and standards are described in both text and graphic illustrations.

General

- E-D.1 The following mandatory Development Standards apply to all new development projects proposed in Esparto. The accompanying *Design Guidelines* in Appendix A are meant to be adhered to by all new projects, although the intent of the Guidelines is that they are not meant to be applied as mandatory General Plan policies. The *Design Guidelines* may be revised from time to time by the Citizens Committee or the County without the necessity of going through a formal General Plan Amendment or Update process
- E-D.2. Landscaping shall be required in all development projects subject to Site Plan Review. Landscaping plans shall include a generous number of trees in a variety of sizes. Landscaping materials shall be chosen that is low maintenance and drought tolerant.
- E-D.3. An application for a planned development shall be required for all new development on parcels with a PD zoning suffix. Such an application shall include at least the following:
- A statement of objectives to be achieved by the project through the particular approach chosen, including proposed land uses and residential densities.
 - A site plan consistent with the requirements of Section 8-2.2006 of the County Code.
 - Information on existing land on the site and on surrounding parcels.
 - Any additional information which may be required by the Community Development Director.

Single Family Residential Development

Standards

- E-D.4. At least one 15-gallon street tree shall be planted on every new lot.
- E-D.5. Mature trees shall be preserved to the maximum extent feasible.
- E-D.6. New residential development shall emulate and enhance the existing character of the town and include the following:
- Modest sized homes with generous front yards.
 - A variety of architectural styles and materials.
 - Porches.
 - Street trees in the public right-of-way and trees in front yards.
- E-D.7. New residential subdivisions shall preserve and reiterate the present street grid system, with clear connections to the existing pattern. The use of alleys for access behind homes shall be reviewed on a case-by-case basis.

- E-D.8. New development shall be required to install curbs, gutters and sidewalks, or to secure the installation of such improvements with the exception of Very Low Density Residential projects.
- E-D.9. Multi-family residential projects shall be subject to Site Plan and Architectural Review. Required off-street parking spaces in multi-family projects shall be covered by a garage or carport.

Commercial Development

Standards

- E-D.10. Height, massing and scale should reflect the existing town, and should be no greater in height than downtown buildings.
- E-D.11. New commercial buildings shall be set back a minimum of 20 feet from adjoining residential neighborhoods.
- E-D.12. Trash areas shall be screened and located away from adjoining residential neighborhoods.
- E-D.13. Lights shall be hooded, and located and designed to not shine offsite.
- E-D.14. Existing mature trees shall be incorporated into the design of the project to the maximum extent feasible.
- E-D.15. Rooftop mechanical equipment shall be screened from public view by the use of architecturally compatible materials.
- E-D.16. Ground level mechanical and service equipment shall be screened using fencing, landscaping, walls, or a combination.
- E-D.17. All parking lots shall provide landscaping, including shade trees, and shall be setback a minimum of 10 feet from the street. The shade canopy should be 50% after 15 years. The setback area shall be landscaped to screen parked vehicles from public view.
- E-D.18. Landscaping and street trees shall be required for all new commercial development.
- E-D.19. The old train depot shall be re-used and restored.

Mixed-Use Development

Standards

- E-D.20. Mixed-use development shall be subject to the development standards to be developed as part of the proposed Downtown Mixed Use (DMX) zoning district regulations. Under an approved DMX planned development project, lot size and configuration, required yards, building height, lot coverage, and parking may be specified for the project without conformance to existing County standards if one or more of the following findings can be made:
 - a. The project provides facilities or amenities suited to a particular occupancy group (such as low income groups, the handicapped or elderly) which would be infeasible under conventional development standards.
 - b. Features of the particular design achieve the intent of conventional development standards (adequate parking, compatibility with surrounding

neighborhood character, etc.) as well or better than the standards themselves.

- c. The project provides exceptional public benefits such as parking, open space, landscaping, public art, or other amenities that would not be feasible under conventional development standards.

Downtown

Standards

- E-D.21. To protect and replicate the historical "Main Street" character, new commercial development in the downtown shall reflect the form, spacing, height, and materials of nearby historic structures, and should incorporate the following elements:
- New buildings should be built to the street and side property lines, with no required yards.
 - New buildings should be two-stories.
 - Off street parking shall be prohibited in the area generally bounded by Grafton Street, Woodland Avenue and the parcels fronting Yolo Avenue unless located behind the buildings and not accessed by a driveway from the principal commercial street.

Industrial Development

- E-D.22. Access to new light industrial development fronting Highway 16 shall make use of common driveways to the extent feasible.
- E-D.23. Access to industrial projects shall be through established truck routes, or other major roads and not through residential areas.
- E-D.24. The storage and delivery of hazardous materials shall be consistent with the requirements of the Esparto Fire District and Yolo County.

Programs

1. The County will amend its zoning ordinance to include the development standards outlined in policies E-D.1 through E-D.24, above, by adopting one or more Mixed Use (MX) set of zoning regulations that can be applied to Esparto.

| | | | |
|--------------------------------|--------------------------------------|------------|------|
| Responsible Agency/Department: | Planning, Resources and Public Works | Timeframe: | 2007 |
| Funding: | General fund | | |
| Monitoring: | Planning, Resources and Public Works | Department | |

D. CIRCULATION

Introduction

The Circulation section of the General Plan describes the existing transportation system serving the town, and establishes policies and programs to meet the present and future transportation needs of the community.

Automobiles are the principal form of transportation in Esparto. State Route 16 passes directly through the Town of Esparto. Other nearby roads include County Road 20A, 20X, 21A, 23, 85B, 85C, 86, 86A, and 87. State Route 16 and the county roadway system are an important component of the agricultural economy of the area. These roads are shown on Figure 6, and form a network that crisscross the valley and bring truck transportation to almost every farm. The majority of local trucking is used for transportation of produce from the farms to nearby processing plants. The harvest season brings the highest volume of trucking into the Esparto Area. The transportation of gravel mined from Cache Creek also impacts the area. A recurring idea has been to create designated truck routes to help reduce truck traffic in the center of Esparto.

Road maintenance and construction is the responsibility of the Yolo County Public Works Division, with the exception of the state highways which are the responsibility of Caltrans.

The traffic traveling on Highway 16 has dramatically increased since the Cache Creek Casino opened in Brooks. Average daily traffic on Highway 16 at County Road 21A in Esparto has increased from 5,100 vehicles in 1999 to 10,400 vehicles in 2004. The Rumsey tribe has contributed mitigation monies to upgrade some portions of Highway 16 in the Capay Valley, including the realignment of the Route 16/County Road 85B intersection in the Esparto area.

In 2006, Caltrans is implementing the State Route 16 Safety Improvement Project to reduce the accident rate along the highway. Roadway improvements include widening of the shoulders for the highway from Brooks to I-505. However, no improvements are proposed in Esparto because the accident rate within the community is not higher than the state average.

Another study, the East Esparto Traffic Study, was completed by Yolo County in 2006. The study examined the impacts of three pending subdivisions on the east side of the community. The study recommends updates to the existing grid road system and the pedestrian and bicycle plan for Esparto, as well as recommends improvements to existing intersections along Highway 16 to ensure safe and adequate access to and from the new subdivisions.

Circulation Issues

- There are no current serious deficiencies in the capacities of either the County roads or State highway or intersections. However, access from new subdivisions onto Highway 16 must be planned carefully to ensure capacity and safety concerns are addressed.
- *Additional vehicular and pedestrian crossings of Lamb Valley Slough are needed.*

One concern has been raised related to the limited number of routes over Lamb Valley Slough in the southern portion of town. Currently, all traffic in town must use only two crossings; additional access over the slough is being provided in the Lopez subdivision and is proposed in the Eleanor Parker subdivision. These locations are shown in Figure 5. Additional crossings may be desirable and are being studied.

- *Farm machinery must continue to be accommodated on the main routes.*

Another transportation-related issue is the relatively high numbers of farm equipment traffic on Highway 16/Yolo Avenue. Because the town has some repair shops, farmers bring their equipment into town. So long as this area remains largely agriculture, farmers will continue to drive farm equipment on county roads and state highways.

- *Improved public transit to surrounding cities is needed.*

Esparto is served directly by only one form of public transit—the YoloBus, which runs between the Cache Creek Casino and Sacramento, stopping in Esparto. There are five buses daily.

Given the residential nature of the town and the dependence on other communities for shopping, jobs and services, the need for improved public transit is great.

- *Improved facilities and routes for alternate forms of transportation are needed.*

There is an apparent community desire for better bicycle and walking paths in and around the town for recreation, trips to school and errands in the downtown. Currently, the low traffic volumes and speeds make walking and bike riding in the town itself relatively comfortable. However, walking and bike riding are less pleasant on the state highway and main county roads where traffic is faster. Enhancement of the pedestrian and bicycle network in and around the town is needed. The recently constructed subdivisions have provided pedestrian and bicycle paths and proposed projects will also be required complete a link of trails around the community, according to the plan illustrated in Figure 8.

