

County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

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JOHN BENCOMO
DIRECTOR

PLANNING COMMISSION STAFF REPORT

JULY 14, 2011

Receive and accept the 2010 General Plan Annual Report, and direct staff to submit the report to all appropriate agencies

APPLICANT: Yolo County Planning and Public Works Department
292 West Beamer Street
Woodland, CA. 95695

REPORT PREPARED BY:

David Morrison, Assistant Director

RECOMMENDED ACTION:

Recommend that the Board of Supervisors accept the Annual Status Report on the County General Plan (Attachment A) and direct staff to forward the report to the appropriate state agencies.

REASONS FOR RECOMMENDED ACTION:

California Government Code Section 65400.(b).(1) requires all cities and counties to submit an annual progress report to their legislative bodies regarding the status of the General Plan and progress in its implementation. A copy of the annual report must also be sent to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

The General Plan Annual Report provides an opportunity to inform both the Board of Supervisors and the public regarding trends concerning economics, housing, development, county operations, and both the status and implementation of the General Plan. The report describes what the county has accomplished over the past year, what efforts are currently underway, and what projects are anticipated in the coming year.

ANALYSIS:

The Annual Report is required implementation of the General Plan, as provided for in Action IN-A8, which states: "Pursuant to State law (Section 65400a2), provide an annual report to the

Board of Supervisors and the State on implementation of the General Plan including all goals, policies and actions (Policy IN-1.1).” Specific highlights of the report include the following:

Demographics:

- Yolo County’s total population (including the four cities) grew at a 0.78 percent rate of increase last year, which was comparable to the State average of 0.8 percent. The population of the unincorporated area grew by only 0.6 percent.
- Over the past 11 years, the unincorporated area population has grown a total of 12.0 percent, or an average annual increase of about 1.0 percent.
- According to the Department of Finance, by 2050, males are projected to outnumber females in Yolo County, Hispanics will outnumber Whites, and there will be almost as many senior citizens as children.
- According to the US Census, the traditional “nuclear” family, consisting of a husband, wife, and children under the age of 18 account for only 22.3 percent of all households in Yolo County (including the cities). Single parents with children under the age of 18 make up 8.6 percent of all households.
- People living alone account for 22.9 percent of all households in Yolo County. Seniors over the age of 65 make up 7.4 percent of total households.
- More than 50 percent of the residents living in Madison, Knights Landing, and Esparto identify themselves as Hispanic. The largest concentrations of Blacks live in Guinda (10.2 percent) and Dunnigan (7.6 percent). On campus residents of UC Davis are evenly divided between Whites and Asians at 42.2 percent each.
- The rates of live births and foreign immigration have remained fairly steady over the past decade. However, the rate of domestic migration has dropped dramatically since 2007. Last year, 364 more people moved out of Yolo County to other parts of the United States than moved here.

Economics:

- According to the Department of Finance, as of 2009, Yolo County had the 26th highest per capita personal income among counties in California, at \$37,298.
- Per capita personal income in Yolo County declined between 2008 and 2009 by 1.1 percent. This decline is in real dollars and does not taken into account the effects of inflation.
- As of May, 2011, Yolo County’s unemployment rate of 11.8 percent is tied with Sacramento County at 36th highest among California counties.

- Yolo County's median home price has returned to the level it was in 2002. According to Zillow.com, Yolo County currently has the 21st highest median home price in California at \$233,000, and remains the most expensive area in the Central Valley.

Recognition:

- Over the past five years, the Planning Section has been awarded three grants, totaling \$460,000. These monies went to fund preparation of the Circulation Element in the General Plan, the Climate Action Plan, and the comprehensive Zoning Code update.
- The Sacramento Valley Division of the American Planning Association (APA) has given Yolo County two awards over the past year: the 2030 General Plan received the Best Comprehensive Plan for a Small Jurisdiction Award in 2010, while the Climate Action Plan received the Best Green Plan Award in 2011.
- The Sacramento Area Council of Governments (SACOG) gave the 2030 Yolo County General Plan its Blueprint Award in 2010, for planning that exemplifies the regional land use plan.
- In 2011, Yolo became the first County to be recognized by the Institute for Local Government (ILG) with its Beacon Award, which recognizes local leadership in solving climate change.
- Over the past year, consultants and/or staff have made presentations at the California Conference for the American Planning Association (APA), the California Conference of the Association of Environmental Professionals (AEP), and the National Conference for AEP. A presentation will be made at the National Conference for APA early next year.

General Plan Status:

- There was one General Plan Amendment approved in 2010 (Capay Valley Area Plan). Two have already been approved in 2011 (Climate Action Plan and minor changes to the Cache Creek Area Plan). It is expected that two additional amendments may be considered by the Board of Supervisors later this year (minor changes to the Health and Safety Element regarding flood control, and the Land Use Resource Management Plan).
- It is anticipated that four amendments may be considered within the next 18 months, including: the Clarksburg Area Plan, Cache Creek Area Plan, Housing Element, and the Habitat Conservation Plan/Natural Communities Conservation Plan.

Development Activity:

- A total of 44 planning permit applications were submitted in 2010, which was the lowest rate at any time since the mid-1990s and 50 percent below average. (Although it should be noted that at least seven major planning applications have been submitted in the past two months, including four that will require EIRs.)

- The total number of building permits in 2010 was 780, which was the lowest number since 2003 and similar to the number of permits issued in 2000. Building valuation was at its highest amount since 2005. However, more than 40 percent of that amount was associated with the new Bogle winery, which significantly skewed the data. Without the winery, valuation rates were similar to those seen in 2002 (not adjusted for inflation or changes in the cost of materials and labor).
- There are currently eight planning and building staff, which is half of the number of staff there were in 1995. With a staff of 2.6 planners, Yolo County ranks 49th among counties statewide.
- For the 2011-2012 fiscal year, 78 percent of the Community Development Division budget will come from fees and grants, with the remainder from the general fund. The cost-recovery rate for the Division has increased 47 percent over the past decade.

Housing Element:

- According to the Department of Finance, 72 percent of households in unincorporated Yolo County live in single family homes; 14 percent live in multiple-family homes, and 14 percent live in mobile homes. These numbers do not include group quarters for resident students on the UC Davis campus.
- Of all households, 52.8 percent own or are buying their home. The vacancy rate was estimated at 8.67 percent, which is lower than the 12.95 percent vacancy rate in unincorporated areas statewide, and was the 16th lowest in the state.
- A total of 39 new homes were built in the unincorporated area last year, which was partially offset by the demolition of seven homes, for a net increase of 32.
- The current Housing Element reporting period started in 2006 and will end in 2013. Since then, the County has approved a total of 388 new homes in the unincorporated area. (A total of 72 homes were demolished during this same period.) This represents 27.7 percent of the total required by SACOG. However, when West Village on the UC Davis campus is included, the County should be able to achieve 96 percent of its Regional Housing Needs Assessment (RHNA) goal.
- If West Village is included, the County should be able to largely comply with the requirements to provide the projected affordable housing required for households with different income levels, as follows (assuming current new housing construction levels continue):
 - 86.6 percent of Very Low Income housing (defined as less than \$165,000);
 - 105.6 percent of Low Income housing (defined as between \$165,000 and \$265,000);
 - 92.6 percent of Moderate Income housing (defined as between \$265,000 and \$395,000); and
 - 97.1 percent of Above Moderate Income housing (defined as above \$395,000).

AGENCY RESPONSES:

Staff has coordinated with a variety of departments in the preparation of this report, including the County Administrator's Office, Agricultural Commissioner, Environmental Health Division, Office of Emergency Services, General Services Division, Parks and Resources Division, Economic Development Manager, Information Technology Department, and the Assessor's Office.

APPEALS:

Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the Board of Supervisors by filing with the Clerk of that Board within fifteen days from the date of the action. A written notice of appeal specifying the grounds and an appeal fee immediately payable to the Clerk of the Board must be submitted at the time of filing. The Board of Supervisors may sustain, modify or overrule this decision.

EXHIBITS:

Attachment A – Draft Annual Report

2011 YOLO COUNTY GENERAL PLAN STATUS REPORT



Clockwise from upper left: PG&E transmission lines; Central Landfill Gas Power Plant; LEED certified County Health Building; YSAQMD electric lawnmower program, RD 108 solar facility

INTRODUCTION

Pursuant to the State Government Code, Yolo County is required to file an annual report on the status of the General Plan and its implementation. The report must be submitted to the California Housing and Community Department and the Governor's Office of Planning and Research by April 1st of each year. (There is no penalty for late filing.) This information is used by state agencies and the public to gauge local planning efforts and their effectiveness.

General Plan History

California first required counties and non-charter cities to prepare a Master Plan (General Plan) in 1937. The Land Use and Circulation Elements were the first of the seven core elements to be made mandatory in 1955. The Housing Element was included in 1969, with the Conservation and Open Space Elements closely following in 1970. The next year, Safety and Noise Elements were added. There have been no new additions to the mandatory elements since 1971, although the Governor's Office of Planning and Research (OPR) has adopted General Plan Guidelines that allow for the inclusion of numerous optional elements, including: air quality, capital improvements, climate change, community design, economic development, energy, and parks.

Yolo County approved its Master Plan in 1939, which consisted of a comprehensive zoning map and ordinance. The General Plan as we know now it was adopted in 1958, including the first land use goals, policies and elements. The 1958 Master Plan comprised all of the unincorporated area, as well as the Cities of Davis, Winters, and Woodland. (The City of West Sacramento was incorporated in 1987.) The primary goal of the General Plan as stated in 1958 still rings true today.

The general objective of the Master Plan is the guidance of the development of the area toward the most desirable future possible. In the case of the areas covered on this report unit, the best development is thought to be minimum urbanization. Preservation of rich Yolo farm resources and the amenities of open space is, in the long run, the highest and best use of this land.

As a metropolitan area grows, uncontrolled spread of development can have disastrous effects on the outlying areas. Community facilities and utilities will not efficiently serve scattered development, and remaining land is chopped up so that it cannot be economically farmed and has no public value as open space. Yolo County can avoid these difficulties even as it absorbs its share of growth of the Sacramento Metropolitan Area.

The General Plan underwent its first comprehensive update in 1983. The new General Plan integrated a number of disparate plans and elements into a single unified document, and revised several older documents. The central theme for the 1983 General Plan reflected the goal originally set forth in 1958:

Implicit in each of these issues is the idea that we want to structure and manage our environment to be safe, pleasant, functional, and efficient for the least cost and with the least interference with private rights.

The vision of the 2030 General Plan reflects this historical heritage and expands upon it for the future, as follows:

The vision of Yolo County is to remain an area of active and productive farmland and open space. Both traditional and innovative agricultural practices will continue to flourish in the countryside, while accommodating the recreational and tourism needs of residents and visitors. Communities will be kept separated and individual through the use of working agricultural landscapes, while remaining connected by a network of riparian hiking trails, bike paths, and transit. While more families will call the cities and towns home, they will live in compact neighborhoods that are friendly to pedestrians and bicyclists and are located within easy access to stores and work. Some limited new growth will be allowed and infill and more dense development within older developed areas will be encouraged, bringing improved infrastructure (e.g., roads, sewer, water, drainage) to rural small communities where service does not presently exist or is inadequate. By implementing this vision, Yolo County can grow and prosper in a way that reflects our unique values.

Recent Demographic/Economic Trends

This section provides a brief look at trends over the past decade, to provide some perspective on recent events.

Demographics

In 2010, Yolo was the 28th largest county in California by population, at about 204,000 people. Overall, Yolo was the 35th fastest growing county for 2010, with an annual increase of 0.78 percent. This is consistent with California's growth rate of 0.8 percent last year. The unincorporated area population totaled 24,511 for 2010, and grew at an annual rate of 0.6 percent. Yolo County's unincorporated area was the 39th largest in the state by population, and was the 34th fastest growing among county unincorporated populations. (The populations in the unincorporated areas of nine counties decreased last year.)

Figure 1 shows the rate of growth for Yolo County's cities and unincorporated area. Some of the numbers decrease in 2011, due to adjustments made by the 2010 Census. During the last ten years, the City of West Sacramento has seen the greatest amount of growth, adding 17,114 new residents for a 53.4 percent growth rate. In comparison, the City of Winters has had a 7.5 percent growth rate during this same period. The unincorporated area rate of growth has been 12.0 percent. In fact, the rate of growth for the unincorporated area was either negative or less than one percent for six of the last 11 years.

As shown in Figure 2, in 2000, the typical Yolo County resident was a White female, between the ages of 20 and 40. That has not changed in the last ten years. However, during that time, the greatest amount of growth has been among Asians, and people aged 40 to 65. The composition of the County is changing. According to the Department of Finance, by 2050, males are projected to outnumber females in Yolo County, Hispanics will outnumber Whites, and there will be almost as many senior citizens as children.