Circulation Goals, Policies and Programs

Goals

1. To provide a safe and efficient circulation network for Esparto.
2. To encourage the use of alternate forms of transportation other than the automobile.

Policies

- E-C.1. The most often used indicator of the ability of a roadway system to accommodate traffic is Level of Service (LOS), which sets a standard based on a scale from LOS "A", free-flow conditions, to LOS "F", which refers to unstable conditions approaching gridlock. These standards or better are usually considered acceptable for daily traffic Level of Service "C" or better shall be maintained on all streets and intersections, with LOS "D" tolerated at peak times.
- E-C.2. New local streets shall be consistent with the goals, policies and programs of the Land Use section of the General Plan.
- E-C.3. Facilities that promote the use of alternate modes of transportation, including bicycle lanes, pedestrian and hiking trails, park-and-ride lots and facilities for public transit shall be incorporated into new development, and shall be encouraged in existing development.
- E-C.4. Public transit to surrounding communities, especially Woodland, shall be improved.
- E-C.6. A bicycle/walking trail shall be established around the town for errands, to link principal school routes and for recreation. Such a trail system shall also provide a link to other routes that lead to Cache Creek and to the Capay Valley.

- E-C.7. Additional vehicular and/or pedestrian crossings of Lamb Valley Slough shall be required in new development east and west of Yolo Avenue.

Programs

1. The County shall work with the regional public transit authority, SACOG and other interested parties to improve public transit between Esparto and surrounding communities.

Responsible Agency/Department: Planning, Resources and Public Works Department, SACOG, Transit Authority
 Timeframe: 2007
 Funding: Ridership fees, State Highway funds
 Monitoring: Planning, Resources and Public Works Department

2. New development shall be required to dedicate an easement for a walking/bicycle path as illustrated on Figure 5A.

Responsible Agency/Department: Planning, Resources and Public Works Department
 Timeframe: Ongoing
 Funding: Developer dedications
 Monitoring: Planning, Resources and Public Works Department

3. The County shall use park in-lieu fees among other sources for designing and installing the walking/bicycle path.

Responsible Agency/Department: Planning, Resources and Public Works Department, Public Works Department
 Timeframe: 2007
 Funding: Developer fees
 Monitoring: Planning, Resources and Public Works Department, Public Works Department

4. New development adjacent to Lamb Valley Slough shall provide crossings as identified on Figure 5A. The County may require contributions or reimbursements as a condition of approval for development of other properties that will benefit from such crossings.

Responsible Agency/Department: Planning, Resources and Public Works Department, Public Works Department
 Timeframe: Tied to development
 Funding: Developer dedications and fees
 Monitoring: Planning, Resources and Public Works Department, Public Works Department

E. PUBLIC FACILITIES/PARKS AND RECREATION

Introduction

The Public Facilities/Parks and Recreation section of the General Plan establishes goals, policies and programs to insure that the provision of public services and facilities keeps pace with new development, and that present infrastructure inadequacies are remedied. This chapter also identifies public facilities desired by the residents of Esparto, and strategies to help pay for the infrastructure and facilities improvements needed over the time frame of the plan.

Esparto Community Services District

The Esparto Community Services District provides water wells and distribution lines, sewer lines and wastewater treatment, and street lighting for the community.

Water Supply

Existing water supply for the Esparto Community Service District (ECSD) is from groundwater wells located throughout the community. ECSD currently has four operational wells: 1A, 4, 5, and 6. Well #5 is the primary supply with wells #1A or #6 supplementing flows during peak flows. Well #4 would be used only during a major fire event due to the large amount of sand pumped during operation.

There is one 3,000 gallon hydro pneumatic tank located at Well #6 and a new 500,000 gallon ground-level storage tank at Well #5 with booster pumps and a hydro pneumatic tank and new generator. ECSD is currently seeking to develop a new well to enhance redundancy in the system. Well #5 is currently the only well with a backup power generator.

According to 2005 water demand calculations, maximum day with fire flow demand for existing and planned development in Esparto is 5.0 mgd (million gallons per day). Fire flow is estimated at 3,600,000 gpd (from the California Safe Drinking Water Act), which is conservative for the Esparto community because no heavy commercial or industrial developments exist and very few parcels within the current water service area are zoned or could be developed for such use. Esparto existing and planned developments do not currently exceed the maximum day with fire flow demand.

With new development, fire flows in combination with maximum day demands may not be met without additional infrastructure (e.g., wells and/or storage facilities). Consequently, development may be required to supplement flow and storage to eliminate possibilities of low pressure and flow impacts on the existing community.

The Yolo County Health Department and the State Department of Water Resources (DWR) are responsible for monitoring the water quality in Esparto. The County Health Department tests for the coliform bacteria levels in the water supply, while DWR checks for infiltration of dangerous chemicals. Water quality in the Esparto area is considered good; although total dissolved solids are somewhat above recommended levels. No special water treatment is required at this time.

There are some private wells in the Esparto community. However, private wells are not allowed to provide potable water within the boundaries of the Community Services District once services are made available from the District.

Sewer Collection and Treatment

The existing wastewater collection, conveyance, and treatment system within ECSD consists of 6-inch, 8-inch, and 10-inch sewer lines constructed in the late 1960s to convey flow to the treatment plant east of town. The wastewater plant consists of lift pumps and 17.7 acres of facultative ponds for treatment with disposal by percolation and evaporation. The ponding system was originally designed

for surface discharge to Willow Slough, but, subsequent waste discharge requirements prohibit discharge, and adequate ponding capacity is required for 100 percent disposal by percolation and evaporation.

Beginning in 2002, 8-inch and 10-inch lines were extended from existing lines to serve the Parker Place Subdivision, Esperanza Subdivision, and the Lopez Subdivision, all on the west and north sides of the community. The 10-inch line ties into a 12-inch line in Alpha Street along the east side of town and extends westerly along Woodland Avenue to the intersection of Omega Street (SR 16).

The existing wastewater treatment facilities consist of eight facultative ponds located east of Esparto at the Esparto Wastewater Treatment Plant (WWTP). The ponds consist of three primary treatment ponds that receive all wastewater prior to being discharged into the six remaining ponds for disposal. Plans are currently being prepared to add two ponds to the facility for a subdivision currently in the planning stages and additional expansion for another subdivision that is currently in the design phase. Design criteria for the water balance calculation are a 100-year seasonal rainfall event preceded and followed by 2-year return periods. As the community approaches its full build out potential, aerated lagoons will be required to provide adequate treatment for the quantity of sewage generated at that time.

Currently, sufficient land area is available to provide additional ponds for evaporation and percolation of the wastewater flow, as well as, construction of the aeration lagoons. However, as Esparto expand beyond the General Plan boundaries, it will be necessary to acquire WWTP property to accommodate additional growth. The ECSD is in the process of modernization/replacement of the sewer lift station, wastewater pond transfer structures, and metering equipment, and installation of aeration equipment. This WWTP expansion is of similar construction type and process in use at the existing WWTP today. The capacity increase is part of a plant modernization/replacement project and has already undergone environmental review under CEQA [SCH No. 2004022005] and been approved by the ECSD.

The lift station upgrade and expansion was completed in 2006. The upgrade and expansion is overseen by the CSD and partially funded by a “turn key” arrangement with another subdivision developer (i.e., in lieu of paying certain development fees, the developer partially funds the lift station expansion and upgrade). Funding will be provided by a proposed U.S. Department of Agriculture loan as well as collected development fees. Because future development projects will require additional facultative pond acreage, agreements between the developers and ECSD to contribute to the expansion of existing wastewater facultative ponds will be required.

Street Lighting

The Pacific Gas and Electric Company currently charges the Esparto Community Services District a flat rate fee for the street lighting electricity, lamps, and poles. PG&E has replaced older lamps with high-pressure sodium vapor lamps. All electrical wiring has been placed underground along Yolo Avenue. Electric lines still run above ground in the residential areas.

Esparto Unified School District

The Esparto Unified School District has three schools within its 550 square mile jurisdiction. A combined elementary/middle school and the high school are in Esparto. A continuation school is located in Madison. The district also rents a bus yard facility in Esparto, owns land in the town of Guinda, and houses the district office at the high school in Esparto.

Esparto High School currently has approximately 303 students, 15 full and part-time teachers, and one counselor. Esparto High currently exceeds its capacity by 33 students. EUSD’s long-range school facility plans include constructing a new high school to accommodate all of the District’s current and projected high school students.

Esparto Middle School has approximately 200 students and 10 teachers, and currently exceeds its

capacity by 168 students. After the new high school is constructed and Esparto High vacates its current facilities, EUSD plans to move all of the middle school students to the current high school site. As enrollment grows beyond this site's capacity, EUSD will eventually construct an additional middle school.

Esparto Elementary School has approximately 405 students and 22 teachers. In addition to the 405 current students, the facilities and staff at Esparto Elementary can accommodate approximately 120 new students. After Esparto Middle is moved to Esparto High's current facilities, EUSD plans to create a second elementary school at the middle school site. Additionally, projected enrollment growth over the next 25 years is sufficient to justify eventually constructing a third elementary school.