The US Census estimated that there were 70,872 households within Yolo County (including the cities). Families made up 62.2 percent of all households, with people living alone accounting for 22.9 percent, and the remaining 14.9 percent consisting of non-family households. Children

Figure 1: City and County Population Growth 2000-2011 (Source: California Dept. of Finance)

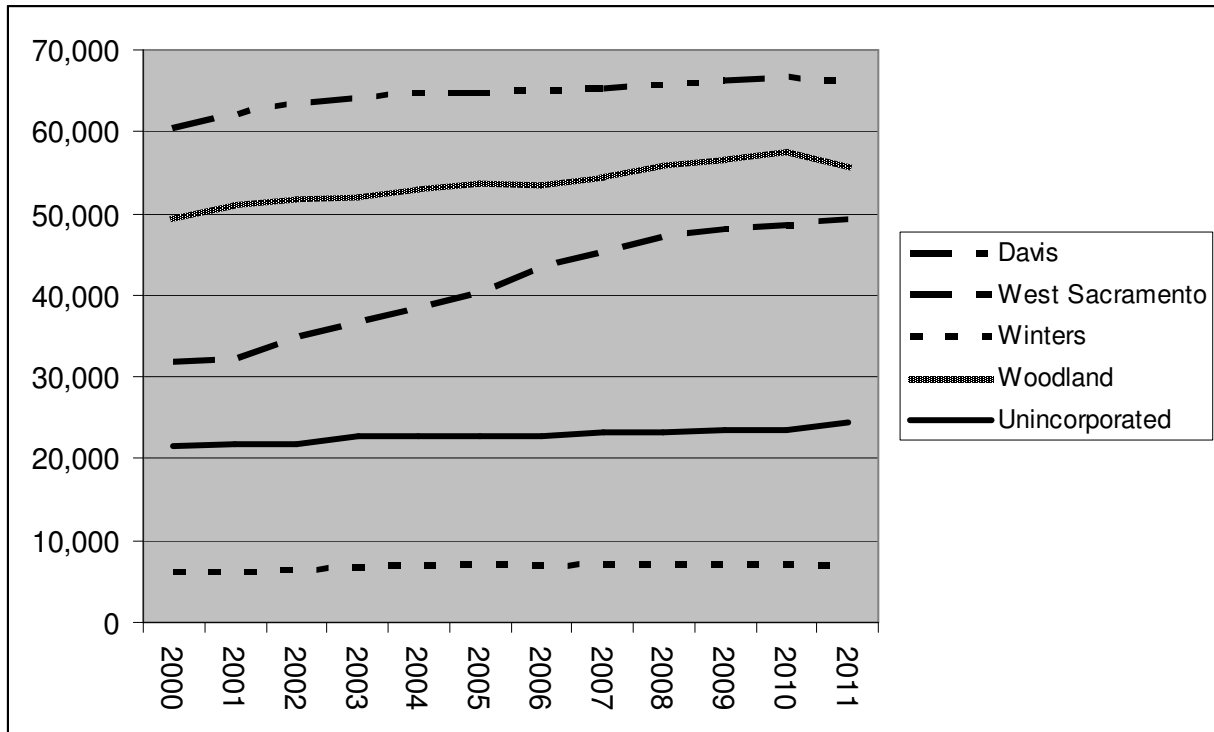


Figure 2: Demographic Comparison for Yolo County: 2000 and 2010 (Source: US Census):

	2000	2010
Gender Distribution		
Male	49.1	48.8
Female	50.9	51.2
Age Distribution		
0-20	31.1	28.3
20-40	33.4	33.4
40-65	26.1	28.4
65+	9.4	9.9
Racial Distribution		
White	67.7	64.9
Hispanic *	25.9	26.1
Asian	9.9	14.3
Multi-racial	5.2	4.4
Black	2.0	2.5
American Indian	1.2	1.1
Pacific Islander	0.3	0.5
Other	13.8	12.3

* Note: Hispanic is considered an ethnicity and may be associated with any race. As a result, the above numbers do not total 100%.

under the age of 18 live in 33.9 percent of all households. Families that have a husband, wife, and children make up only 22.3 percent of households. Single parents make up 8.6 percent. Children living in non-family households account for 3 percent. Seniors over the age of 65 live in 20.5 percent of all households. A total of 7.4 percent of households are made up of seniors living alone (2.1 percent male; 5.3 percent female).

For the first time, detailed Census data has been released for selected communities within the unincorporated area. Figure 3 shows that the make-up of the areas outside of the cities is generally similar to the total county distribution. Overall, there are more Hispanics in the unincorporated area, with somewhat fewer whites, and other minorities. In particular, the towns of Madison, Knights Landing, and Esparto already have or nearly have majority Hispanic populations. The towns of Guinda and Dunnigan have relatively higher proportions of Blacks. Asians and whites together make up the overwhelming majority of students residing in the dorms at UC-Davis.

Figure 3: Racial Distribution for Unincorporated Communities in Yolo County (Source: US Census):

2010 Racial Distribution								
	White	Hispanic *	Asian	Multi-Racial	Black	Amer. Indian	Pacific Island	Other
Clarksburg (418 pop.)	81.1	26.1	3.8	5.0	0.5	0.5	0.2	8.9
Dunnigan (1,416)	59.0	41.2	1.3	6.3	7.6	1.8	0.1	23.9
Esparto (3,108)	59.7	49.5	4.2	3.8	1.4	1.6	0.2	49.5
Guinda (254)	68.9	26.8	0.4	3.1	10.2	0.0	0.4	16.9
Knights Landing (995)	56.3	64.7	0.7	7.6	0.4	1.0	0.0	34.0
Madison (503)	44.5	76.3	0.6	5.8	0.2	1.6	0.6	46.7
Monument Hills (1,542)	75.4	26.1	5.0	5.2	1.3	1.4	1.1	9.9
UC-Davis (5,786)	42.2	12.6	42.2	6.3	2.5	0.4	0.1	6.3
Other (10,369)	73.8	31.7	3.6	4.0	0.9	1.4	0.3	16.0
TOTAL (24,391)	62.5	31.7	12.6	4.9	1.8	1.3	0.2	16.7

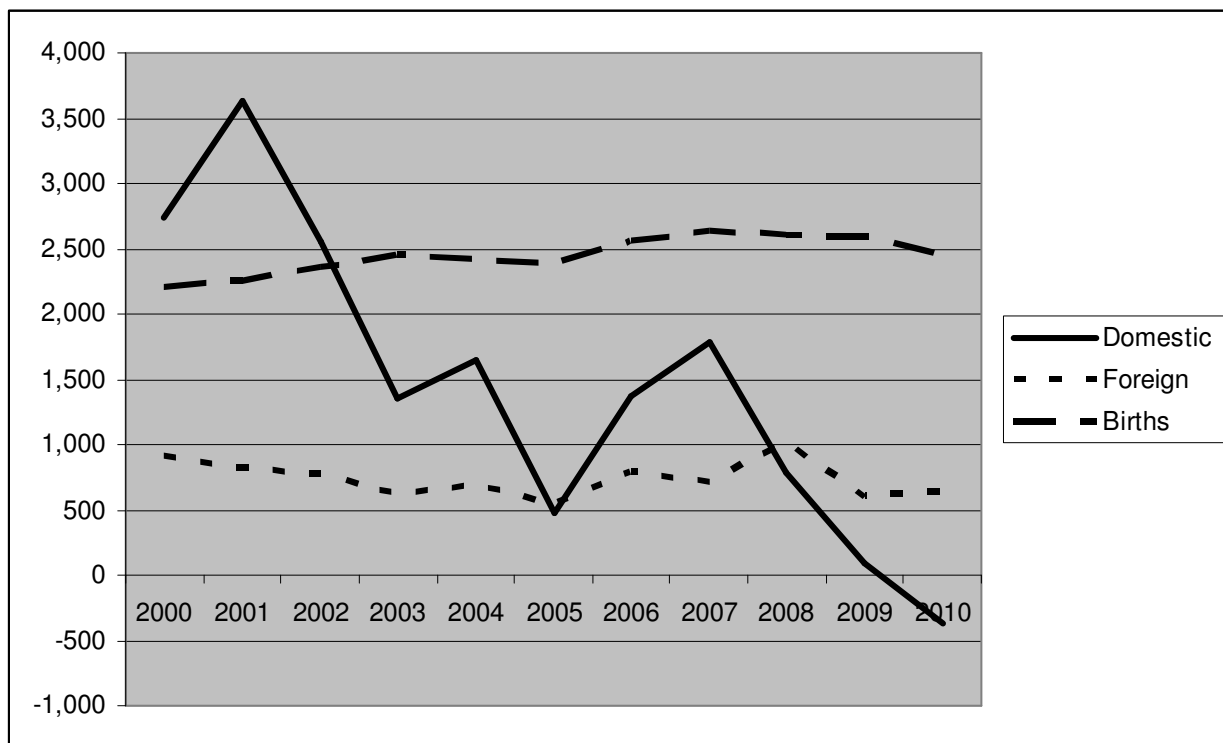
* Note: Hispanic is considered an ethnicity and may be associated with any race. As a result, the above numbers do not total 100%.

Migration

In general, the rate of legal migration into Yolo County appears to be inverse to the unemployment rate. Over the past decade, the number of migrants moving in was at its highest

in 2001 and 2002, when unemployment rates were low. The immigration rate was low in 2003-2005, when unemployment was about 8 percent. Immigration has dropped off even more steeply since the present economic downturn began in September of 2008. Based on the trends of the past decade, it is reasonable to expect that migration rates will level off as does unemployment.

Figure 4: Migration into Yolo County 2000-2010 (Source: Department of Finance)



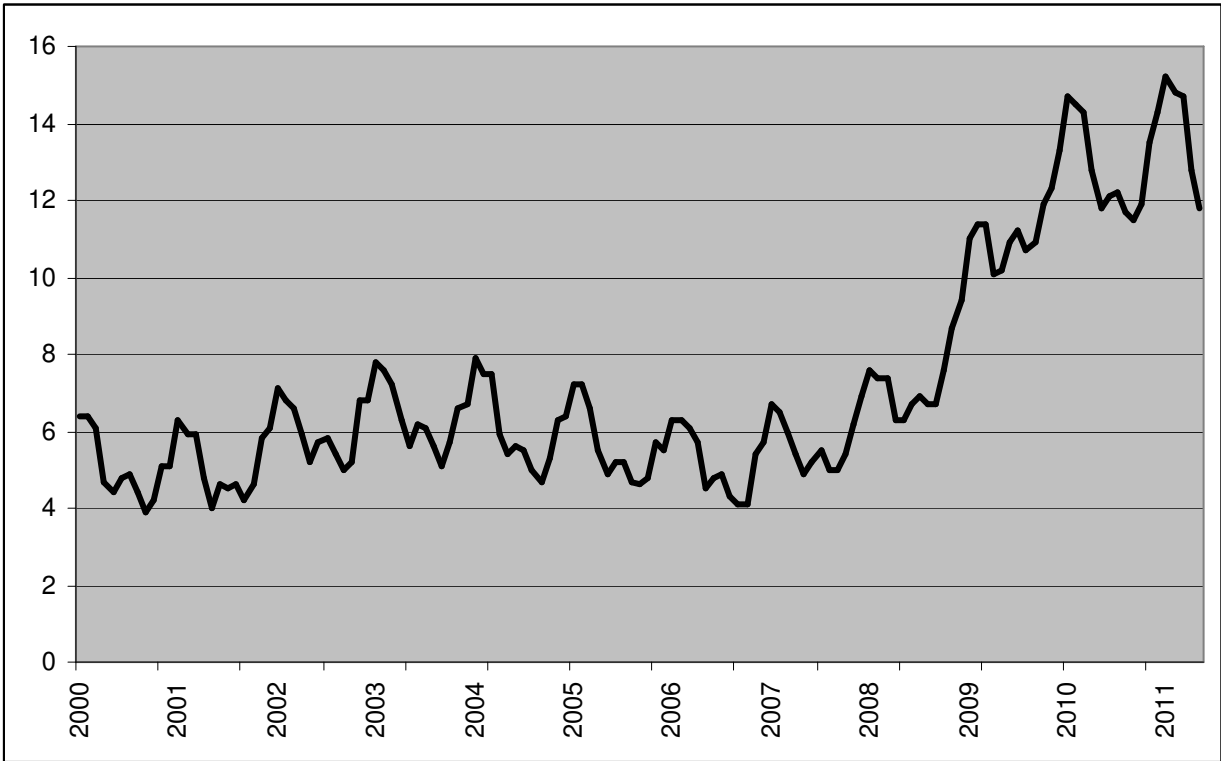
As shown in Figure 4, over the past ten years, natural births within Yolo County have remained fairly constant, ranging between 2,200 and 2,650 per year. Net migration into the County has been much more variable, ranging anywhere from 250 to 4,500 per year. As the above table shows, however, foreign immigration into Yolo County has been very steady over the last decade, between 550 and 1,000 per year, which may be strongly influenced by student enrollment at UC-Davis. Instead, the dramatic changes in migration have been in domestic migration (people moving to Yolo County from other parts of California or other states). This has ranged from about -350 to 3,600. In particular, the rate of domestic migration has dropped steeply during the current economic downturn. Last year, it was estimated that 364 more people moved out of Yolo County to other parts of the U.S., than moved here.

It's also important to note that from 2000-2010, there were slightly more births (26,856) than people moving into the county (24,154). If the comparison is narrowed to only look at people moving in from outside the US, the ratio of births to foreign immigrants is about 3.3:1. Consequently, growth in the county continues to be primarily the result of natural population increase and migration within the US, rather than foreign immigration.

Economics

Figure 5 shows the civilian work force unemployment rate for Yolo County over the past decade. It illustrates a typical annual cycle for jobs, with unemployment highest in February after the Christmas holiday season and mid-year inventories have been completed, and lowest in mid-year when teenagers are working summer jobs and the farm harvest is in full swing. For most of the past ten years, the unemployment rate has hovered between 4 and 8 percent, generally within the range of what is typically accepted as full employment.

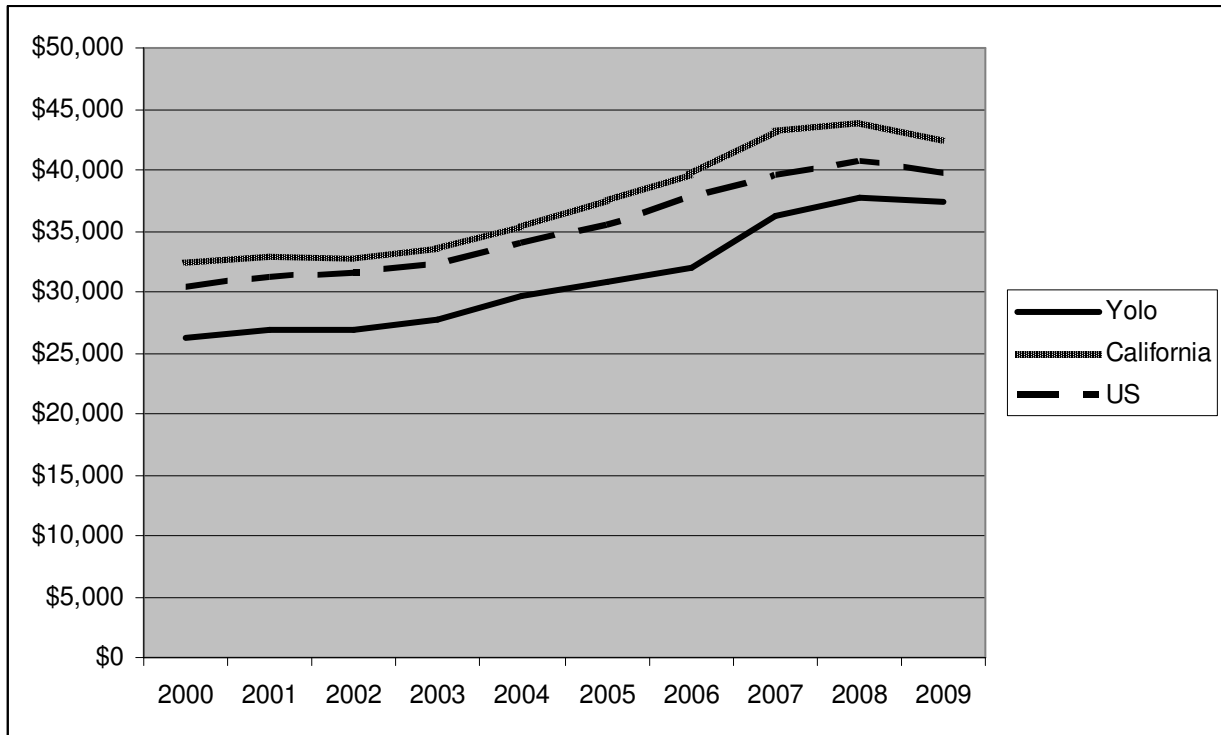
Figure 5: Yolo County Unemployment Rate, 2000-2010 (Source: Employment Development Department):



The past decade saw overall patterns in unemployment, which was at its lowest in early 2000-2001, gradually increased after the 9-11 attacks, and then declined again starting in 2004. The present rise actually began in 2007, and then accelerated in late 2008 as the real estate crisis took effect. Although the rate of unemployment has slowed down in the past year, it still reached a new peak of 15.2 percent in January, 2011. It has since dropped down to 11.8 percent in May, 2011. However, based on recent years, it's likely that rates will start to increase again this autumn and return to 14 percent or higher by early next year.