Yolo County Flood Control and Water Conservation District

Esparto is within the jurisdiction of the Yolo County Flood Control and Water Conservation District. The district has authority to plan, develop, and manage water resources, including the construction, operation and maintenance of irrigation, drainage, and flood control facilities and related hydroelectric plants.

The total water supply currently available to the district includes surface water from the Clear Lake/Indian Valley/Cache Creek system as well as from groundwater. The district has the capability of delivering surface water supplies of nearly 150,000 acre-feet per year.

Very little water is wasted during the irrigation season. Most of the drainage water that runs off irrigated fields is returned to the conveyance system and reused by farmers further downstream. In cooperation with the U.S. Bureau of Reclamation, an irrigation management service is available to help growers schedule their irrigations.

Parks and Recreation

Esparto has one park of about one acre in size located on Yolo Avenue near the High School. The park is maintained by the Yolo County Planning, Resources and Public Works Department. County standards call for five acres of parkland per 1,000 residents. Thus, at least two more neighborhood parks of about five acres each are needed to serve the existing town and the anticipated new growth.

The general plan calls for development of public facilities including parks, a new trail system and new swimming pool. With the exception of park construction, the cost of these facilities should be divided equally between existing residents and new development. The rationale for this approach lies in the fact that the general plan will approximately double the size of the town, and that the new facilities will be for the benefit of all residents.

The current residents of Esparto are served by the existing community park. Therefore, through their property taxes, they have already paid for a portion of the total number of parks designated by the general plan. Because the plan calls for installation of two new parks, new residents should pay a greater share of the new parks to equitably spread the cost among all of the town's residents.

Therefore, the total cost for the swimming pool and recreational trail system should be divided equally between new development and current residents, and 2/3 of the cost of the new parks would be attributed to new development. Thus, new development would contribute land for the new parks and trail system plus installation of same. This would be enough to actually build the pool and one of the new parks. Full development of the trails and the second park would be contingent on other sources.

Public Services Issues

- *There are deficiencies in the sewer collection system and water distribution system currently serving the town.*

The water distribution system consists primarily of six-inch pipelines running in the alleys. Some lines are smaller than six inches and need upgrading. Some parts of the town lack adequate water pressure. To enhance both domestic delivery and fire flow, additional eight-inch water mains are needed in some places, especially on the northern and eastern perimeters of town. In some places the water lines are not looped, leaving dead ends. These areas should be fully looped.

The system has limited above ground storage capacity; this should be supplemented in the future to help ensure consistent domestic service and to improve fire fighting capability.

There is currently no auxiliary (back-up) power for the well pumps, except for Well #5. However, the wells are on three different PG&E circuits, so a system-wide power loss is unlikely. Nonetheless, new water supply facilities should be provided with auxiliary power.

- *The water and sewer system serving the town will require upgrading and expansion to accommodate new development.*

Additional water supply will be needed if significant new growth is proposed beyond the current General Plan area. When planning for new sources, the district should consider alternatives to the Upper Cache-Putah Basin; alternatives could include surface water or wells closer to Cache Creek in the Cache Creek Basin. By utilizing more than one source, the community is better protected if one source is disrupted (eg: by pollution infiltrating into one groundwater basin).

Any substantial new development will also require expansion of the sewage treatment plant. This may entail additions to the influent headworks, as well as additional ponding system. The area needed for the new ponds may vary with the expected demand generated by any proposed new development.

Besides the need for additional treatment capacity, there are a few other sewerage issues that may affect planning for new growth. New development farther west than the existing town boundary may not gravity flow to the existing treatment plant. Thus, depending in part on the location of the expanded plant, a lift station may be necessary. Also, some of the existing trunk lines are at capacity. Thus, new lines will be needed to serve significant new growth.

- *More recreational activities are needed for residents of all ages.*

Because Esparto is a small, unincorporated community, organized recreation opportunities are limited when compared with larger communities and cities. One of the most frequently cited needs for the town is a new swimming pool and recreation activities for all age groups, especially for children and teens. Additional parkland and a community center are also seen as desirable.

- *A new high school or middle school is needed.*

Facilities for some specialized courses, such as laboratory sciences, are nearing capacity at Esparto High School. Given the expected increase in enrollment at the high school and middle school, there is a need to either expand the existing high school or to build a new school.

- *The Esparto School District needs expanded school facilities to accommodate existing needs as well as additional growth of the town.*

Currently, the capacity of the elementary school is exceeded and the middle school is at

capacity. While it appears the high school can accommodate additional students, other limitations effectively restrict its effectiveness. For example, the labs can only hold about half of the current student demand. Thus a new facility better designed for current learning requirements is needed.

One possibility to resolving school capacity problems in the district would be to move the middle school to the high school, freeing up capacity for the elementary school, and constructing a new high school with up to date facilities.

- *The following community facilities are desired:*

More parkland/recreation facilities

A public pool

A community and /or recreation center

Hiking, bike riding or equestrian trails which could link to a regional network including Cache Creek, Capay Valley and the hills to the west.

These are not listed in any particular order or priority, and reflect a desire by the residents to have more public amenities, especially a new swimming pool, as part of their community.

- *Funding is necessary for public services improvements and desirable new facilities.*

New development is expected to pay its fair share for the cost of providing additional services. However, the cost of upgrading, replacing and expanding public services that serve the existing residents must be borne by the existing residents.

Public Services Goals, Policies and Programs

Goals

1. To provide the level of public services desired by the residents at an equitable cost.
2. To insure the provision of public services keeps pace with new development.
3. To build a new community center downtown, a new park and a public swimming pool.

Policies

- E-S.1. Expansion of the sewage treatment plant and distribution system should be planned to coincide with the increase in the demand beyond current capacities resulting from development under the General Plan. New development within the Esparto Community Services District shall not be permitted unless adequate capacity to serve such development is available.
- E-S.2. Additional development within the town shall not be permitted until adequate water pressure and supplies are provided.
- E-S.3. The expansion of school facilities should coincide with the increase in population in accordance with the General Plan so that capacity is not significantly exceeded. The County, in consultation with the Esparto Unified School District, should establish thresholds beyond which new residential development will be restricted until services and facilities deemed adequate are provided. The level of development restrictions should reflect the severity of the services and facilities needs. If a new school is constructed, it should be built in Esparto proper, and not in another outlying area of the school district.
- E-S.4. Prior to approval of new development or subdivisions on the properties designated as

potential school sites on Figure 4 the Esparto Unified School District shall be asked if the subject location is the preferred location for a new school. If so, as a condition of approval of the project or subdivision, the County shall require the developer to offer to dedicate to the school district a site not more than five (5) acres in area. When calculating the allowable density for the subject properties, the number of allowed units shall be based on gross acreage (that is, the amount of land including the school site dedication area). If land is needed in addition to the five acres, it shall be obtained through another mechanism besides this dedication requirement such as purchase.

- E-S.5. A public swimming pool and a community center should be developed. The community center and library should be combined on one site on the west side of Yolo Avenue. The community pool should be located in the new park or new school.
- E-S.6. New development shall be charged an impact fee to offset its proportional share of the cost of a new community center.
- E-S.7. The County will use parkland in lieu fees collected from new development in the Esparto General Plan area for the design and construction of new parks and pedestrian/bicycle trails as illustrated on Figure 4 and toward a new community swimming pool. The County will investigate the possibility of joint development, use and maintenance of the pool with the Esparto Unified School District.
- E-S.8. Park sites of at least five acres in size shall be offered for dedication to the County as a condition of approval for new development or subdivisions for the locations shown on Figure 4. The allowed residential density on the affected sites shall be computed based on gross acreage (that is, including the parkland dedication area). In such cases where parkland is being dedicated, park fees which would otherwise be charged to the new development shall be waived.
- E-S.9. Recreation programs for persons of all age groups should be expanded in Esparto.
- E-S.10. Health care and emergency services should be expanded in Esparto.

Programs

- 1. Parkland in-lieu fees for Esparto shall be updated on a regular basis based on a nexus study, and every five years thereafter.

Responsible Agency/Department: Planning, Resources and Public Works Department, County Engineer, Esparto Community Services District

Timeframe: 2007

Funding: General fund; in lieu fees

Monitoring: Planning, Resources and Public Works Department

- 2. The County will adopt a capital improvement program to expand the recreation facilities in Esparto, and will allocate fees from new development toward the implementation of such a program.

Responsible Agency/Department: Planning, Resources and Public Works Department

Timeframe: 2007

Funding: General fund, developer fees

Monitoring: Planning, Resources and Public Works Department

- 3. The County will request the school district to conduct a fee analysis to establish the amount to be charged for school impact mitigations; the County will require this mitigation fee for all applicable new development within the boundaries of the school district.

Responsible Agency/Department: Planning, Resources and Public Works Department, Esparto School District
Timeframe: 2007
Funding: School District and developer fees
Monitoring: Planning, Resources and Public Works Department

- 4. The County will review the long term use of County owned land within the Esparto planning area and will consider using such land for a library/community center and/or for low income housing. Included in such consideration will be the possibility of trading vacant or underutilized County land in locations not suitable for these uses for other parcels which may be more appropriate for such uses.

Responsible Agency/Department: Planning, Resources and Public Works Department
Timeframe: 2007
Funding: General fund
Monitoring: Planning, Resources and Public Works Department

III. CONSERVATION

The lands surrounding Esparto possess diverse natural resources that include fertile soils, flowing creeks, beautiful trees and clean air. Nearby Cache Creek provides valuable habitat for numerous species of plants and animals and is also an important source of gravel and aggregate.

In addition to the natural environment, Esparto is rich in history. Many of the former residents of the town played an important role in shaping the growth and development of the region. The houses and ornate buildings they constructed remain a valuable reminder of the town's heritage.

Together, these natural and human-made resources form the town's setting. If the rural character and quality of life enjoyed in Esparto are to be preserved, the General Plan must contain policies and programs that protect and conserve these valuable resources in and around the town. The Conservation chapter of the General Plan addresses these issues.

A. NATURAL RESOURCES

Plants and Animals

The Esparto area has two major plant communities — those associated with open agricultural land and those related to riparian corridors.

The agricultural land was originally an oak woodland-grassland community. With the advent of early settlers, the land was converted to farming and livestock raising. Farmland provides cover for a variety of mammals, birds, reptiles and amphibians.

The riparian community is largely located along Cache Creek although some elements may also be found along the sloughs. The dominant tree species include willow, cottonwood, oak, salt cedar, and button willow with an understory of tall grasses and water tolerant brush. Numerous fish and other animals inhabit this community.

Air Quality

Esparto enjoys relatively clean air, but occasionally experiences high levels of ozone and other pollutants that are transported from the Sacramento area. More localized sources of air pollution include dust and smoke from agricultural operations.

Good air quality is a necessity in an agricultural region not only for the well being of the residents, but to insure continued high levels of crop production.

Visual Resources

Esparto's most important visual characteristics include the large number of mature trees that line the streets and grow in yards; the older homes with landscaped yards and gardens; and the historic commercial buildings downtown and near the old railroad line. Another aesthetic resource is the town's rural/agricultural setting.

On the other hand, there are some aesthetic problems in Esparto. Many homes are poorly maintained; in some places, automobiles and other machines are in various states of disassembly on the street or in driveways. Several non-residential buildings, including some in the downtown, are in disrepair and are under used. In some cases, it is not clear that rehabilitation of these buildings will

be economically feasible without special assistance.

Soils

The U.S. Soil Conservation Service has developed a system for placing soils in land capability classes. The system uses a scale from I to VIII, with Class I having the most desirable characteristics and Class VIII having the least desirable characteristics. Soils classes I and II are considered prime agricultural land. Class I soils are very deep and well drained, with moderately fine texture on nearly level topography. Class II soils are also prime agriculture land but may have minor problems, such as inferior drainage, too fine a texture, or slight slope (between 0% and 2%). Class III and Class IV soils have additional restrictions (slopes, drainage, texture), but may still be suitable for agriculture. Class V and VI are generally unsuitable and un-irrigable because of excessive slopes or rocky soils.

In an effort to monitor the amount and productivity of the state's farmlands, the State of California Department of Conservation has mapped soils that it considers to be "prime" and of "statewide importance". Almost all of the soils surrounding Esparto are considered "prime" on the State Important Farmland Map.

Sand and Gravel Resources

There are no mineral extraction operations in the town of Esparto itself. However, sand and gravel mining along Cache Creek has continued since the first settlers in the area dug this material from many locations along the stream bank. The construction of dams and diversion structures along Cache Creek has allowed excavations to occur directly from the streambed during low water stages. The quantity of gravel and sand extracted from Cache Creek now exceeds that deposited during winter storms.

B. ARCHAEOLOGICAL, CULTURAL AND HISTORICAL RESOURCES

Although the Sacramento Valley has been inhabited for over 10,000 years, the evidence of early human use is likely buried by deep alluvial sediments that accumulated rapidly during the late Holocene period. As of the date of this Plan, no archaeological places or sites have been identified in the Esparto area. However, should development in the Esparto Area encounter an archaeological resource, the Yolo County Planning, Resources and Public Works Department must be contacted. Developers are required to stop any digging or excavation work immediately and contact the county. The county then refers the matter to individuals at University of California at Davis or another appropriate group to determine the appropriate safeguards.

If human remains are discovered, the specific requirements of Public Resources Code Section 5097.98 must be followed. The law requires that a county coroner be contacted to investigate any human remains found during excavation, and if the coroner determines that they are Native American in origin, the coroner must report this discovery to the Native American Heritage Commission.

The Public Resources Code, Section 5097.98 requires that upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally-accepted cultural or archaeological standards or practices, where the Native American human remains are located is not damaged or disturbed by further development activity until the landowner has discussed and conferred with the most likely descendant(s) regarding their recommendations as prescribed in this section and, if applicable, has taken into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants regarding the descendants' preferences for treatment.

The descendents' preferences for treatment may include: preservation of Native American human remains and associated items in place, the nondestructive removal and analysis of human remains and items associated with Native American human remains, relinquishment of Native American human remains and associated items to the descendents for treatment, or other culturally appropriate treatment. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section are located in the project area and to provide a basis for additional treatment measures.

Cultural resources are remains and sites associated with human activities, including Native American archaeological sites (both prehistoric remains and sites occupied after European arrival), historic buildings and archaeological sites, and natural landscape elements with traditional cultural significance (including areas of economic or religious significance). They are important for scientific, historic, and/or religious reasons to cultures, communities, groups or individuals. Some level of protection is provided to cultural resources pursuant to CEQA, which requires that a cultural resource inventory or study be conducted if a project will result in a substantial adverse change in the significance of cultural resources. Yolo County will ensure that appropriate levels of study will be conducted on such projects and that records related to Native American cultural resources will not be disclosed to the public, as required by Government Code Section 6254.10.

Yolo County has designated the Esparto commercial district and other significant residences and buildings as historic resources. Some of these properties are probably eligible for nomination to the National Register of Historic Places. If the properties were placed on the national register, additional grants and funds (as well as additional regulations) will apply to the structures.

The two-and-a-half block district fronting on Yolo Avenue encompasses the 13 commercial and warehouse buildings built in Esparto prior to 1920. The buildings are principally one-story structures, but the two oldest buildings are two stories in height. Various styles are represented, but the most common is a classically influenced storefront popular at the turn of the century. Also present are a Tudor Revival influenced garage structure, a Mission Revival former bank, and some railroad related structures. The buildings have only received minor alterations, so the stylistic integrity of the district is still intact. Several of the buildings are underutilized and in disrepair, however.

Conservation Issues

- *Expansion of the town will result in the loss of some fertile agricultural soils.*

If Esparto is to expand in accordance with the goals, policies and programs of the General Plan, it can only do so on the agricultural land that surrounds the town. The habitat value of this land and its potential for agricultural production will be effectively lost.

- *The continued development of the town will contribute to the incremental area-wide deterioration of air quality.*

The Yolo-Solano Air Quality Management District has adopted an Air Quality Attainment Plan as required by state law. The plan contains strategies for attaining the pollutant emission reductions required by the California Clean Air Act (CCA) which focus on reducing dependence on the automobile as the primary mode of transportation. Under the Esparto General Plan, pollutant emissions would increase as the population grows. Therefore, it is important for the General Plan to contain policies and programs that further the goals of the Air Attainment Plan and help achieve the air quality standards mandated by state and federal laws.

- *Cache Creek should be managed to protect its habitat and recreation value while allowing careful use of its gravel and aggregate resources.*

Cache Creek is a sensitive biological resource that provides habitat for a variety of plants and

animals. The creek is also an important recreation and open space resource for Esparto and other communities. Continued or expanded aggregate mining could result in the loss of these other values if not properly managed. Countywide policies should govern these kinds of operations.

- *New development could result in the loss of mature trees.*

The large trees that line the streets of Esparto are an important component of the character of the community that should be preserved wherever possible. Also, as old orchards are developed, some trees should be preserved and incorporated into the subdivision design.

- *The historic character of the town could be diminished by the demolition of existing historic buildings.*

New development that is not respectful of the town's rural character and architectural styles could result in the loss of this important aspect of the town.

- *The storage of inoperable automobiles and other debris in yards detracts from the attractiveness of the town.*

Esparto is a rural community where cars and farm machinery are sometimes repaired and stored at residences. The storage of old cars and other materials that are visible from the streets of town diminish the appearance of Esparto. Better property maintenance standards and enforcement are needed.