As of 2009, Yolo County had the 26th highest per capita income among counties in California, at \$37,298. The figure below shows the growth of income over the past decade. In general, income increased between 2000 and 2008. In 2009, however, per capita income actually decreased at the local, state, and national levels.

Figure 6: Per Capita Income for Yolo County, California and the United States 2000-2009
 (Source: US Department of Commerce):



*Note: Income numbers are not adjusted for inflation.

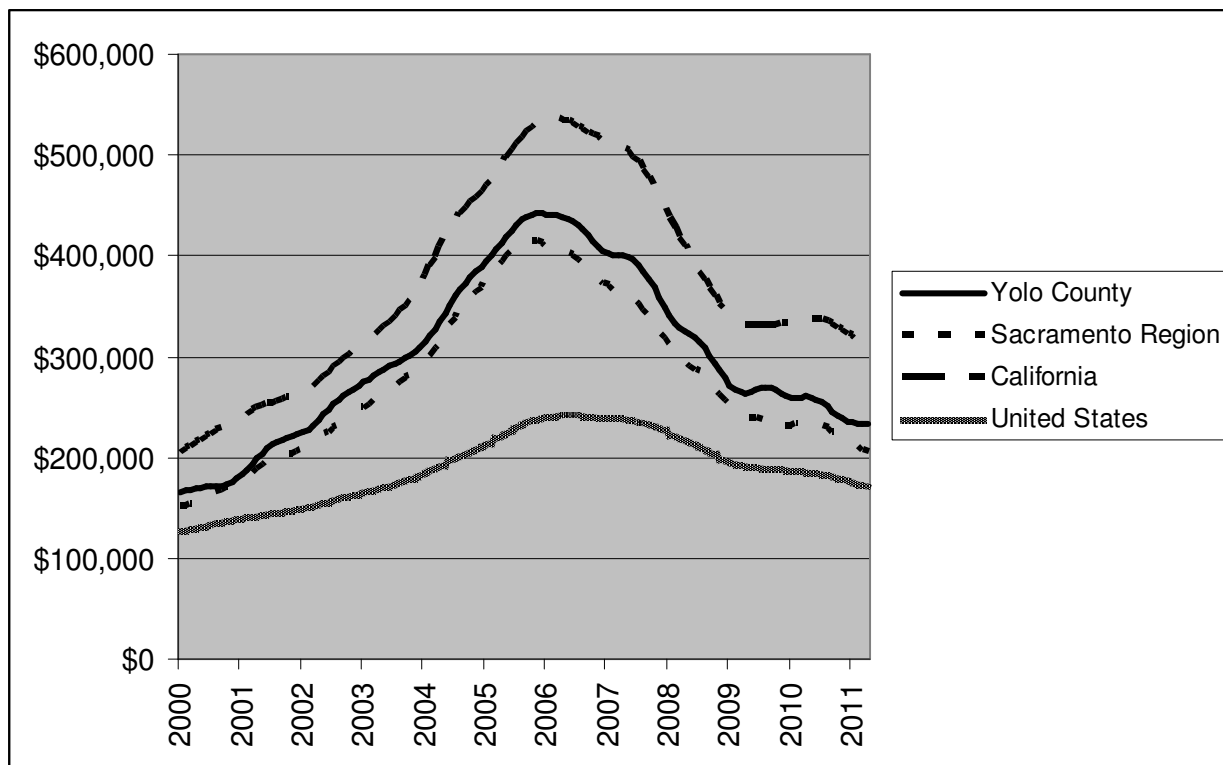
Housing Prices

The figure below shows the median price for homes sold in Yolo County, the Sacramento region, California, and the United States over the last ten years. From 2000 to 2006, all saw very steep increases in home prices. Homes in Yolo, the Sacramento region, and California all increased 2.6 times during this period, while prices nationally increased 1.9 times. After the peak, all four indices dropped steeply, and then briefly leveled off in early 2009 due to the federal mortgage tax rebate program. Once the program ended, median prices resumed their fall, although at a slower rate. As of April, 2011, median prices at all four levels have generally returned to prices seen in 2002. The net effect has essentially wiped out a decade of home equity. However, the recent California real estate bubble was like few in recent U.S. history. During this time, homes prices within the state saw average annual increases of 18 percent. For comparison, U.S. home prices historically grew an average of three percent per year, with periods over eight percent in the boom years after World War II and during the inflation of the 1970's.

According to Zillow.com, Yolo County currently has the 21st highest median home price in California at \$233,000, and is the most expensive area in the Central Valley. Those counties with higher median home values are generally located in the Bay Area, Monterey peninsula, Southern California/south coast, and the Sierras east of Sacramento. Marin and San Francisco

Counties have the highest prices at \$651,000, while the lowest median home price is in Merced County at \$107,000.

Figure 7: Median Home Price for Yolo County, the Sacramento Region, California, and the U.S.: 2000-2011 (Source: Zillow.com)



Additional Background Information

Agricultural Land Converted

The most recent data for the amount of farm land converted to non-agricultural uses is the period from 2006 to 2008. According to the California Department of Conservation, a net total of 4,548 acres were converted during this period, which represents about one percent of total farm land. The majority of farm land conversions went into wetlands (73 percent). Conversion to urban land accounted for 19 percent (14 percent cities and 5 percent unincorporated area). Of the 230 acres converted from farm land to urban uses in the unincorporated, 180 acres was the construction of the new golf course at the Cache Creek Casino and Resort. Other miscellaneous uses made up the remaining 8 percent.

General Plan Fee

Government Code Section 66014 authorizes cities and counties to collect fees that include costs reasonably necessary to prepare and revise the plans and policies that a local agency is required to adopt before it can make any necessary findings and determinations. The Board of Supervisors adopted a fee pursuant to this provision on July 20, 2004, which went into effect on

September 20, 2004. The revenue from the Yolo County General Plan Cost Recovery Fee is held in a trust to pay for the costs of the General Plan Update.

The fee is collected with each building permit and is based on the construction valuation. For projects over \$50,000, the fee is currently set at 0.4 percent, or \$4 per \$1,000 of construction value. Projects of less than \$50,000 are charged 0.2 percent.

Through the end of 2010, the fee has generated a total of approximately \$1 million in revenues. About 85 percent of the funds raised by this fee to date have gone to pay for expenditures associated with the General Plan update, which had a total of cost of about \$3 million. Reimbursement of the past general fund costs associated with the General Plan update will continue to be paid from this fee over the next four years. In addition, the cost of bringing the various community and area plans into conformance with the new 2030 General Plan, as well as the comprehensive Zoning Code update will also be reimbursed by this fee.

Grant Administration Summary

In 2006, the Sacramento Area Council of Governments (SACOG) awarded Yolo County a Community Design Grant of \$221,000 to prepare the Circulation Element of the 2030 General Plan in accordance with the “smart growth” principles of the Preferred Blueprint Scenario. Those funds were fully expended as of 2009.

In 2009, SACOG awarded Yolo County a \$100,000 Community Design grant to prepare its Climate Action Plan (CAP). Those funds were fully expended as of early 2011.

In 2010, the Strategic Growth Council awarded Yolo County a \$140,000 Sustainable Communities Planning Grant to prepare a zoning ordinance and development standards that promote sustainable development and reduce greenhouse gas emissions. Although the grant has been awarded, state budget cuts have delayed the grant’s implementation. Contracts for the grant are expected to be approved in August, 2011.

Awards Summary

Over the past year, the work done by Yolo County has been recognized by a variety of organizations, including the following:

- The Sacramento Valley Division of the American Planning Association (APA) has given Yolo County two awards over the past year: the 2030 General Plan received the Best Comprehensive Plan for a Small Jurisdiction Award in 2010, while the Climate Action Plan received the Best Green Plan Award in 2011.
- The Sacramento Area Council of Governments (SACOG) gave the 2030 Yolo County General Plan its Blueprint Award in 2010, for planning that exemplifies the regional land use plan.
- In 2011, Yolo became the first County to be recognized by the Institute for Local Government (ILG) with its Beacon Award, which recognizes local leadership in solving climate change.

- County consultants made a presentation regarding Vehicle Miles Travelled policies in the General Plan at the California Conference for the APA in 2010. Yolo County staff and consultants were asked to speak on two panels at the California Conference of the Association of Environmental Professionals (AEP) in March, 2011, regarding the Climate Action Plan. Consultants also presented the Climate Action Plan at the National Conference for AEP this year.

STATUS OF THE GENERAL PLAN

2030 Countywide General Plan

The 2030 General Plan was adopted on November 10, 2009. The comprehensive document included updates to all seven mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, and Safety), and expanded or added new elements. In fact, over the years Yolo County has adopted a number of optional elements and specific or community plans that are incorporated within the General Plan. A full listing of all element and specific or community plans and the years they were adopted and/or updated is provided in Figure 8.

There are also plan documents that are not considered part of the General Plan, but must be consistent with the General Plan. These include:

- 1989 County Waste Management Plan
- 1992 Watts-Woodland Airport General Plan
- 1993 Household Hazardous Waste Element
- 1998 Yolo County Airport Master Plan
- 2004 Multi-Hazard Mitigation Plan
- 2006 Parks and Open Space Master Plan
- 2006 Bicycle Transportation Plan
- 2007 Oak Woodland Conservation and Enhancement Plan
- 2007 Integrated Regional Water Management Plan
- 2011 Climate Action Plan

Consistency with the State General Plan Guidelines

The recently adopted General Plan is consistent with all relevant General Plan Guidelines and state requirements. Over the past three years, however, the Central Valley Flood Protection Board (CVFPB) has released new information regarding 200-year flood zones, levee protection zones, and other flood-related data, as a part of its mandate under a variety of legislation, including AB5, AB930, and SB5. Most of this new research has been incorporated into Government Code Section 65302, and is required to be included in all new General Plans.

Much of this information was not available until the later stages of the General Plan update process, which spanned a total of six years. Staff anticipated this lag between adoption of the document and the availability of information, as indicated on pages HS-3 and 4 in the Health and Safety Element of the adopted 2030 General Plan, which states:

Figure 8: General Plan Elements and Adoption Dates

Element	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture and Economic Development																													
Cache Creek Area																													
Capay Valley Area																													
Circulation																													
Clarksburg Community																													
Conservation and Open Space																													
Delta Land Use and Resource Management																													
Dunnigan Community																													
Esparto Community																													
Housing																													
Knights Landing Community																													
Land Use and Community Character																													
Madison Community (adopted 1974)																													
Monument Hills Specific Plan																													
Health and Safety																													

Central Valley Flood Protection Board designated floodway maps, DWR Awareness Floodplain Mapping Program maps, DWR 200-year floodplain maps, Maps of levee protection zones – At the time of this General Plan update, this information is not available. An action item has been added to monitor the progress of the State in these areas and amend the General Plan in the future as appropriate.

Consequently, the need to incorporate updated flood protection data was provided for in the General Plan in Action HS-A25, which states:

Pursuant to Sections 65302.9 and 65860.1 of the Government Code, amend the Zoning Ordinance and General Plan, as appropriate, to be consistent with the adopted Central Valley Flood Protection Plan (Policy HS-2.3).

Responsibility: Planning and Public Works Department

Timeframe: Ongoing

It has come to the county's attention that the General Plan inadvertently omitted several items related to background flood information, as referred to in the CVFPB letter. Specifically, maps and text describing the 500-year flood zone, designated floodways, levee protection zones, and the relationship of new and existing development to flood hazard zones were overlooked. A draft General Plan Amendment to correct these oversights has been prepared, and was reviewed by the Planning Commission in April, 2011. The Amendment is currently undergoing a mandatory 90-day public review period, which will end on July 18, 2011. It is expected to go to the Board of Supervisors for consideration in September, 2011.

Consistency with County and Department Goals

As adopted in the 2010-2011 Fiscal Year Budget, the Development Services Division set out last year to accomplish the following goals. A brief summary of the Department's success towards fulfilling each goal is provided in italics.

- Implementation of the work plan for the adopted county General Plan that includes: update of the eight community plans; the zoning ordinance; and development of a TDR program.

This work is partially complete. The Capay Valley Area Plan was updated by the Board of Supervisors on December 7, 2010. Work will begin on the Clarksburg Area Plan shortly, while recommendations regarding the Land Use Resource Management Plan will be considered later this year.

Several chapters of the comprehensive zoning ordinance update have been completed and reviewed by the Planning Commission. The full ordinance is expected to be considered by the Board of Supervisors in early 2012.

The cluster agricultural housing ordinance was adopted by the Board of Supervisors in November, 2010.

- Pursuant to Board direction initiate new Specific Plans identified in the adopted General Plan.

The Dunnigan Specific Plan was placed on hold by the applicants on October 26, 2009. Market forces have also indefinitely delayed work on the Madison Specific Plan. The Knights Landing Specific Plan has been set back by both the economy and the reclassification of the community into the 100-year flood zone. No projects have been proposed for either the Elkhorn or Covell Specific Plans.

- Implement the economic development recommendations and permit review/tracking program.

The Yolo County Economic Development Strategy was adopted by the Board of Supervisors on December 8, 2009. It included 13 initiatives, as follows:

1. Business friendly permits and regulations;
2. Provide land uses for economic diversification;
3. Implement a rational incentive policy;
4. Develop major County assets;
5. Monitor the business climate;
6. Maximize agricultural viability;
7. Encourage agricultural districts;
8. Improve tourism capacity and promotion;
9. Promote biotechnology;
10. Revitalize downtowns and support new development in existing towns;
11. Provide housing and public works programs;
12. Attract new businesses; and
13. Expand and retain existing businesses.

Initiatives 4, 8, 9, and 12 do not directly involve implementation by the Planning and Public Works Department. Each of the above initiatives has a series of implementing activities associated with it, totaling 147 activities in all. As reported by the Economic Development Manager to the Board of Supervisors in August, 2010, the majority of these activities is either complete or is ongoing.

The Trak-It program to improve inter-Department permit coordination and expedite processing went into effect on February 3, 2011. In addition, the Department will be initiating the Wincams program on July 4, 2011, to improve the tracking of project accounts.

- Explore the viability of a county Teeter & Receivership Program for property enforcement fees.

County staff evaluated the feasibility of a Teeter and Receivership Program and elected not to pursue it at this time. A Teeter program requires that fines and penalties be paid up front to the Department from the County's general fund, to be reimbursed later upon payment by the violator. Given the County's current fiscal straits, it was determined that it would not be prudent to further strain limited revenues. Instead, staff has been successfully utilizing the existing collections services provided through the Auditor's office. This has significantly increased the rate of collection for fines and penalties.

- Develop a countywide alternative energy and green building construction ordinance.

Development of the ordinance was dependent upon the Climate Action Plan, which was adopted on March 15, 2011. The draft ordinance will be submitted to the Board of Supervisors for consideration in July, 2011.

- Complete certification (CASP) of Building Official for ADA access compliance inspections.

The Chief Building Official passed his CASP certification earlier this year. New state law requires each local jurisdiction to have at least one building inspector who is certified on disabled access requirements.

In addition, the Board of Supervisors established the following goals for the 2010-2011 fiscal year, as a part of the County's Strategic Vision.

- Complete the Clarksburg Ag District.

Development of this ordinance has been pending completion of the Agricultural District Study by the Ag Issues Center at UC Davis, as well as the preparation of the draft Agricultural Zones in the comprehensive zoning code update. It has also been complicated by the adoption of new FEMA maps for Clarksburg which took effect in 2010. Now that each of those issues have been resolved, the Ag District Ordinance will move forward and will be considered by the Board of Supervisors by January of 2012.

- Complete the Dunnigan Specific Plan as model of safe and healthy community.

As noted previously, the Dunnigan Specific Plan was placed on hold by the applicant in October, 2009.

- Identify and implement business-friendly practices, and provide economic development for agricultural enterprises.

See discussion above.

- Complete technical studies, and conduct public hearings to update Cache Creek Area Plan.

The technical and historic review of the CCAP has required more effort and time than originally anticipated. The review has also been affected by the large turnover and staff reductions as the Parks and Resources Department was reorganized into the Natural Resources Division under the County Administrative Officer. It is expected that the CCAP update will be forwarded to the Board of Supervisors for consideration in July, 2012.

The following goals have been proposed for the recommended 2011-2012 County budget.

- Implement a seamless transition of the new Trakit computer program for the multi-agency development review process, online applications, public information and permit tracking.
- Demonstrate progress on the adopted General Plan Work program by developing Specific Plans and updated regulations.
- Compensate for reduced staff with improved task prioritization, staff mentoring, cross-training, and streamlined procedures.

Recent General Plan Activities

There was one General Plan Amendment approved during the past year, on December 7, 2010. General Plan Amendment No. 2010-01 was a comprehensive update to the Capay Valley Area Plan. It revised and brought up to date background information and figures, amended land use and community maps, and brought policies and implementation measures into consistency with the 2030 General Plan.

There were two additional General Plan Amendments approved earlier this year, on March 15, 2011. General Plan Amendment No. 2011-01 made minor technical amendments to the Cache Creek Area Plan. It clarified that the CCIP is not considered to be a part of the Cache Creek Area Plan, and that future changes to CCIP would not require a General Plan Amendment. The amendment also deleted the requirement that members of the Technical Advisory Committee (TAC) for the Cache Creek Area Plan be appointed by the Board of Supervisors.

General Plan Amendment No. 2011-02 changed the Introduction and Administration Chapter, as well as the Conservation and Open Space Element, of the 2030 General Plan. It eliminated policies redundant to the Climate Action Plan, updated the California Environmental Quality Act (CEQA) thresholds for greenhouse gas emissions, modified policies to be consistent with the Climate Action Plan, and established targets and goals for emissions in 2020, 2030, 2040, and 2050.

Future General Plan Activities

Staff's current focus is on overhauling the Zoning Ordinance and other sections of the County Code to bring them into conformance with the newly adopted General Plan. Much work has already been accomplished on the County Code over the past year, including the cluster agricultural housing ordinance; the water efficient landscape ordinance; draft administrative chapters governing general provisions, responsibilities, and CEQA guidelines; draft chapters regarding five proposed agricultural zones; and development of a solar facility ordinance.

Within the next 12-18 months, it is expected that several General Plan Amendments will be recommended for consideration by the Board of Supervisors. These include the Clarksburg Area Plan, the Housing Element Update, the Cache Creek Area Plan, the Land Use Resource Management Plan, and the Natural Communities Conservation Plan.

On June 29, 2010, the Board of Supervisors directed staff to prepare and process revisions to the 2030 General Plan regarding the background information on various flooding hazards in the Health and Safety Element, as recommended by the Central Valley Flood Protection Board. No goals, policies, or actions are anticipated to be modified as a result of this amendment. General Plan Amendment No. 2011-03 is expected to go to the Board of Supervisors for consideration in September of 2011.

On November 10, 2009, the Board of Supervisors adopted the following schedule for updating the General Plan and its components:

Figure 9: Adopted Schedule for New and Updated General Plan Documents

Plan	General Plan Policy and/or Action	General Description of Task/Notes	Adopted Schedule of Completion	Status Update
Capay Valley Area Plan	Policy LU-3.1	Update the existing 1983 Capay Valley Area Plan. (Update completed in 2008, put on hold.)	Adoption by Fall, 2010.	ADOPTED December 7, 2011
Climate Action Plan	Action CO-A115	Update the existing 1982 Energy Plan to ensure consistency with state and federal climate change requirements.	Started in October, 2009. Adoption by Fall, 2010.	ADOPTED March 15, 2011
Cache Creek Area Plan	Action CO-A43	Update the existing 1996 Cache Creek Area Plan. The administration of this plan is under the County Administrator's Office.	Currently underway. Adoption by December, 2010.	PENDING Estimated completion July, 2012
Delta Land Use and Resource Management Plan	Action CO-9.20	Adopt the revised LURMP, as an element in the General Plan.	Adoption by Spring, 2011.	PENDING Estimated completion November, 2011.
Clarksburg Area Plan	Action CC-A22	Update the existing 2001 Clarksburg Area Plan, and ensure consistency with the Delta Land Use and Resource Management Plan (LURMP). The revised LURP is expected to be adopted in early 2010.	Adoption by Spring, 2011.	PENDING Estimated completion July, 2012
Dunnigan Community Plan	Action CC-A17	Prepare the Dunnigan Specific Plan which will supersede the 1996 Dunnigan Community Plan.	Started in May, 2009. Adoption by Spring, 2011.	ON HOLD by applicant October 26, 2009
Yolo-Zamora Area Plan	Action CC-A21	Prepare the Yolo-Zamora Area Plan (new plan).	Start in January, 2011. Adoption by Fall, 2012.	DELAYED Work is estimated to begin in July, 2012.
Yolo Bypass Area Plan	Action CO-A24	Prepare the Yolo Bypass Area Plan (new plan).	Start in January, 2011. Adoption by Spring, 2013.	DELAYED Work is estimated to begin in July, 2012.
Esparto Community Plan	Action CC-A22	Update the existing 2007 Esparto Community Plan, and incorporate policies and zoning for the 79-acre mixed use area.	Start in Spring, 2012. Adoption by Spring, 2014.	DELAYED Work is estimated to begin in Spring, 2013.

Plan	General Plan Policy and/or Action	General Description of Task/Notes	Adopted Schedule of Completion	Status Update
Monument Hills Community Plan	Action CC-A22	Update the existing 1980 Monument Hills Community Plan.	Start in Spring, 2012. Adoption by Spring, 2014.	DELAYED Work is estimated to begin in Spring, 2013.
Knights Landing Community Plan	Action CC-A18	Prepare the Knights Landing Specific Plan, which will supersede the 1999 Knights Landing Community Plan. (On hold until a development application is received.)	If no application is received by 2014, work will begin to complete update by 2015.	ON HOLD Work is estimated to begin in Spring, 2015.
Madison Community Plan	Action CC-A19	Prepare Madison Specific Plan, which will supersede the 1974 Madison Community Plan. (On hold until a development application is received.)	If no application is received by 2014, work will begin to complete update by 2015.	ON HOLD Work is estimated to begin in Spring, 2015.
Elkhorn Community Plan	Action CC-A20	Prepare the Elkhorn Specific Plan (new plan).	On hold until a development application is received.	ON HOLD
Covell/Pole Line Community Plan	Policy CC-3.20	Prepare Covell/Pole Line Specific Plan (new plan).	On hold until a development application is received.	ON HOLD

Implementation of the schedule has been slowed by the loss of a Principal Planner position and one-half of a Secretary position, both due to budget reasons. Another one-half planner position has been assigned to support the CAO's office in processing mining and reclamation permits. In addition, existing staff have spent significant time on developing the solar facility ordinance. In the coming months, planning staff will be processing three project-related Environmental Impact Reports, as well as finishing the comprehensive Zoning Code update. As a result of these commitments, the schedule for updating the various community and area plans will be slowed.

Urban Services Line Review

There were no changes in any urban services lines during 2010.

Capital Improvement Plan Review

Staff has reviewed the Capital Improvement Plan for 2009/2010 and determined it to be consistent with the General Plan.

Recent Parks Acquisition

The County did not acquire any new park land during 2010.

Interagency Coordination

Throughout the General Plan update process, the County was an active participant in the Sacramento Area Council of Government (SACOG) “Regional Blueprint” project, to coordinate future urban growth within the six-county region over the next 50 years. As a part of this effort, staff closely worked with the Planning Directors for each of the four cities to develop a shared approach to sharing and planning for new development in Yolo County. The resulting vision relies on in-fill and redevelopment of existing urban areas, compact growth focused on existing cities and towns, and dense, mixed use development oriented towards pedestrian and public transit uses, as well as planning for a new city in the vicinity of Dunnigan. This vision was later incorporated into the Preferred Blueprint Scenario adopted by the SACOG Board of Directors in December of 2004.

Over the past year, staff has continued its partnership with SACOG, especially in the areas of climate change, affordable housing allocations, the Metropolitan Transportation Plan, the Rural-Urban Connections Strategy (RUCS), and other matters of regional importance.

In addition, county staff regularly coordinates with the cities regarding implementation of the pass-through agreements, environmental and planning referrals for projects located within the cities, and the climate change compact.

DEVELOPMENT ACTIVITY

Recent Permit Trends

Over the past 11 years, the Development Services Division has taken in an average of 88 planning applications annually. In 2010, the Planning and Public Works Department took in a total of 44 planning permit applications, which was the lowest rate at any time since the mid-1990s and 50 percent below the recent average. A table of the recent trend in development applications is shown below:

Planning projects tend to be a leading indicator, since it often takes several years of evaluation and approvals before most large development projects can begin construction. Planning applications peaked in 2003 (three years before the housing market peak in 2006) and have been steadily declining since. No new subdivisions have been received in the past several years and there have been few major commercial/industrial developments (Clark-Pacific and Bogle Winery being the exceptions). In 2009, the Board of Supervisors directed staff to no longer process applications for new Williamson Act contracts and/or changes that would result in extending existing contracts. This action, along with continuing uncertainty regarding the long term prospects of the Williamson Act program, have significantly reduced the number of such applications. The majority of applications tend to focus on Lot Line Adjustments, Site Plan Reviews, Flood Permits, and projects that require staff level review.

It should be noted, however, that while the number of planning applications are at 15-year lows, the complexity of individual applications has increased. State regulations have expanded over the past decade, particularly in the area of water quality and endangered species. There are new entities to work with, including the Yocha De He Wintun Nation, three new Citizens Advisory Committees, and numerous interest groups. Projects also have to address a host of

new local regulations, such as agricultural mitigation, affordable housing, smart growth, climate change, and other issues for which there were no requirements in 2000.

Figure 10: Total Planning Permits for Yolo County from 2000-2010

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Total
<u>Land Uses:</u> (Use Permits, Variances, Site Plans, etc.)	43	48	35	40	46	31	40	27	27	20	10	368
<u>Parcel Boundaries:</u> (Subdivisions, Parcel Maps, Lot Line Adjustments, Certificates)	28	33	47	38	32	40	25	26	19	11	14	313
<u>Other:</u> (Appeals, Flood Permits, Historic Permits, CEQA, Pre-Apps, etc.)	28	20	15	33	10	1	15	11	12	10	13	168
<u>Williamson Act Contracts:</u> (New, Contracts, etc.)	4	8	11	14	3	5	5	8	5	1	0	64
<u>Legislative Actions:</u> (General Plan Amendments, Zone Change, Ordinances)	3	3	9	2	4	2	7	8	7	5	7	57
Total	106	112	117	127	95	79	92	80	70	47	44	970

As mentioned earlier, typically there is a lag of several years between the time when a planning application is approved and the issuance of a building permit. During this time, agreements are approved, land or leases are purchased, financing is secured, and engineering construction plans are prepared. As a result, the peak in planning applications between 2000 and 2003 isn't seen in the number of building permits until 2004 – 2008, as shown below.

As show in the following graph, the total number of building permits has remained relatively steady. 2010 was similar to 2000 in terms of new construction, but throughout the decade, levels varied within a narrow range of 676 and 1,113. What this does not show, however, are changes in the nature of the permits. While permits in the earlier part of the decade were typically for new construction of homes, commercial buildings, and agricultural structures, permits in the last several years have instead been dominated by re-wiring, roofing, and other minor remodels. This contrast between the number of permits and their complexity can best be depicted by the cost of new construction, as shown in the table below.