Conservation Goals, Policies and Programs

Goals

1. To protect the town's natural, cultural, visual and historical resources.

Policies

- E-R.1. Policies that promote the use of alternate forms of transportation should be encouraged as a way to conserve air and energy resources. Public transit to surrounding communities, especially Woodland, shall be improved as a way to reduce dependence on the automobile and to conserve air and energy resources.
- E-R.2. All new construction shall incorporate standard mitigation measures recommended by the Yolo Solano Air Quality Management District. In addition, 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. The reduction in anticipated emissions shall be accomplished by incorporating trip reduction measures and specific design features into the project, and/or adopting other measures that are recommended by the YSAQMD. These measures may include: planning for a mixture of complementary uses; increasing planned residential densities; providing multiple and direct pedestrian access to adjacent, complementary land uses; providing bicycle lanes, racks, lockers and showers; requiring use of electric maintenance equipment such a lawn mowers; and others. All new residential projects shall be required to include natural gas fireplaces, or other fireplace inserts recommended by the U.S. Environmental Protection Agency, and energy-efficient (Energy Star) appliances.
- E-R.3. Development projects involving drainage modifications should be constructed so as to minimize soil erosion and silt transport.

- E-R.4. If the development of a site uncovers cultural resources, the procedures and recommendations developed according to Section 15064.5 of the California Environmental Quality Act shall be followed for identification, documentation and preservation of the resource. If human remains are discovered, the specific requirements of Public Resources Code section 5097.98 must be followed. The law requires that a county coroner be contacted to investigate any human remains found during excavation, and if the coroner determines that they are Native American in origin, the coroner must report this discovery to the Native American Heritage Commission. The NAHC must then contact the persons it believes to be the most likely descended from the deceased Native American.
- E-R.5. The County shall document and record data or information relevant to prehistoric and historic cultural resources which may be impacted by proposed development. The accumulation of such data shall act as a tool to assist decision-makers in determinations of the potential development effects to prehistoric and historical resources located within the County.
- E-R.6. Prior to approving any proposal to expand existing gravel mining operations or for new such operations, the County shall require submission of a haul road plan including routes and expected traffic volumes.
- E-R.7. If off channel mining is deemed acceptable by the County, associated recreation features shall be incorporated into such operations including, but not limited to, a public trail along Cache Creek. Any off-channel mining proposal shall include a reclamation/restoration plan.
- E-R.8. Historically or architecturally significant buildings should not demolished or substantially changed in outward appearance, unless doing so is necessary to remove a threat to health and safety and other means to avoid the threat are infeasible.
- E-R.9. Through the environmental assessment and review process, the County shall encourage developers to limit fireplace installations in new projects, and encourage the use of EPA Phase II-Certified woodstoves and fireplaces, LPG-fired fireplaces, pellet stoves, or other devices which minimize emissions.
- E-R.9. New development shall preserve and enhance existing riparian and wetland habitat along Lamb Valley Slough and other small canals in the planning area, unless the need for flood protection and maintenance prevents such preservation and enhancement.

Programs

- 1. The County will continue to refer development applications that may affect cultural resources to the Northwest Information Center at Sonoma State as part of the County's environmental review procedures.

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| Responsible Agency/Department: | Planning, Resources and Public Works Department |
| Timeframe: | ongoing |
| Funding: | General fund |
| Monitoring: | Planning, Resources and Public Works Department |

- 2. All new construction projects shall incorporate the standard dust suppression requirements recommended by the YSAQMD, including:
 - Nontoxic soil stabilizers according to manufacturer's specifications shall be

applied to all inactive construction areas (previously graded areas inactive for ten days or more).

- Ground cover shall be reestablished in disturbed areas quickly.
- Active construction sites shall be watered at least three times daily to avoid visible dust plumes.
- Paving, applying water three times daily, or applying (non-toxic) soil stabilizers shall occur on all unpaved access roads, parking areas and staging areas at construction sites.
- Enclosing, covering, watering daily, or applying non-toxic soil binders to exposed stockpiles (dirt, sand, etc.) shall occur.
- A speed limit of 15 MPH for equipment and vehicles operated on unpaved areas shall be enforced.
- All vehicles hauling dirt, sand, soil, or other loose materials shall be covered or shall be maintained at least two feet of freeboard.
- Streets shall be swept at the end of the day if visible soil material is carried onto adjacent public paved roads.

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| Responsible Agency/Department: | Planning, Resources and Public Works Department |
| Timeframe: | ongoing |
| Funding: | General fund |
| Monitoring: | Planning, Resources and Public Works Department |

3. All new construction projects shall incorporate the standard NO_x reduction requirements recommended by the YSAQMD, including:

- To the extent that equipment and technology is available and cost effective, the applicant shall encourage contractors to use catalyst and filtration technologies;
- Minimize idling time to 5 minutes when construction equipment is not in use, unless per engine manufacturer's specifications or for safety reasons more time is required; and
- District Rule 2.3 requires controlling visible emissions not exceeding 40% opacity for more than three minutes in any one-hour.

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| Responsible Agency/Department: | Planning, Resources and Public Works Department |
| Timeframe: | ongoing |
| Funding: | General fund |
| Monitoring: | Planning, Resources and Public Works Department |

4. Any new residential projects with wood burning appliances shall use only pellet-fueled heaters, U.S. EPA Phase II certified wood burning heaters, or gas fireplaces. Installation of open-hearth wood burning fireplaces shall be prohibited.

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| Responsible Agency/Department: | Planning, Resources and Public Works Department |
| Timeframe: | ongoing |
| Funding: | General fund |
| Monitoring: | Planning, Resources and Public Works Department |

5. The County will continue to require grading and drainage plans for new development that minimizes soil erosion and silt transport.

Responsible Agency/Department: Planning, Resources and Public Works Department, Building Department
 Timeframe: Ongoing
 Funding: General fund
 Monitoring: Planning, Resources and Public Works Department

6. The County should adopt a tree planting and preservation ordinance. Such an ordinance should include the following components:

- A master tree list and a master street tree list that specifies the species of trees suitable and desirable for planting along streets and other areas.
- Street tree planting procedures for residential and commercial areas.
- Maintenance requirements and procedures.
- Tree protection and removal standards, and penalty for non-compliance.

Responsible Agency/Department: Planning, Resources and Public Works Department, Public Works
 Timeframe: Ongoing
 Funding: General fund
 Monitoring: Planning, Resources and Public Works Department

7. The County shall continue to enforce zoning ordinance regulations relating to property maintenance.

Responsible Agency/Department: Planning, Resources and Public Works Department
 Timeframe: Ongoing
 Funding: General fund
 Monitoring: Planning, Resources and Public Works Department

IV. SAFETY

The Safety section of the General Plan identifies areas subject to natural or human-made hazards, and establishes goals, policies and programs to protect people and property from their effects. This chapter also discusses ways to improve public safety and the provision of public safety services.

A. NATURAL HAZARDS

Introduction

Esparto is located on relatively flat farmland in the west-central Sacramento Valley; few natural hazards affect the area. However, there are two forms of natural hazards that can affect the town: flooding and seismic (earthquake) activity.

Flooding

Areas subject to flooding are shown on Figure 6. Flooding can occur in two forms:

- Excessive ponding following heavy rainfall in poorly drained areas
- Breaching of levees along the Lamb Valley Slough.

Lamb Valley Slough drains the area located to the west of Esparto and takes water collected at the Winters Canal through to the east side of town. The design of the slough and lack of regular maintenance has combined to restrict the flow of storm water causing the channel to overflow in severe storms.

During periods of extensive rainfall, the flat topography of the area can create localized ponding, especially between Madison and Esparto on State Route 16 and in the south east area of town.

A drainage study was completed by the County in 2006 as part of the review of three pending subdivisions. The preliminary study examined some concepts to provide regional drainage and flood control facilities in the eastern part of the community, so that individual subdivisions would not be required to include on-site detention basins as part of their projects. Additional, more detailed studies will be needed to plan for, and determine the feasibility and cost of, regional drainage facilities.

Although Cache Creek is located less than one mile to the north, the 100-year flood plain (the area with a statistical likelihood of being flooded once in a 100 year period) does not extend to the town, although the area of inundation resulting from a failure of the Indian Valley Dam does come close to the north side of town. However, it would take almost three hours for the water from the dam to reach the town in the event of a failure, leaving adequate time for emergency procedures.

Seismic Safety

There are no recorded fault zones in Esparto itself, but there are three such areas in Yolo County: the Dunnigan Fault zone, Midland fault zone and the Capay Valley. The Dunnigan fault zone lies in the north east portion of the County, where seismic activity would probably not effect Esparto. The Midland fault zone is located between the town of Winters and the Coast Range in the southwest corner of the county. It includes a number of relatively small, related faults. Within the Capay Valley area, there are two major faults. The Sweitzer fault is located just below the ridge line of the Capay

Hills paralleling the valley. The Eisner fault is located at the upper end of Capay Valley just below the Sweitzer fault. Other known faults are located on the western and northwestern border of Yolo County in the Blue Ridge and Rocky Ridge Hills.

Major faults also lie to the west along the Pacific Coast (the San Andreas Fault Zone) whose movement could affect Esparto. Other faults are to the east, along the Sierra Nevada, in the Bear Mountain and Melones Fault zones.