Figure 11: Total Building Permits for Yolo County from 2000-2010

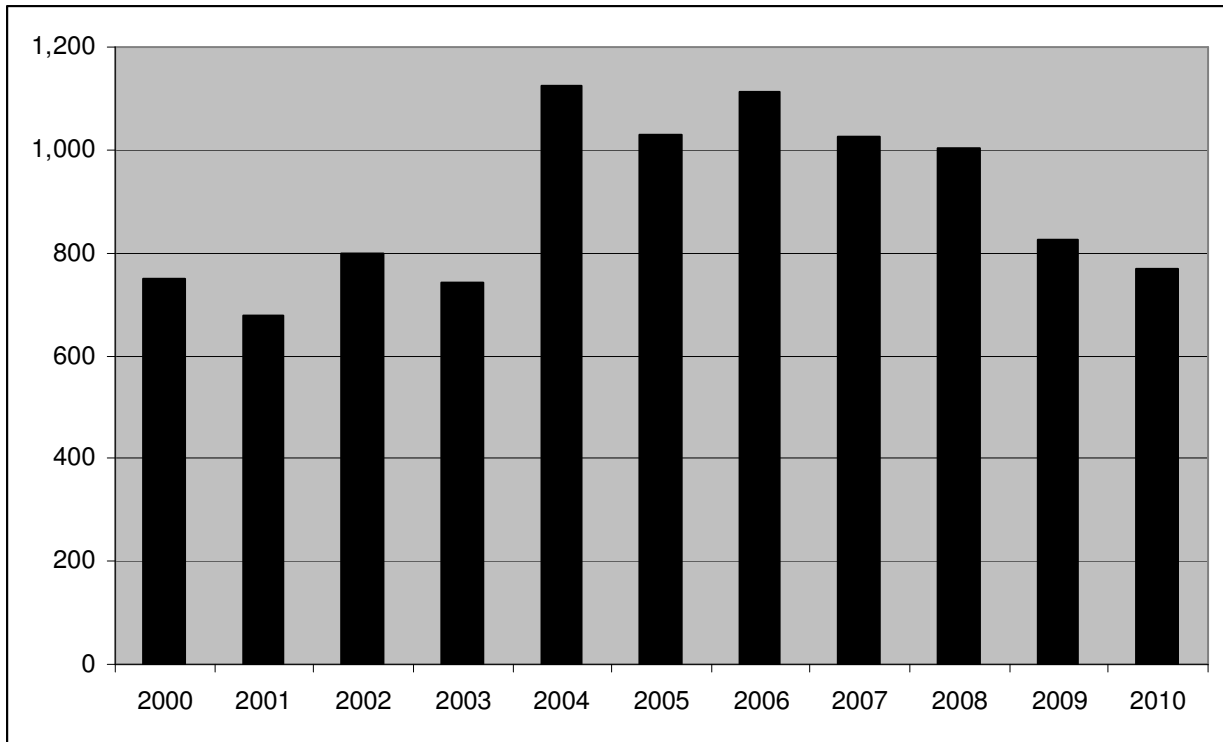
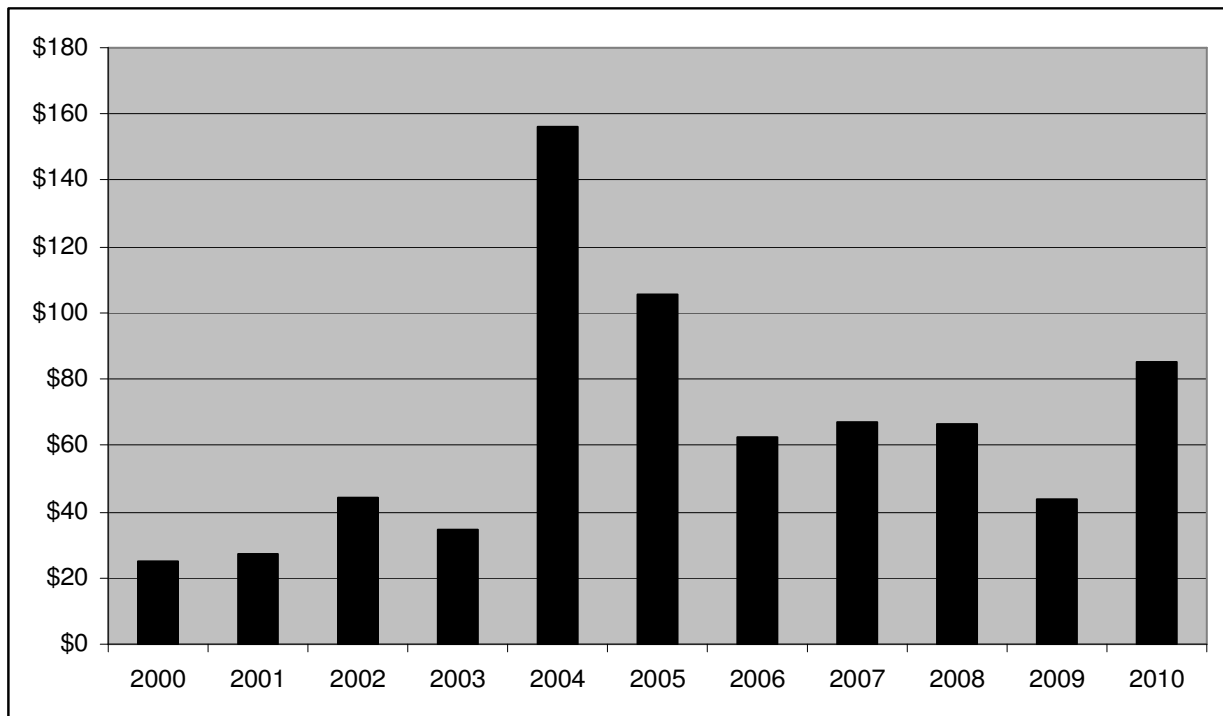


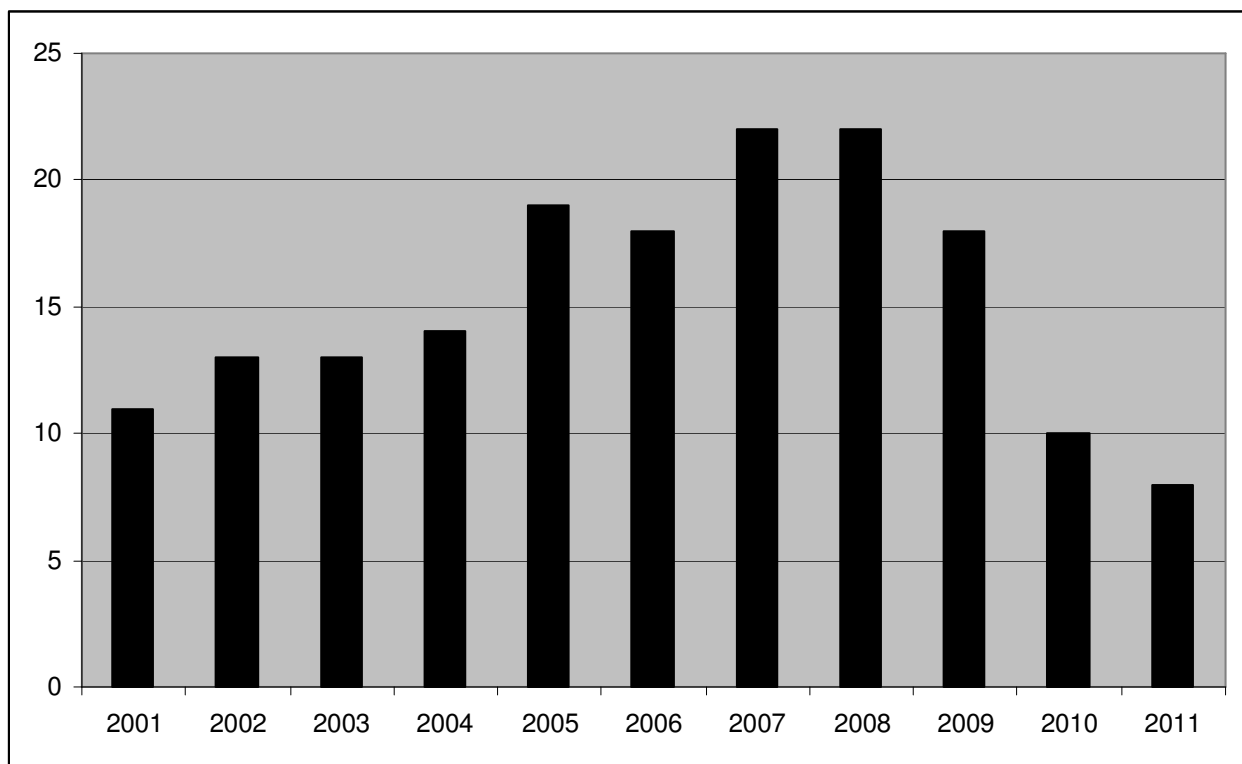
Figure 12: Total Building Valuation for Yolo County (in millions) from 2000-2010



The above table provides a much more dramatic illustration of the recent real estate bubble. Whereas in the previous table, the peak in the number of building permits was only 30 percent greater than the lowest year, the above table shows a peak in construction value in 2004 of 600 percent compared with 2000. The Wild Wings development was at the height of construction in 2004, with new homes generally ranging from \$500,000 to \$800,000.

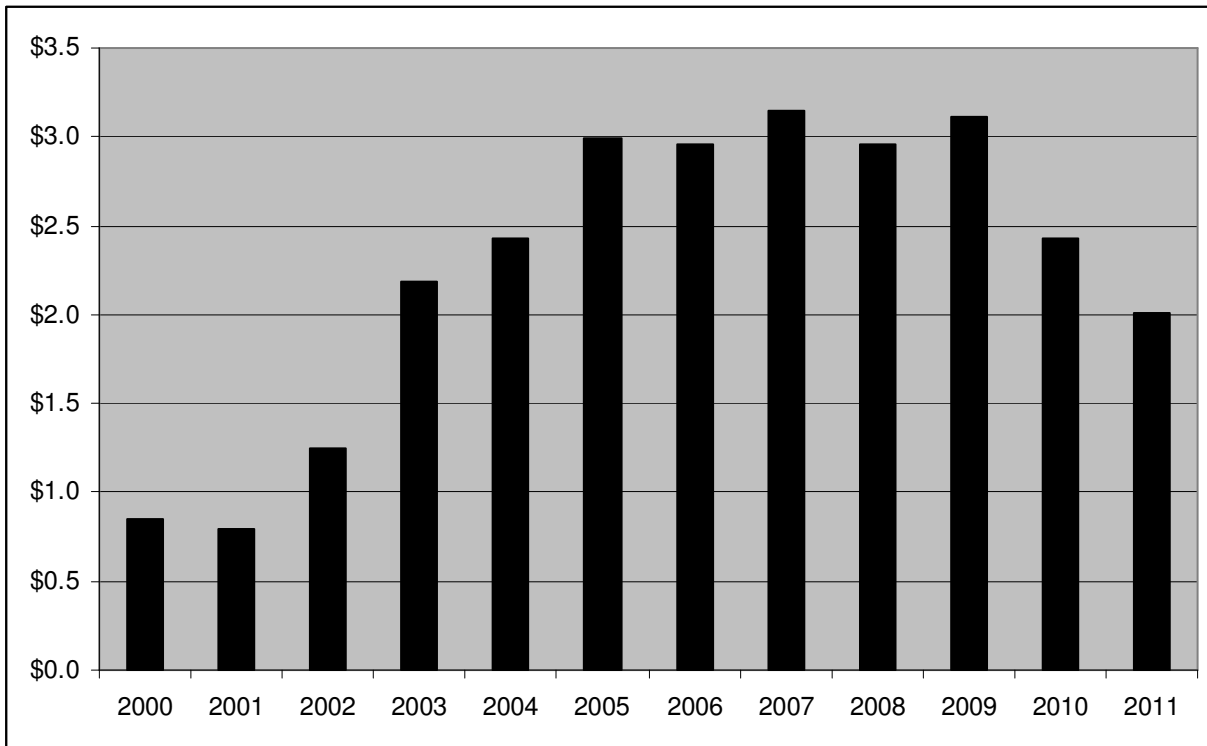
In 2010, total valuation substantially increased from recent years, exceeding \$85 million. It should be noted that the Bogle winery project was valued at \$35 million, which significantly skewed the data. If the winery is excluded, total valuation would have been about \$50 million, similar to levels seen in 2002. However, these numbers are not adjusted for either inflation or changes in the cost of labor, materials, etc.

Figure 13: Total Number of Staff in the Development Services Division from 2001-2011



The above graph illustrates the growth and contraction of staffing within the Development Services Division over the past decade. For the 2011-2012 fiscal year, the Division will be comprised of four building staff, three planners, and the Assistant Director. These staffing levels will be lower than at any time over the past 15 years. For comparison, in 1995 there were a total of 15 staff, comprised of four inspectors, six planners, four administrative support, and the Director (at that time, Community Development was a separate Department). As a result, Yolo County will have one of the smallest county planning programs statewide.

Figure 14: Total Development Services Division Budget (in millions) from 2001-2011



This graph shows the Division budget accelerating in 2003, peaking in 2007, and then declining in 2010. This reflects the General Plan update process, which began in 2003 and ended with adoption of the new plan in November, 2009. Although the General Plan had been completed, its implementation continued to result in higher budget expenditures in 2010. Two of these implementation efforts, the Dunningan Specific Plan (DSP) and the Climate Action Plan (CAP), added approximately \$900,000 to the Division budget that would otherwise not have been included. These programs were funded by private developers and from a SACOG grant.

The 2011-2012 fiscal year budget includes \$425,000 for outside consultants that are expected to work on several anticipated Environmental Impact Reports. Without these costs, the budget would be about \$1.6 million. However, the 2011-2012 budget also includes about \$200,000 in internal administrative expenditure for the Information Technology Department and County Counsel, costs that were not charged earlier in the decade. Excluding these additional charges leaves a budget of \$1.4 million, similar to that in 2003. In fact, the actual budget is even less than 2003 levels, if inflation-adjusted dollars are taken into account.

There is another aspect to the budget that is of interest. In 2001, the Development Services Division received 47 percent of their revenues from the general fund, with the remainder coming from fees. For the 2011-2012 fiscal year, the Division budget is projected to receive only 22 percent of its revenues from the general fund. The other 78 percent will come from fees and grants. As a result, the cost-recovery rate for the Division has increased 47 percent over the past decade.

Major Development Applications Processed

As a result of the ongoing economic problems in the Sacramento region, there were few major development applications processed during 2010. The two most prominent projects were the various revisions to the River's Edge residential subdivision in Knights Landing, and the Result Radio tower at the Central Landfill. Staff's work instead focused on policy and regulatory updates of several key areas, as follows:

- Climate Action Plan
- Capay Valley Area Plan
- Specific Plan Guidelines
- Solar Energy Ordinance
- Cluster Agricultural Housing Ordinance
- Water Efficient Landscaping Ordinance

Recent Development Trends

New Home Prices

Since the current economic downturn began in September of 2008, not only have the number of new homes plummeted, but the costs to construct new homes has also plunged. Whereas in 2008, there were six new home exceeding \$1 million, no homes in that price range have been built since. Similarly, 50 percent of the homes built in 2008 were between \$250,000 and \$500,000. In the past two years, homes in that range have accounted for only 26.6%. The number of homes being built for \$100,000 to \$250,000 has correspondingly increased, from 32 percent to 42.9 percent. Interestingly, homes constructed for \$500,000 to \$1 million have also sharply increased recently. In 2009-2010, they accounted for 15.9 percent of all new homes in the unincorporated area, which exceeded the number of all homes built for over \$500,000 in 2008 at 10.3 percent. It seems that new home buyers are moving away from the mid-price and are buying both down or up, to reduce mortgage debt or to take advantage of the comparative deals in real estate.

Figure 15: New Home Values in the Unincorporated Area (not adjusted for inflation from year-to-year)

	2008	2009	2010	Total
Under \$100,000	6	3	3	12 (8.5%)
\$100,000 – \$250,00	25	10	17	52 (36.9%)
\$250,00 – \$500,000	39	10	10	59 (41.8%)
\$500,000 – \$1,000,000	2	5	5	12 (8.5%)
Over \$1,000,000	6	0	0	6 (4.3%)
Total	78	28	35	141 (100.0%)

Rural Residential Estates

There has been ongoing concern by the County regarding the trend towards converting farmland into rural residential “estates.” Several initiatives in the 2030 General Plan seek to create new programs to limit the potential for this type of development. To better understand the issue, staff has evaluated new home construction on agriculturally zoned land over the past three years.

As the Figure 16 shows, 66 homes have been built on agricultural parcels over the past three years. A large majority of these homes (66.6 percent) were between 1,000 and 3,000 square feet (sf), which are average by current standards. In contrast, only 28.9 percent of the homes were larger than 3,000 sf, including three homes over 6,000 sf and one of nearly 8,000 sf. Similarly, homes in the agricultural area tend to be built on smaller parcels of less than 20 acres (42.4 percent). Although the data is not extensive, it generally supports the concern that larger homes are being built on small agricultural parcels. As has been extensively discussed elsewhere, these homes make farming on adjoining parcels more difficult, due to spraying restrictions, nuisance complaints, land values, and cumulative loss of market infrastructure.

The General Plan calls for several approaches to address this issue, including: (1) requiring a Use Permit for new homes on parcels smaller than 20 acres; (2) criteria to limit the size and location of homes on agricultural parcels; (3) rural housing cluster ordinance to allow land owners to group rural residential parcels together, leaving larger tracts available for farming; and (4) transfers of development rights to allow owners to sell their right to build a home to property owners in other parts of the county. The Cluster Agricultural Housing Ordinance was adopted by the Board of Supervisors on November 9, 2010. The other changes are currently being drafted by staff and the new ordinances are expected to come before the Board of Supervisors for consideration early in 2012.

Figure 16: New Home Sizes on Ag Parcels within the Unincorporated Area (2008-2010)

	0-20 Acres	20-40 Acres	40-80 Acres	Over 80 Acres	Total
Under 1,000 sf	1	0	2	0	3 (4.5%)
1,000 – 2,000 sf	10	5	4	4	23 (34.8%)
2,000 – 3,000 sf	8	4	6	3	21 (31.8%)
3,000 – 4,000 sf	4	2	3	1	10 (15.2%)
4,000 – 5,000 sf	3	0	1	0	4 (6.1%)
Over 5,000 sf	2	0	0	3	5 (7.6%)
Total	28 (42.4%)	11 (16.7%)	16 (24.2%)	11 (16.7%)	66 (100%)

Customer Service and Public Outreach:

While the Development Services Division remains committed to providing the best possible customer service, that goal has been impaired by increasingly limited resources. Given the magnitude of the fiscal challenges currently facing the County, staff has been forced to limit the hours of the public counter hours, increase the processing and review time for applications, and reduce the availability and response time of building inspections. However, there are positive developments that have occurred over the past year, as detailed below.

Customer Service Improvements

The Building and Planning Sections have continued efforts to significantly expand their on-line presence. The public can schedule inspections through the Internet, view the current inspection schedule, access a variety of forms (both in English and in Spanish), check the FAQ (frequently answered questions) page, or obtain further information regarding business licenses, flood requirements, and/or violations. Similarly, Planning Commission agendas and minutes are posted going back to 1995. Agendas and minutes for each of the seven Citizens Advisory Committees can also be accessed on-line, going back to 2008. The 2030 General Plan is on-line, as is the Climate Action Plan and most of the Area and Community Plans, recent ordinances, and the Design Guidelines. Information on current projects has been collected at one location, for the convenience of the public, including staff reports, environmental documents, and other attachments. A new webpage will feature CEQA documents and hearing notices that the public can subscribe to which will make it easier for interested parties to keep track of proposed actions.

Earlier this year, the Department implemented a new integrated permit tracking system. Previously, staff tracked most land use activities with an old and inefficient system, including manual processes, such as handwritten receipts at the front counter and retyping data from land use applications onto permits or project documents. The prior database was a “homegrown” system, built and maintained by the Information Technology Department. It provided minimal information, and did not interface with other County departments.

The new Trak-It program allows the Planning and Public Works Department to significantly upgrade its services by making more efficient and expanded use of the available network technology. It allows for improved interagency coordination with the Environmental Health Division, the Assessor’s office, the Agricultural Commissioner’s office, and potential coordination and connectivity to local fire protection districts. The implementation of the software allows the Development Services Division to continue to operate with fewer staff, reduces the amount of time needed for permitting related to economic development, and increases capacity for the future growth envisioned in the 2030 Countywide General Plan. The Trak-It program also directly interfaces with the SIRE system, allowing archived materials to be linked up to current permit applications, as well as the GIS system for mapping information.

In addition, the Department just implemented a new electronic time tracking system, WinCams, which has eliminated the need for paper timesheets. The new system also allows for on-time billing and accounting, whereas accounts in the the previous system often lagged expenditures by a month or more. The WinCams system also directly interfaces with the Trak-It program, which makes receipts and establishing new work order numbers a seamless process.

Advisory Committees

The Planning and Public Works Department relies on County-appointed advisory groups to provide local input and recommendations on planning and land use decisions. These groups range from volunteers who review community development projects to committees that provide policy recommendations for the entire County. Each of these groups has meetings that are noticed and open to the public, providing a variety of opportunities for local residents to participate in the planning process. A list of the Development Service Division's advisory groups includes:

- Capay Valley Citizens Advisory Committee
- Clarksburg Citizens Advisory Committee
- Dunnigan Citizens Advisory Committee
- Esparto Citizens Advisory Committee
- Knights Landing Citizens Advisory Committee
- Madison Citizens Advisory Committee
- South Davis Advisory Committee
- West Plainfield Citizens Advisory Committee
- Yolo-Zamora Citizens Advisory Committee
- Planning Commission (which includes the following functions):
 - Board of Permit Appeals
 - Business License Appeals Board
 - Historic Preservation Commission
 - Redevelopment Commission

In all, 62 public meetings were held by the various committees during 2010. This was far less than in previous years, since there has been fewer development applications to consider as a result of the economic downturn that began in 2008.

Public Outreach

In addition to the Citizens Advisory Committees, staff has made numerous presentations to various groups regarding planning and building issues. These include the following:

- Community meetings in Knights Landing, Clarksburg, Yolo-Zamora, El Macero, and Willow Bank regarding new FEMA flood requirements for building construction;
- Discussion of the proposed zoning code update with the Yolo County Realtors Association;
- Participation in the annual Realtors Seminar sponsored by the Yolo County Farm Bureau;
- Presentation before the California Construction and Industrial Materials Association regarding the outlook for development in Yolo County;
- Discussions at the Yolo Climate Change Compact concerning the Climate Action Plan and the draft solar ordinance;
- Guest lectures at UC-Davis about the issues involved when urban development occurs next to agriculture;
- Testimony regarding the 2030 General Plan before both the Delta Protection Commission and the Delta Stewardship Council;

- Participation in two panel discussions of the County's Climate Action Plan at the State conference of the Association of Environmental Professionals; and
- Consultant presentations at the State and National conferences of the American Planning Association regarding the 2030 General Plan and the Climate Action Plan.

ISO Rating

On May 6, 2009, Yolo County Building Department was surveyed by the Insurance Service Office (ISO) Building Code Effectiveness Grading Schedule. ISO is an insurer supported organization charged with providing advisory insurance underwriting and rating information to insurers. The classification scale is from one to 10, where a rating of 1 is excellent and 10 is less than minimum recognized protection. There are over 600 Building Departments in California, but only 40 received a Class 2 rating according to the latest rankings. (There are only two building departments with a rating of 1: Newport Beach and Beverly Hills.) Yolo County Building Department is one of the 40 Building Departments to achieve the Class 2 rating.

Community Rating System

In addition, the ISO also ranks communities based on the effectiveness of their flood protection and preparedness programs, on a similar scale as the one used for administering the building code. In March of 2010, the County was informed that its Community Flood Rating had been lowered from 9 to 8. This will result in a five percent savings for those home owners who carry flood insurance. Staff has been working with the ISO to further improve our standing. One of the impediments is the pending update to the Multi-Hazard Mitigation Plan (MHMP). The Office of Emergency Services (OES) has indicated that they will complete the MHMP update by the summer of 2011. Once that effort is completed, Yolo County will qualify to have its Community Flood Rating reduced from 8 to 6. This will result in a total savings for those home owners who carry flood insurance of 20 percent over standard rates.

HOUSING ELEMENT COMPLIANCE

The following information is provided in accordance with Government Code Sections 65583 and 65584, as well as the Governor's Office of Planning and Research (OPR) Housing Element Guidelines.

The Department of Finance estimates that in 2011, unincorporated Yolo County had a total of 8,422 housing units, with an average of 2.807 persons per household. This is broken down as follows: includes approximately 72 percent single family homes; 14 percent multiple family homes; and 14 percent mobile homes. An additional 4,087 people live in group quarters (student housing at UC – Davis). The vacancy rate was estimated at 8.67 percent, which is lower than the 12.95 percent vacancy rate in unincorporated areas statewide, and was the 16th lowest in the state. (Most counties with lower vacancy rates are urbanized jurisdictions located in the Bay Area and Southern California.)

According to the US Census, 52.8 percent of all occupied housing units within the county (including cities) were people who own or are buying their homes. The remaining 47.2 percent of occupied housing were renters.

BACKGROUND

Total Net Housing Units Added In 2010:

The County Planning and Public Works Department approved 39 Building Permits for residential units in calendar year 2010. This was partially offset by 7 demolition permits issued for residential units in 2010, for a net gain of 32 units in the unincorporated area.

New Affordable Housing Units Added In 2010:

The County Planning and Public Works Department does not monitor or require detailed information regarding the sales and/or rental prices of new residential units. It should be noted, however, that the OPR Housing Element Guidelines do not mandate local agencies to keep such information.

For Yolo County in 2010, the state Housing and Community Development Department (HCD) defines a median household income for a family of four as \$72,500. In other words, half of the households with four people in Yolo County earned less than this amount, and half earned more. The other income categories are based on this number, as follows;

- Extremely Low Income equals no more than 30 percent of median income
- Very Low Income equals no more than 50 percent of the median income
- Low Income equals no more than 80 percent of median income
- Moderate Income equals at least 120 percent of median income.

For comparison, Yolo County's median income is the same as most other counties in the region, including El Dorado, Placer, and Sacramento. Yolo County's median income is about 22 percent higher than either Sutter or Yuba Counties. Statewide, Yolo County has the 18th highest median income among the 58 counties, the same as San Luis Obispo (\$72,500 for a family of four in 2010). Of the 17 counties with higher median incomes, nine are in the Bay Area, three are in Southern California, two are in the Monterey area, and the remaining three are in the Sacramento region.

Figure 17: 2010 Income Limits for Yolo County

Persons per Household	Extremely Low Income	Very Low Income	Low Income	Median Income	Moderate Income
1	\$15,250	\$25,400	\$40,600	\$50,750	\$60,900
2	\$17,400	\$29,000	\$46,400	\$58,000	\$69,600
3	\$19,600	\$32,650	\$52,200	\$65,250	\$78,300
4	\$21,800	\$36,250	\$58,000	\$72,500	\$87,000
5	\$23,550	\$39,150	\$62,650	\$78,300	\$93,050
6	\$25,300	\$42,050	\$67,300	\$84,100	\$100,950
7	\$27,050	\$44,950	\$71,950	\$89,900	\$107,900
8	\$28,800	\$47,850	\$76,600	\$95,700	\$114,850

Using the above affordable income criteria for a family of four, the purchase price or rent limits for each income category in Yolo County can be calculated as follows. Please note that with

regards to mortgages, a number of assumptions are required. The table below assumes a mortgage debt-to-income ratio of no more than 28 percent. It also assumes a 20 percent down payment, a 5 percent mortgage interest rate, and property taxes of one percent. As these factors vary, the amount of the mortgage afforded by the household will also change.