Earthquakes can cause landsliding, subsidence, ground displacement, ground shaking, and dam and levee failure. The following discusses the likelihood of these in Esparto.

Landsliding. Esparto, which is quite flat, would not be affected by landslides.

Subsidence. Subsidence is the gradual settling or sinking of an area with little or no horizontal motion. Identifying subsidence areas can be difficult. Although subsidence due to groundwater withdrawal in the Central Valley is well documented, there are no reports of significant areas of subsidence affecting the Esparto area.

Ground Displacement. All major earthquakes in California have involved a large amount of surface displacement, but the faulting is generally along established fault lines. Esparto has no known fault lines and, thus, will not likely experience ground displacement during an earthquake.

Ground Shaking. Esparto may be subject to ground shaking during an earthquake. The damage to structures caused by an earthquake depends on several variables; the distance to the epicenter, the earthquake magnitude and duration, the soil, and the building materials and height. As noted above, Esparto is not located on a known fault line. However, a strong earthquake nearby could still produce strong ground shaking in the area. The deep soil of the Central Valley will transmit the shock waves associated with an earthquake.

Most single-story wood structures with good foundations will survive even a strong earthquake. The building materials and construction methods are flexible enough to move with the ground movement. Unreinforced brick or masonry buildings, on the other hand, are relatively inflexible and can be hazardous during an earthquake.

A problem associated with groundshaking is liquefaction, which occurs when saturated soils turn to a quicksand-like consistency and fail to support building foundations. The soils near Esparto are not heavily saturated and are not likely to be subject to liquefaction.

Dam and Levee Failure. Should Indian Valley Dam fail in an earthquake, the existing town of Esparto would be spared from flooding. The closest area near Esparto that is subject to flooding is north of the old Southern Pacific Railroad tracks. Development north of the old railroad lines should consider appropriate safeguards to minimize flood damage.

Natural Hazard Issues

- *The lack of regular maintenance of Lamb Valley Slough has resulted in an increased risk of flooding from the buildup of debris in the channel.*

Regular maintenance could reduce flood hazards, but the availability of funds to do that maintenance is a concern among the residents. However, new development should not exacerbate the flooding problem.

There are two possible solutions to localized flooding of Lamb Valley Slough. One is to provide on-site detention basins to capture runoff and meter it out to the slough in an amount that the slough can accommodate without flooding. Another solution would be to construct a second flood control system that bypasses the slough.

- *The flat topography and lack of a comprehensive drainage system in the town have resulted in localized flooding from the ponding of water after heavy rains.*

Localized ponding and flooding can be remedied through properly engineered flood control and drainage systems.

- *Some of the older buildings in town are made of masonry and other materials that may not be safe in the event of an earthquake.*

Although there are no known faults in Esparto, a moderate earthquake on one or more of the faults in the Capay Valley could result in damage to structures made of inflexible materials, such as masonry and plaster.

- *Drainage facilities serving the town will require expansion and a regular schedule of maintenance to accommodate additional development and remedy existing drainage problems.*

Lamb Valley Slough carries a substantial amount of storm water from Esparto and points to the west. Local residents remember the frequent floods and respect the slough's limitations. Homes along the eastern end of town may be at-risk during large storms.

A key factor in the slough's ability to handle water run-off is the maintenance of the channel. The County has collected money from developers of new subdivisions in Esparto to clean the slough of debris, deepen the channel, and straighten a sharp turn that was restricting flows. Maintenance has not been performed on a regular basis and this may contribute to capacity problems.

Hazards Goals, Policies And Programs

Goals

1. To protect the lives and property of the residents of Esparto from unnecessary risk due to flooding, earthquakes, and other natural and human-made hazards.

Policies

- E-HZ.1. New development shall be prohibited in areas with sensitive environmental characteristics, or where natural or human-caused hazards pose a significant threat to safety and property.
- E-HZ.2. Prior to approval of any major development projects, the County shall resolve how regional storm drainage shall be handled in Esparto. The options include: continue to require project-by-project mitigation through on-site detention basins; or approval of a comprehensive regional storm drainage system with adequate funding mechanism, perhaps developed in conjunction with the planned Caltrans improvements to SR 16 between Esparto and Madison.
- E-HZ.3. As a condition of approval of any development project or subdivision on property along the Lamb Valley Slough, a maintenance easement shall be offered to the County for the portion of the slough on the subject property.
- E-HZ.4. Any project proposed in a flood zone shall provide detailed mitigation plans for the protection of lives and property from flooding.
- E-HZ.5. Reuse or redevelopment of seismically vulnerable buildings in or near downtown Esparto

(e.g., the Wyatt Hotel, or the train station) shall be upgraded to the latest and highest appropriate seismic retrofit standards under the Uniform Building Code.

- E-HZ.6. Require additional hazardous materials investigations or cleanup prior to approval of additional construction or redevelopment of the sites identified in the Yolo County Environmental Health Department-Hazardous Waste Site Files.

Programs

- 1. The County will require maintenance easements for new development along Lamb Valley Slough and will acquire easements from existing development along the Slough. In addition, the County will adopt a regular program of maintenance of the Slough.

Responsible Agency/Department: Planning, Resources and Public Works Department
 Timeframe: Ongoing
 Funding: Developer dedications, assessment district, and general fund
 Monitoring: Planning, Resources and Public Works Department

- 2. The County shall complete the drainage study for the town to identify plans and the cost of long-term alternative solutions to the flooding problem associated with the sloughs. The study should investigate the feasibility and cost effectiveness of providing on-site detention basins for individual projects versus construction of one or more large detention facilities and improvement of existing ditches and sloughs. The costs of this study shall be reimbursed to the County by developers.

Responsible Agency/Department: Planning, Resources and Public Works Department
 Timeframe: 2007
 Funding: General fund, developer fees
 Monitoring: Planning, Resources and Public Works Department

- 3. The County will develop a standard format for maintenance easements along the Lamb Valley Slough and will request that property-owners along Lamb Valley Slough grant such easements to the County.

Responsible Agency/Department: Planning, Resources and Public Works Department
 Timeframe: 2007
 Funding: General fund, dedications
 Monitoring: Planning, Resources and Public Works Department

- 4. The County will form an area-wide assessment district to pay for the ongoing maintenance of Lamb Valley Slough.

Responsible Agency/Department: Planning, Resources and Public Works Department
 Timeframe: 2007
 Funding: Assessment district
 Monitoring: Planning, Resources and Public Works Department


- 5. The County shall ensure that no discretionary or building permits are issued for any of the specific parcels listed as an active case in the Yolo County Environmental Health Department-Hazardous Waste Site Files, until environmental remediation has been completed to the satisfaction of regulatory agencies.

| | |
|--------------------------------|---|
| Responsible Agency/Department: | Planning, Resources and Public Works Department |
| Timeframe: | 2007 |
| Funding: | General fund |
| Monitoring: | Planning, Resources and Public Works Department |

FIGURE 6
AREAS SUBJECT TO FLOODING



LEGEND

 Areas susceptible to flooding



North

B. PUBLIC SAFETY AND EMERGENCY SERVICES

Emergency Response

Emergency response includes fire, police and ambulance services.

The Yolo County Sheriff's Department serves all of unincorporated Yolo County, including the town of Esparto. The Department is headquartered in Woodland, but has satellite offices throughout the County. The nearest office to the project site is located in Woodland, approximately 14 miles east of Esparto. Services offered to the community include routine patrols, traffic enforcement, crime investigations, narcotics, youth services, family violence services, animal services, and training sessions.

There are currently two sheriff's deputies who routinely patrol the Esparto area. They work eight hours per day, five days per week. Local sheriff's deputies are first responders to traffic accidents. However, California Highway Patrol (CHP) is the main enforcer of traffic in the area. CHP has one officer on "day watch" and two or three officers on "swing shift" in Esparto and the surrounding areas seven days a week. One or two officers work the "grave yard shift"; however that shift serves the entire county. Currently, CHP has a contract with Yolo County for increased patrols, funded by the local Indian gaming facility, that adds one or two additional CHP officers in the area typically during peak traffic hours or when the casino hosts special events.

Fire and emergency medical services (EMS) for the project area are provided by the Esparto Fire Protection District. The District fire station is located at 16960 Yolo Avenue and is staffed by 24 volunteers and two paid staff members—the District's fire chief and office manager. The District's ISO (Insurance Services Office) rating for in town is 6, with a rating of 8 for rural areas.

Average response time within the Esparto community area is four minutes, and outside of the town it is eight minutes. At present, the District, comprised of approximately 81 square miles surrounding Esparto, is able to meet the town's needs. The District's firefighting equipment consist of a new Type 1 truck with 1,500 gallons per minute (gpm) pump that holds 700 gallons, an older Type 1 truck with a 1,250 gpm pump, and two grass rigs. The District typically responds to structure fires with all of this equipment. When there is a structural fire the District's Mutual Aid agreement with the town of Madison has the Madison Fire Protection District "start an engine" and wait to proceed to the fire after hearing from the Esparto District.

Although the existing volunteers and equipment adequately serve Esparto's fire protection and EMS needs, a paid firefighter might be added next year depending on calls received in 2005. The District provides emergency medical technician (EMT) services but not paramedic services. The nearest hospital is Woodland Memorial Hospital in Woodland, approximately 14 miles from Esparto. U.C. Davis Medical Center in Sacramento is the closest major trauma center to the project area.

While the District responds to a variety of incident types (severe weather, service calls, hazardous conditions, etc.) the majority of their calls are either EMS or fire related. In 2004, the District responded to a total of 264 calls. Of that total, 105 were EMS related (40%), 8 were structure fires, 32 were grass fires, 4 were vehicle fires (17% fire related), 51 were vehicle accidents, which often require EMT services (19%), 4 were hazardous materials calls (2%), 27 were mutual aid calls (10%), 9 were false alarms (3%), and 24 were other public assistance calls (9%). According to the Esparto Fire Protection District, any addition of homes into the community could have an effect on the level of service currently provided.

Health Facilities

The Town of Esparto has limited medical and other health care services. Health services are generally sought in Woodland or Davis for any complicated or extensive medical treatment.

Esparto does have one local clinic, the Esparto Family Practice Center, which is run by the Agricultural Workers Health Center, a non-profit corporation. The clinic is staffed by a part time doctor, family nurse practitioner and a physician's aide. The hours of operation have been limited and varied. The clinic provides a variety of services, and performs programs such as family planning assistance, free blood pressure testing for seniors and the distribution of flu shots. The clinic is open to all persons and offers payment options on a sliding scale for low-income persons.

There is one dental office in Esparto, open part time.

Public Safety Issues

- *The relative isolation of the town has resulted in long response times for police and ambulance service.*

The Town of Esparto has limited medical and other health care services. Health services are generally sought in Woodland or Davis for any complicated or extensive medical treatment. Ambulances dispatched from Woodland usually require 45 minutes to deliver an Esparto resident to the Woodland hospital. Because of the time lag, many people choose to drive the injured or ill into Woodland rather than rely on an ambulance. For these reasons, emergency management technicians (EMTs) are needed to serve the Esparto area.

- *Fire protection in the town is hampered by poor water pressure in some parts of town, and by the age and condition of some of the older commercial buildings.*

Several conditions in Esparto make fire fighting more difficult. First, many of the buildings are old and do not have adequate fire sprinklers or smoke/heat detection devices. Second, fire flow in certain parts of the town, and certainly in parts of the rural areas, is not at recommended levels.

- *Increased levels of industrial development could result in the storage and transportation of hazardous materials, including pesticides and other agricultural-related chemicals.*

The General Plan designates additional land for light industrial development, primarily on the south side of Highway 16 immediately east of Yolo Avenue. The most likely occupants of this industrial land would be businesses that serve the needs of local farmers. This could include services, such as the sale, repair and maintenance of farm machinery, but could also include the retail or wholesale distribution of agricultural chemicals such as pesticides and fertilizers that could be a hazard to nearby residential neighborhoods in the event of a fire.

- *Additional development will necessitate upgrading fire-fighting facilities.*

There are four programs that the fire department would like to see acted upon to improve fire protection:

- add 8-inch water mains in certain locations in the community;
- require standard fire hydrants and valving to replace the existing wharf style hydrants;
- drill at least one additional deep well with a minimum flow rate of 1,000 to 1,500 gallons per minute; and
- install a water storage tank and booster pump.

Safety Goals, Policies and Programs

Goals

1. To shorten emergency response times within practical limits of funding and staffing.
2. To increase health care options in town.

Policies

- E-PS.1. The seismic safety standards contained in the Uniform Building Code shall be enforced.
- E-PS.2. All proposed development within the jurisdiction of the Esparto Fire District should be reviewed for fire safety standards by the Fire Chief, including the provision of adequate water pressure for fire suppression, and adequate egress and ingress.
- E-PS.3. The installation of smoke detectors shall be encouraged in existing residences constructed prior to the requirement for mandatory installation of such detectors.
- E-PS.4. Structurally unsafe and fire hazardous housing units shall be inventoried and shall be demolished if considered reasonably beyond repair or rehabilitation. [See Program 2 related to the preservation of historic structures.]
- E-PS.5. Sheriff Department staffing shall be maintained at a level consistent with the officer-to-population ratio established by the Board of Supervisors.
- E-PS.7. The County shall encourage and support members of the Esparto Fire Department to be trained as Emergency Medical technicians.
- E-PS.8. Fire flow and water storage shall be improved to meet Title 22 California Waterworks Standards. (Refer to Program 30.)

Programs

1. The County shall investigate the possibility of state or federal grants to help pay for the seismic retrofitting of existing buildings in town.

| | |
|--------------------------------|--|
| Responsible Agency/Department: | Planning, Resources and Public Works Department, Building Department |
| Timeframe: | 2007 |
| Funding: | General fund |
| Monitoring: | Planning, Resources and Public Works Department |

2. The Esparto Fire District shall adopt a fee program to pay for the acquisition of additional equipment.

| | |
|--------------------------------|-----------------------|
| Responsible Agency/Department: | Esparto Fire District |
| Timeframe: | 2007 |
| Funding: | Developer fees |
| Monitoring: | Esparto Fire District |

C. NOISE

Introduction

Excessive noise is a form of pollution that has measurable adverse effects on human health. This section of the General Plan supplements the Noise Element of the Yolo County General Plan and addresses how noise levels will be minimized to preserve the quiet environment of the town.

Environmental noise is frequently measured in decibels (dB). The A-weighted decibel (dBA) refers to a scale of noise measurement which approximates the range of sensitivity of the human ear to sounds of different frequencies. On this scale, the sound level of normal talking is about 60 to 65 dBA. The Yolo County General Plan sets the upper limit of "clearly acceptable" noise levels for residential areas at 60 dBA.

Vehicles on Route 16 are the principal source of noise in Esparto. Recent noise measurements taken in 2005 for a proposed subdivision along Route 16 found noise levels measured 66-68 dBA (24-hour CNEL), at a location 65 feet from the centerline of the road.

Other potential sources of noise in Esparto include activities related to crop drying north of town, welding shops and garages, and aircraft and other machinery used in nearby agriculture.

Noise Issues

- *Noise levels in and around the town are likely to increase as a result of increased urban development and traffic.*

The Esparto area is rural, sparsely populated and relatively quiet. As the town grows there will be increased levels of noise generated directly by the activities associated with new development and indirectly by increased traffic.

- *Uses that are sensitive to noise, such as residential areas and schools, should be protected from excessive noise from traffic and nearby commercial and industrial activities.*

The General Plan designates additional lands for commercial and light industrial development that are surrounded by residential land. As these lands develop, there will be an increased likelihood of noise impacts on the residential land from traffic and commercial and industrial activities, unless otherwise mitigated.

- *Increased traffic on Highway 16 could result in higher noise levels.*

State Route 16 passes through Esparto and provides a direct route between the Sacramento metropolitan region and the Cache Creek Casino. Higher volumes of vacation traffic on Highway 16 will have a corresponding increase in noise.

Noise Goals, Policies and Programs

Goals

1. To preserve the quiet, rural setting of the town and protect residents from exposure to excessive noise.

Policies

- E-N.1. Areas within the town shall be considered noise impacted if exposed to existing or projected

noise levels on the exterior of buildings that exceeds 60 dB. New development of commercial, industrial or other noise generating land uses will not be permitted if resulting noise levels will exceed 60 dB in areas containing residential or other noise-sensitive land uses.

- E-N.2. New development will maintain an appropriate setback from major routes and agricultural operations to minimize noise impacts.
- E-N.3. New Development shall mitigate outdoor and indoor noise levels for existing residences that would be exposed to an increase in noise level of five dBA or more and would be exposed to an L_{dn} in excess of 60 dB.
- E-N.4. Noise sensitive land uses shall not be allowed where the noise due to non-transportation noise sources will exceed an hourly L_{eq} of 55 dB between 7:00am and 10:00pm and 50 dB between 10:00pm and 7:00am. These noise levels should be lowered by 5dB for simple tone noises or for noises consisting primarily of speech or music.

Programs

- 1. The County will continue to enforce the regulations contained in the Noise Element of the General Plan.

Responsible Agency/Department: Planning, Resources and Public Works Department, Building Department
 Timeframe: Ongoing
 Funding: General fund
 Monitoring: Planning, Resources and Public Works Department

- 2. Development standards will be implemented as a way to mitigate the effects of noise on new development.

Responsible Agency/Department: Planning, Resources and Public Works Department, Building Department
 Timeframe: Ongoing
 Funding: General fund
 Monitoring: Planning, Resources and Public Works Department

V. IMPLEMENTATION

The process of implementing or carrying out the goals, policies and programs of the Esparto General Plan will require the completion of a series of steps. The implementation process will begin with the formal adoption of the plan itself by the Board of Supervisors after the completion and certification of an environmental analysis. The analysis will identify the environmental consequences that will likely result if further land use and development occurs in Esparto as envisioned by the updated General Plan. The next step will be for the County to initiate amendments to its zoning ordinance and zoning map to incorporate the changes outlined in the plan.