Figure 18: Affordability Index for Yolo County - 2010

Category	Rent or Monthly Mortgage	Approximate Home Purchase Price
Extremely Low Income	\$509	\$100,000
Very Low Income	\$846	\$165,000
Low Income	\$1,353	\$265,000
Median Income	\$1,692	\$330,000
Moderate Income	\$2,030	\$395,000

Over the past three years, housing prices have dropped steeply, significantly expanding the available pool of homes that are affordable to families within targeted incomes. However, the shortage of liquidity has made borrowing far more difficult than it has been throughout most of the past decade. Applicants are required to have much higher credit scores and banks are reluctant to loan at 100 percent of the home value, typically requiring a 20 percent down payment. At present, it's particularly challenging for many families to save for a down payment, given the job uncertainties, unemployment, wage and benefit reductions, and higher consumer prices. As a result, the issue of housing affordability has shifted from a focus on housing prices to one of financing. Local and state governments do not have the fiscal resources available to provide a pool of funding to assist affected families by providing gap financing. Different strategies will have to be developed to respond to the new challenges created by these recent changes.

Comparison with the Regional Housing Needs Allocation:

The Regional Housing Needs Allocation for Yolo County, as established by the Sacramento Area Council of Governments (SACOG), requires that adequate building sites and zoning be made available to meet the approved target allocations between 2006 and 2013, as shown in the following table. It should be noted that RHNA numbers do not include Extremely Low Income housing, as reporting for this category is not required.

An estimated 388 homes have been built in unincorporated Yolo County between 2006 and 2010. This represents 27.7 percent of the total required by SACOG for the current seven-year Housing Element period. In order to meet the County's Regional Housing Needs Allocation (RHNA) goal, approximately 175 homes per year need to be built on average. At the current rate of new home production, Yolo County is on pace to meet only 36 percent of our share of regional affordable housing by 2013.

Figure 19: RHNA Allocation Comparison

	Required by SACOG 2006-2013	West Village	New Homes In 2006	New Homes In 2007	New Homes In 2008	New Homes in 2009	New Homes in 2010	Total (with UCD)
Very Low Income	284	196	15	12	12	4	7	246
Low Income	233	171	17	17	20	7	14	246
Moderate Income	298	213	21	16	13	8	5	276
Above Moderate	588	423	58	39	33	9	9	571
Total	1,403	1,003	111	84	78	28	35	1,339
Number Demolish	--	--	-24	-13	-13	-15	-7	-72

However, it should be noted that the West Village project being developed by the University of California – Davis (and therefore outside of the jurisdiction of the Yolo County 2030 General Plan) is included in the unincorporated County’s RHNA allocation. The first phase of the project, expected to begin allowing occupancy in 2011-2012, will provide 840 new residential units. If those units are deducted from the unincorporated RHNA allocation, the County’s share of affordable housing drops to 563 units. Including UCD with the current rate of new home production, the County should be able to achieve 96 percent of its RHNA goal.

In terms of allocations for individual categories of affordability, the County is meeting with consistent success. Substantial progress is being made in most of the housing categories. Through 2010, we have met 21.1 percent of our total need for Very Low Income housing (68.2 percent if the UCD project is excluded); 28.8 percent of our total need for Low Income housing (108.1 percent without UCD); 22.1 percent of our total for Moderate Income housing (77.6 percent without UCD); and 25.2 percent of our total for Above Moderate Income housing (89.7 percent without UCD). At present trends, Yolo County should be able to substantially meet its goals in each income category.

A total of 72 homes have been demolished in the past four years.

Efforts to remove government constraints to affordable housing:

On March 24, 2009, the Board of Supervisors established an in-lieu affordable housing fee for projects that meet specific criteria. These fees are administered by the Economic Development Manager. When combined with Community Development Block Grant funds, more than \$500,000 have been provided for use in the creation of future affordable housing projects.

The county has regularly granted full or partial waivers of Facility and Services Authorization (FSA) fees to qualified affordable housing projects, both within the four cities and in the unincorporated area. This can result in significant savings to project builders.

Staff has worked closely with the Economic Development Manager and his staff to facilitate the creation of an 80-unit apartment complex in the town of Esparto, to be developed by Mercy Housing. The complex would be restricted to low-income families, including both farm workers and local employees.

The draft Building Code update proposes to reduce requirements and reduce costs to further lower barriers for affordable housing

GENERAL PLAN IMPLEMENTATION

The General Plan designated 67 action items that are scheduled to be completed during the 2009-2010 fiscal year. However, the General Plan was not adopted until November, 2009, when more than 35 percent of the fiscal year had already passed, which delayed the start of implementation. For the 2010-2011 fiscal year, the General Plan designated 65 actions to be completed.

Although there has been a lot of activity in carrying out the General Plan, the continuing economic decline has limited the resources available to departments. As a result, some implementation measures will not be completed as soon as previously anticipated. Nonetheless, 31 of the 132 total action items have been partially or fully completed within the first 18 months of implementation, while another 81 are in process. Notable accomplishments over the past year include:

- Adoption of the Climate Action Plan;
- Adoption of the Capay Valley Area Plan;
- Approval of the Cluster Agricultural Housing Ordinance;
- Approval of the Water Efficient Landscaping Ordinance;
- Improved FEMA Community Rating;
- Approval of the Specific Plan Guidelines;
- Approval of the Transportation Impact Study Guidelines;

Figure 20: Action Items for the 2009-2010 Fiscal Year

	NUMBER	ACTION ITEMS	LEAD	STATUS
1	Action IN-A2	Revise the Administrative Policies and Procedures Manual to require that Agenda items address the consistency of the proposed action with the General Plan, where appropriate.	CAO	COMPLETE Number 57 of Section II of Chapter 2 in the Administrative Policies and Procedures Manual was updated on April 14, 2010.
2	Action IN-A3	Create and maintain a database of all map and text amendments to the General Plan.	PPW	COMPLETE Staff has created a database for future General Plan Amendments which has been posted on the General Plan web site.
3	Action IN-A4	Establish and maintain a searchable database of all interpretations of the General Plan, by assigning each interpretation a numeric reference.	PPW	COMPLETE Staff has created a database for future General Plan Amendments which has been posted on the General Plan web site.
4	Action IN-A5	Create a formal process for appeal of Planning and Public Works Director interpretations of the General Plan.	PPW	ONGOING Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in Spring, 2012.
5	Action IN-A6	Update other County plans as appropriate to be consistent with the General Plan.	PPW	ONGOING The General Plan update schedule approved by the Board of Supervisors on November 10, 2009, provides the order and timeline for updating the various community and area plans. The Capay Valley Area Plan was adopted on December 7, 2010. The Clarksburg Area Plan will be completed in 2012.
6	Action IN-A9	Evaluate the General Plan Impact Fee to fund the various implementation actions contained within this General Plan.	PPW	ONGOING Staff is reviewing the feasibility of all implementation items in light of

				reduced county resources and the current fiscal and economic climate. This analysis will occur following final adoption of the county budget
7	Action IN-A10	Establish a grants coordinator in the County Administrator's Office to pursue and coordinate the implementation of funding programs, for projects that carry out the goals and policies of this General Plan.	CAO	ONGOING The recent hire of the Natural Resources Coordinator will provide a position that will seek grants for the implementation of projects related to the Cache Creek Area Plan. Additional grants staff will be brought on as future funding permits.
8	Action IN-A11	Pursue legislation seeking authority at the local level to charge fees for implementation of climate change programs.	CAO	ONGOING Research is being conducted to see if the legislation is needed.
9	Action CC-A1	Update the County Zoning Code to reflect appropriate zoning consistent with each land use designation and to establish appropriate new zone categories and regulations to implement the goals, policies, and actions of this General Plan. This update shall include development of a form-based zoning code.	PPW	ONGOING Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in Spring, 2012.
10	Action CC-A2	Continue to implement the County Development Agreement ordinance which requires net gains from new development.	PPW	ONGOING There have been no Development Agreement applications within the past year.
11	Action CC-A6	Seek executed cooperative agreements with adjoining jurisdictions on issues of mutual importance.	CAO	ONGOING Agreement was recently reached with local cities to share costs for the Office of Emergency Services. Staff continues to hold discussions with local cities and Counties to pursue issues of mutual benefit
12	Action CC-A8	Develop Specific Plan guidelines including requirements for contents, minimum standards, and development regulations.	PPW	COMPLETE The Board of Supervisors approved the Specific Plan Ordinance in 2010.

13	Action CC-A12	Recommend one of the alternative Clarksburg sites to be zoned Agricultural-Industrial.	PPW	PARTIALLY COMPLETE On January 26, 2010, the Board of Supervisors designated 50 acres as AGI for the Bogle Winery Expansion.
14	Action CC-A13	Based on an economic analysis, recommend one of the alternative I-505 sites (County Road 14 or County Road 12A) to be zoned Highway Commercial.	PPW	HOLD No application has yet been received to develop either of the two highway commercial sites.
15	Action CC-A15	Establish a countywide system of consistent "comment" areas for each of the existing Community Advisory Committees, to ensure that all discretionary projects are forwarded to the appropriate Advisory Committee.	PPW	COMPLETE The Advisory Committee Bylaws were approved by the Board of Supervisors on September 29, 2009. The Bylaws included a system of consistent comment areas.
16	Action CC-A16	Prepare the Covell/Pole Line Specific Plan	PPW	HOLD The General Plan update schedule approved by the Board of Supervisors on November 10, 2009, indicated that work on the Covell Plan would begin no later than 2015.
17	Action CC-A17	Prepare the Dunnigan Specific Plan which will supersede the 1996 Dunnigan General Plan.	PPW	ONGOING The applicant placed this project on hold on October 26, 2009. Staff is in discussion with the applicant to re-start the application process.
18	Action CC-A18	Prepare the Knights Landing Specific Plan, which will supersede the 1999 Knights Landing General Plan.	PPW	HOLD The General Plan update schedule approved by the Board of Supervisors on November 10, 2009, indicated that work on the Knights Landing Plan would begin no later than 2015.
19	Action CC-A19	Prepare the Madison Specific Plan, which will supersede the 1974 Madison General Plan.	PPW	HOLD The General Plan update schedule

				approved by the Board of Supervisors on November 10, 2009, indicated that work on the Madison Plan would begin no later than 2015.
20	Action CC-A20	Prepare the Elkhorn Specific Plan.	PPW	HOLD The General Plan update schedule approved by the Board of Supervisors on November 10, 2009, indicated that work on the Elkhorn Plan would begin in 2015.
21	Action CC-A29	Develop and enforce bike parking standards and design criteria for all land uses identified in the Zoning Code, including number of spaces, location, and type of facilities.	PPW	COMPLETE The Parking Ordinance was approved by the Board of Supervisors in 2009.
22	Action CC-A30	Amend the County Code to remove the Williamson Act as a basis for the Agricultural Preserve Zone.	PPW	ONGOING Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in Spring, 2012.
23	Action CC-A32	Allow for rolled curbs in Rural Residential designated areas.	PPW	ONGOING Currently, rolled curbs are allowed at the Chief Engineer's discretion under certain circumstances. Staff will prepare a revision to the Development Standards that would expand the use of rolled curbs.
24	Action CC-A33	Reduce permitting requirements and costs for projects that incorporate green design features and construction.	PPW	ONGOING The Draft Building Code update includes fee reductions and incentives for projects that include green features.
25	Action CC-A34	The discretionary review of development proposals shall evaluate and address impacts on the rural landscapes and views. This review shall also evaluate the potential for land use incompatibilities and require incorporation of design features to reduce potential impacts, to the greatest extent feasible.	PPW	ONGOING Staff will continue to analyze rural view shed impacts as a part of the environmental review for all new development proposals.

26	Action CI-A2	Develop and adopt transportation impact study (TIS) guidelines that consider all modes of travel and define, at a minimum, the need for transportation impact studies, analysis methodology, and CEQA significance criteria. Development of the TIS guidelines shall include coordination with Caltrans.	PPW	COMPLETE The TIS Guidelines were adopted by the Board of Supervisors in 2010.
27	Action CI-A14	Prepare and adopt roadway cross-sections that accommodate all users (e.g., vehicles, trucks, bicycles, pedestrians, alternative fuel vehicles, agricultural equipment, etc.). The standards shall be flexible to allow for different mixes of users depending on the surrounding land use(s). For instance, roadway cross-sections in a farming area would differ from those in either residential neighborhoods or downtown mixed use areas.	PPW	ONGOING Currently, changes in road standards are allowed at the Chief Engineer's discretion. Staff will prepare a revision to the Development Standards that will focus on complete streets in urban areas.
28	Action CI-A17	Work with property owners to acquire appropriate buffers around the County Airport.	GSD	ONGOING Staff will prepare an ordinance to restrict the height of trees and structures on properties that may affect airport operations.
29	Action CI-A24	Work with SACOG to ensure that the importance of rural road maintenance and safety improvements are recognized in the Rural-Urban Connections Strategy and to secure the necessary investment in transportation funding for local farm-to-market needs and other improvements.	PPW	COMPLETE Staff has been active in monitoring the RUCS process and providing comments to ensure that county interests are being taken into consideration.
30	Action PF-A8	Amend the County Code to create a new septic system permit process that would include site specific evaluation criteria and construction performance standards. Require an approved site evaluation for septic system suitability prior to the approval of any new subdivision, lot line adjustment, or building permit that includes a bathroom.	HEALTH	HOLD Work has not yet begun on this item.
31	Action PF-A11	Establish a funding program to identify all septic systems and wells, both operational and non-operational, and map them into the County's Geographic Information System.	HEALTH	HOLD Work has not yet begun on this item.
32	Action PF-A21	Adopt appropriate regulations to require park land dedication and adopt park impact fees for all new development projects in both the incorporated and unincorporated areas to pay for the planning, acquisition, and development of parks and open space.	CAO	ONGOING Discussions are continuing with the four cities regarding the establishment of park development impact fees. Studies are underway to evaluate the feasibility

				of fees collected through MERCSA being used to support Esparto
33	Action PF-A50	Acquire sufficient land to maintain long-term landfill operations, including property for mitigation and soil cover.	PPW	ONGOING Negotiations are ongoing to acquire the necessary land.
34	Action AG-A6	<p>Work with agricultural interests to develop farm dwelling site criteria. Proposed homes that comply with the criteria would be issued building permits, while those that are not consistent with the criteria would require prior approval of a use permit. Criteria would apply to both the primary and the ancillary home, and may include the following:</p> <ul style="list-style-type: none"> * Size and mass of the home(s) * Location of the home(s) to avoid areas of excessive slope, higher quality agricultural soils, native vegetation, flooding, lack of water availability, or other physical constraints. * Location of the home(s) within the property to avoid restricting the extent of pesticide/herbicide spray on adjoining farm operations. * Approval of a stewardship plan demonstrating how the property would be farmed * Cluster homes in a location within the parcel with the least impact to agricultural operations. New farm dwellings may be clustered in proximity to existing homes on adjoining properties. * Consideration of an agricultural conservation easement, deed restriction, or similar instrument on all or a portion of the remainder of the property, outside of any home site(s). * Recordation of a "rural oath" acknowledging the potential for nuisances to occur, such as dust, agricultural chemical applications, etc. * Recordation of a deed notice acknowledging the County's right-to-farm ordinance. 	PPW	ONGOING Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in Spring, 2012.
35	Action AG-A7	<p>Amend the County's Right to Farm Ordinance to broaden the definition of protected agricultural land to include land designated as AG in the General Plan, and/or zoned agricultural in the Zoning Code. Amend the Ordinance to require more effective disclosure of the County's regulations at the time of sale of any residential or agricultural parcel in the County, including the following measures:</p> <ul style="list-style-type: none"> * Require recordation in the chain of title of a notice regarding potential inconveniences and discomforts of agricultural operations and practices, and rural living. * Include a "rural oath" that new residents on agriculturally designated 	AG	HOLD Due to budget and staff constraints, work has not yet begun on this item.