The County will then request that the Esparto Community Services District apply to the Local Agency Formation Commission (LAFCO) for an amendment of its sphere of influence to allow annexation of any new lands designated for urban use by the General Plan. Sewer and water service may only be extended to parcels within the District; policies of the General Plan prohibit urban development outside the service area of the District.

At the conclusion of this process, the plan will be carried out through review and approval of residential subdivisions and commercial or industrial development in accordance with the goals, policies and programs of the plan, and the establishment of new public services, facilities, and infrastructure as recommended by the plan.

Before substantial new development can take place in Esparto, the sewer, water and drainage systems now serving the town will require upgrading and expansion. This work will be preceded by detailed engineering studies of the design and cost of these improvements. (See also section II(E): Public Services.) More development will also generate the need for more schools that must keep pace with the increased demand. A key component of the implementation of the plan will be to identify alternative financing strategies for these improvements. Alternatives include impact fees on new development, forming an assessment district, creating a redevelopment area, and user fees. Table 4 summarizes the important steps toward implementation of the plan.

The plan also identifies a number of desirable objectives to be achieved in the next five years and the next ten years. These objectives are summarized in Table 5 and include the acquisition of new parks, the construction of a community center, and the construction of a community swimming pool. These objectives represent measurable milestones by which the success of the plan can be periodically evaluated. Following Table 5 is a summary implementation timeline for each program, including the responsible department/agency.

Interpreting the General Plan

The entire text of this document and the General Plan map which accompanies it constitutes the Esparto Comprehensive General Plan. Rezoning of parcels to a higher intensity of use consistent with the land use designation on the Plan map will require that an appropriate application be filed with the County Planning, Resources and Public Works Department. This will ensure that the proposal can be reviewed and appropriately conditioned so as to carry out the overall purposes and intent of this plan, and to preserve, protect and perpetuate the existing scale, design and small town character of Esparto.

The wide range and complexity of subject matter covered by the General Plan is certain to generate questions of interpretation. As questions arise, the County's Planning, Resources and Public Works Department should prepare written interpretations for review with the concurrence by the County Planning Commission, Board of Supervisors and other affected bodies (e.g. the School District and LAFCO). These written interpretations will become a body of official opinion and a public record for consistent application of policies and proposals of the plan, and for discussion during annual review and consideration of proposed amendments to the plan.

The word "general" is a key to understanding the nature of policies and programs. It implies overall agreement on major issues without a straight jacket of inflexibility; it implies variation and encourages innovation while working toward the achievement of common goals; and it implies the need for adjustment of policies and proposals as changing conditions may dictate. While not inflexible, neither is the plan to be viewed as totally flexible so as to accommodate whatever position or policy may be sought through interpretation.

A properly administered general plan demands that the rule of "reasonableness" be applied to permit flexibility, variation and adjustment as long as the integrity of basic policies and proposals is maintained. However, any changes that are desired must result from careful study. Such study should be made independent of pending applications for controversial development proposals, temporary fiscal problems and other "matters of the moment". The policies and proposals of the plan are not intended to be interpreted to accommodate special interests, whether public or private. The integrity of the plan must be maintained if it is to be an effective instrument of public policy among units of government, private enterprise and the public-at-large.

Achieving Zoning Consistency with The General Plan

State Law requires the County's zoning ordinance and zone plan be consistent with policies and proposals of the Esparto General Plan. In order to fulfill requirements of law and give the town the types of zoning district and procedural regulations needed, the first priority of the County after adoption of the plan should be to draft a revision of its zone map for the community and any amendments to the ordinance necessary to fully carry out provisions of the revised General Plan.

Annexations to the Community Services Area

A major policy of the General Plan is that the County sponsor the annexation of the lands designated for expansion to the Esparto Community Services District. In order to implement this policy, the County should prepare a program of annexation that addresses all of the criteria and requirements of law that must be evaluated by the Yolo County LAFCO on a comprehensive basis. In reviewing a proposal for annexation, the core factors which LAFCO must consider concern community-wide land use, development and public service policies of the County, and may be summarized as follows:

1. The likelihood of significant growth and its effect on other incorporated and unincorporated territory during the next 10 years.
2. The costs and capability of providing adequate public facilities and the levels of government service required.
3. The effects on adjacent areas, on mutual social and economic interests, and on the local government structure of the County.
4. Conformity with LAFCO policies which seek efficient patterns of urban development, including encouraging the guiding of urbanization away from existing prime agricultural lands and encouraging development of existing vacant or non-prime lands within the existing urban area before allowing development outside the current boundaries of the District.
5. Maintaining the physical and economic integrity of agricultural lands.

Redevelopment and Revitalization

The California Community Redevelopment Law is being used by many counties in California, including Yolo County, in order to accomplish economic development and revitalization. Consideration of redevelopment is a major potential implementation tool for the General Plan.

Implementation Strategy and Annual Report

The State Planning and Zoning Law requires a systematic approach to General Plan implementation. Section 65400 of the Government Code requires the Planning, Resources and Public Works Department to investigate and recommend to the Board of Supervisors "...reasonable and practical means for implementing the General Plan or element of the General Plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the General Plan." The law further requires the Board of Supervisors to receive an annual report on the status of the General Plan and progress toward its implementation.

This requirement seeks to avoid the often fragmented and incomplete attention to plan implementation that has characterized the actions of some cities and counties. The most common practices have been to respond to requests for plan amendments and zoning applications, to prepare a capital improvement program, and to undertake special projects as desired.

To assist in the ongoing monitoring of the plan's implementation, Tables 4 and 5 set forth a series of objectives by which the success of the plan can be assessed.

TABLE 4
SUMMARY IMPLEMENTATION SCHEDULE

| Program | Time Frame | | |
|---|--------------------|-------------------|---------|
| | Before Development | Within Five Years | Ongoing |
| Certify environmental document. | X | | |
| Adopt Updated General Plan. | X | | |
| Amend sphere of influence of ECSD; annex lands designated for urban use by General Plan (if required). | X | | |
| Amend zoning ordinance and map (includes growth management ordinance, development standards, density bonus and inclusionary housing requirements, tree planting ordinance and new zoning designations). | X | | |
| Prepare engineering studies for drainage, sewer and water systems. | X | | |
| Decide on financing strategy for infrastructure improvements. | X | | |
| Implement Capital Improvement Program for infrastructure improvements. | X | X | |
| Construct new school and rehab existing schools. | | X | |
| Upgrade fire protection facilities. | | X | |
| Prepare downtown physical plan; implement program. | X | X | X |
| Establish agricultural lands trust fund; acquire ag land and/or open space easements. | X | X | X |
| | | | |
| Obtain parkland dedications. | | X | X |
| Review projects for consistency with general plan and development standards. | X | | X |

TABLE 5
SUMMARY OF 5-YEAR AND 10-YEAR OBJECTIVES

| Within 5 Years | Within 10 Years |
|---|---|
| <p>Adopt Updated General Plan.</p> <p>Amend zoning ordinance and map.</p> <p>Expand ECSD.</p> <p>Upgrade water system,</p> <p>Expand sewage treatment plant.</p> <p>Establish maintenance program for Lamb Valley Slough.</p> <p>Obtain maintenance easements for 50% of length of Slough.</p> <p>Conduct engineering study of drainage alternatives.</p> <p>Designate truck route around town.</p> <p>Prepare downtown physical plan and engineering drawings.</p> <p>Acquire new school site, construct new school and rehab existing schools.</p> <p>Develop new visitor serving complex in downtown; restore depot.</p> <p>Generate a net increase of at least five commercial establishments, including a restaurant open during evening hours.</p> <p>Construct new community swimming pool.</p> <p>Acquire park sites.</p> <p>Construct at least 100 but not more than 250 new housing units.</p> <p>Ensure 10% of new housing affordable to low income households.</p> <p>Obtain 20% of easements for community bike/hiking trail and perimeter park.</p> <p>Generate at least 100 new local jobs.</p> <p>Develop one new light industrial development (related to agriculture or other "clean" industries)</p> | <p>Obtain 100% of easements for perimeter park; completion of trail.</p> <p>Develop a total of 12 new commercial establishments.</p> <p>Create at least 100 new jobs.</p> <p>Develop at least one additional light industrial employer.</p> <p>Construct at least 300 but not more than 500 new housing units.</p> <p>Ensure at least 20% of new housing affordable to low income households.</p> <p>Build 1 new bridge over Lamb Valley Slough.</p> <p>Train a total of 8 EMTs in the Esparto Fire District.</p> <p>Improve daily bus service to Woodland.</p> <p>Structurally rehabilitate three downtown buildings.</p> <p>Install at least 50% of improvements in downtown physical plan.</p> |

APPENDICES

A. DESIGN REVIEW GUIDELINES