		land will sign to acknowledge that they understand the value of the "working landscape" and the consequences of living in a rural area; and accept the potential nuisances of nearby farming and the lower levels of service available. * Make other appropriate changes consistent with State law and the revised 2030 General Plan.		
36	Action AG-A19	Collaborate with farming interests to develop and implement a program for each Agricultural District to include tailored zoning requirements, financial incentives, marketing requirements, and/or other benefits as they are determined. Develop agricultural district programs and regulations based on the study underway by the Agricultural Issues Center at UC Davis. Specific tools for use within each district may include the following: * Reduce building permit fees to promote improvements and structures related to agricultural processing, rural tourism, and other value-added activities. * Revise standards for parking (e.g. use of permeable surfaces), occupancy (e.g. use of barn structures for limited events), roads (e.g. reduced rural road widths and/or improvements), and sanitation for special events (e.g. use of portable toilets instead of permanent systems). * Subsidize participation in specialized marketing efforts to target "branding" and name recognition of products grown or processed within each district. * Prepare County-sponsored CEQA documents (e.g. Master EIRs) that broadly analyze agricultural tourism uses (e.g. dude ranch, winery, restaurant, bakery, cheese production, oil press, wine crush, outdoor entertainment/music, culinary classes, tourist cabins, etc.). * Establish impact thresholds for rural roadways that allow higher traffic levels for agriculturally related events while maintaining the rural setting and design of the existing roadways. * Streamline permit processing for the development of on-site housing for agricultural families and farm-workers (e.g. mobile home parks, labor camps, etc.). As the districts mature and the County is able to document successes and failures, programs within the agricultural districts may be modified in response to changing market direction and may encompass new areas or evolve into countywide programs.	AG	ONGOING Staff is currently working with local agricultural groups in the Clarksburg area to complete the Agricultural District Ordinance. The draft ordinance is expected to be considered by the Board of Supervisors in January of 2012.

37	Action AG-A24	Implement a voluntary Agricultural Transfer of Development Rights (TDR) program to facilitate the creation of affordable agricultural housing. Such a program would allow for the transfer of existing rights to build farm dwellings from areas characterized by large-acreage farm operations to areas characterized by small farms and/or where labor needs are greater. Develop criteria for appropriate transfer and receiver locations that take into account factors such as labor needs, crop types, and/or other relevant factors, and that preclude non-agricultural related transfers. Allow a density bonus of up to 20 percent for participants. Projects in receiving areas of the TDR program would not be considered "residential subdivisions" and/or the "division of land for non-agricultural uses" for the purposes of this General Plan.	PPW	HOLD As accepted by the Board of Supervisors on November 9, 2010, the TRD ordinance is on hold pending discussions with the cities to see if they are willing to serve as receiving areas for residential credits from the unincorporated area.
38	Action ED-A1	Create and maintain a website with useful economic and demographic information, as well as profiles of key development sites and vacant buildings available for new businesses.	CAO	PARTIALLY COMPLETE The economic development web page has economic and demographic information, which is regularly updated. The profiles of key sites and vacant buildings are being developed.
39	Action ED-A12	Maintain, as appropriate, an inventory of vacant and underutilized land designated for commercial and industrial uses so that they may be targeted for expedited development and for redevelopment.	CAO	HOLD Creating an inventory of buildings and land will require paying a fee to an outside consultant to research and prepare. Due to budget considerations, this work likely won't occur until 2012 or later.
40	Action ED-A19	Provide flexibility for development in downtown areas through mixed use and planned development zoning standards.	PPW	COMPLETE The Board of Supervisors adopted the Downtown Mixed Use Zone in 2009.
41	Action ED-A20	Amend the zoning code to allow limited off-site signage in rural areas.	PPW	COMPLETE The Board of Supervisors adopted the revised Sign Ordinance in 2010.

42	Action ED-A27	Create a new "agricultural commercial" zoning designation that will allow direct marketing opportunities with limited discretionary review.	PPW	ONGOING Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in Spring, 2012.
43	Action ED-A28	Conduct a collaborative effort with agricultural interests to receive input regarding ideas for improvements to the agricultural economy, agricultural regulations, and other related matters.	PPW	ONGOING Staff has established an informal agricultural issues working group to deal with such issues as agricultural mitigation, rural home criteria, clustering, transfers of development rights, and climate change.
44	Action CO-A8	Amend the Grasslands Park Master Plan to incorporate the McClellan/Davis Telecommunications Site, including the establishment of an endowment and ongoing monitoring of endangered species.	PARKS	HOLD The Telecommunications Site has not yet been acquired by the County from the federal government.
45	Action CO-A25	Develop a conservation strategy that considers the preservation and protection of intact functioning landscapes, watersheds, and landscape corridors. The approach should be based on the initial identification of high value habitat areas (core areas) and how these areas could be physically linked across the landscape. Coordinate to ensure that the basic landscape-level conservation concepts are incorporated into the HCP/NCCP.	PPW	ONGOING Staff is working with the Habitat JPA staff to coordinate land use policy and protect core conservation areas.
46	Action CO-A26	Adopt and implement the Habitat Conservation Plan/Natural Communities Conservation Plan developed through the Yolo Natural Heritage Program. Integrate the HCP/NCCP (Natural Heritage Program) into the General Plan as appropriate. Direct habitat mitigation to strategic areas that implement the Yolo Natural Heritage Program and are consistent with the County's conservation strategy. Avoid the conversion of agricultural areas and focus on lands where wildlife values and farming practices are complementary.	PPW	ONGOING Staff is currently working with the JPA to review draft sections of HCP/NCCP. The HCP/NCCP is expected to be completed by December, 2011. Integration into the General Plan is expected to be completed by July, 2012.
47	Action CO-A37	Designate and zone lands containing identified mineral deposits to protect them from the encroachment of incompatible land uses so that aggregate resources remain available for the future.	PPW	PARTIALLY COMPLETE Mineral deposits have been designated as a part of the 2030 General Plan, and will be rezoned

				through the Zoning Code update process.
48	Action CO-A81	Develop and implement an integrated well-head protection program.	AG	COMPLETE Staff has updated its requirements and public information to address the need of protecting water wells from pesticide application.
49	Action CO-A82	Develop a County grading ordinance that maintains existing terrain, channels, and vegetation to the extent possible, in order to minimize the disruption of natural systems.	PPW	ONGOING Staff is currently developing a draft grading ordinance.
50	Action CO-A89	Adopt an ordinance to allow for shared water systems to facilitate the clustering of homes and preservation of agricultural land, where an entity is established to provide maintenance or financing for maintenance of the water system.	HEALTH	HOLD Work has not yet begun on this item.
51	Action CO-A97	Evaluate the creation of a countywide water authority or other governance structure to address water conservation, flood control, water conveyance, and water exports.	CAO	ONGOING Discussions continue within the Water Resources Association regarding the coordination of local water management efforts.
52	Action CO-A118	Develop a Greenhouse Gas (GHG) Emissions Reduction Plan and/or Climate Action Plan for the County, to control and reduce net GHG emissions, and to address economic and social adaptation of the effects of climate change. Development this plan(s) shall include the following steps: 1) conduct a baseline analysis (GHG emissions inventory) for 1990 or most appropriate baseline year; 2) adopt an emissions reduction target; 3) develop strategies and actions for reducing emissions including direct offsets and fees to purchase offsets; 4) develop strategies and actions for adaptation to climate change; 5) implement strategies and actions; and 6) monitor emissions and verify results a minimum of every five years starting in 2010. Utilize the 1982 Energy Plan as a starting point for this effort. Encourage collaboration with the cities to include the incorporated areas in the plan(s). Amend the General Plan to include the plan(s) after adoption. Require County operations and actions, as well as land use approvals to be consistent with this plan(s). This plan must be in place prior to adoption of any specific plan.	PPW	COMPLETE The Climate Action Plan was adopted by the Board of Supervisors on March 15, 2011.

53	Action HS-A24	Improve the county's classification within the Federal Emergency Management Agency Community Rating System.	PPW	COMPLETE FEMA enrolled Yolo County in the CRS in 2010, and improved the county's rating from 9 to 8. A further reduction from 8 to 6 can be achieved following adoption of the updated Multi-Hazard Mitigation Plan.
54	Action HS-A36	Evaluate the creation of a countywide agency to provide flood control and protection.	CAO	ONGOING Discussions continue with various local partners on coordinating local flood prevention efforts.
55	Action HS-A44	Implement State recommendations for fire prevention in Fire Hazard Severity Zones.	PPW	ONGOING Staff has been ensuring that all fire prevention standards are required for construction in fire hazard areas.
56	Action HS-A53	Develop a disaster response program to enhance the short-term and long-range recovery of affected areas, assist in the return to normal life for local residents, and expedite the reconstruction of homes, businesses, and public facilities.	OES	ONGOING This will be addressed in the update of the Multi-Hazard Mitigation Plan, which is expected to be complete by Spring of 2012.
57	Action HS-A54	Prepare and update emergency access/evacuation routes, including the removal of potential traffic impediments.	OES	ONGOING Staff is currently developing an update to the Emergency Operations Plan, which will address this issue.
58	Action HS-A89	Ensure that zoning requirements promote access to healthy foods by including neighborhood locations for markets, restaurants, and other food sources.	PPW	ONGOING Staff is currently developing a draft ordinance to update the County Zoning Code, which is expected to be complete in Spring, 2012.
59	Action HO-A3	Include requirements for minimum levels of senior housing and mobile home park development as part of new residential growth within each community.	PPW	ONGOING These requirements will be included in each community and area plan, as they are updated to come into conformance with the 2030 General Plan.

60	Action HO-A4	Apply resale controls and rent and income restrictions to ensure that affordable housing provided through incentives and as a condition of development approval remains affordable over time.	PPW	ONGOING Staff continues to enforce the affordable housing ordinance along with all other applicable requirements.
61	Action HO-A5	Amend the Zoning Code to identify compatible zones for live/work uses and to establish reasonable performance standards, including noise, odor, types of uses permitted, parking, fencing, and related issues.	PPW	ONGOING Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in Spring, 2012.
62	Action HO-A6	Amend the Zoning Code pursuant to SB 2 to designate transitional and supportive housing as a residential use, regardless of the number of people, and subject only to the same restrictions as other residential uses in the same zone.	PPW	ONGOING Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in Spring, 2012.
63	Action HO-A7	Amend zoning and regulations, where appropriate, to encourage development of single room occupancy units. This will include amending the Zoning Code to permit the use in appropriate districts, and updating development standards and permitting procedures to encourage the development of single room occupancy units.	PPW	ONGOING Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in Spring, 2012.
64	Action HO-A42	Establish a County Housing Coordinator position to coordinate County housing activities, and to create partnerships and seek funding that result in expanded housing opportunities.	CAO	ONGOING Existing staff within the CAO's office is working cooperatively with Yolo Housing to expand housing opportunities.
65	Action HO-A45	Provide flexibility in applying development standards (e.g., parking, floor area, setbacks, height standards, etc.), recognizing that housing near transit, jobs, and services will generate fewer trips, require less parking, and have fewer area-wide impacts. Flexibility should be subject to the type of housing, size, unit mix, location, adjacent uses, and overall design. This flexibility recognizes that additional density may be appropriate where units are significantly smaller and would have fewer impacts than the market norm.	PPW	COMPLETE The Board of Supervisors approved the Downtown Mixed Use Zone (DMX) in 2009, which allows for flexible development standards to encourage smart growth.
66	Action HO-A52	Amend the Zoning Code to allow co-housing, cooperatives, and similar collaborative housing development, featuring housing units clustered	PPW	ONGOING Staff is currently developing a draft

		around a common area and shared kitchen, with additional small meal preparation areas.		ordinance to update the County Zoning Code. A revised code is expected to be complete in Spring, 2012.
67	Action HO-A54	Amend the Zoning Code to allow emergency shelters by right in the Community Commercial (C-2) zone. Emergency shelters will be permitted without discretionary approval subject to the same development standards as other uses in the Community Commercial zone.	PPW	ONGOING Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in Spring, 2012.

Figure 21: Action Items for the 2010-2011 Fiscal Year

	NUMBER	ACTION ITEMS	LEAD	STATUS
1	Action CC-A3	Complete a market study to determine how the County can capitalize on specific locations where revenue-generating uses might best fit and how the County can better position itself relative to competing jurisdictions.	CAO	ONGOING Programs such as the billing for emergency response to 911 calls, the Agricultural Commissioner's postal inspection program, and the animal trapper services contract have all been revised to improve their cost efficiency.
2	Action CC-A9	Prepare and implement design guidelines and minimum design requirements (standards) that ensure sustainable and attractive growth.	PPW	COMPLETE The Board of Supervisors adopted Design Guidelines in 2009. Updated Improvement Standards were adopted in 2010.
3	Action CC-A11	Seek voter approval of an intra-county and/or regional fee or tax for the preservation of agricultural, habitat, or open space land in Yolo County.	CAO	ONGOING Staff continues to discuss polling and funding issues, with the intent of looking to a possible initiative on the November 2012 ballot.
4	Action CC-A14	Collaborate with the City of Winters to explore revenue producing uses and opportunities for the "special study area" (see Figure LU-2) identified for agricultural industrial and/or agricultural commercial uses at Interstate 505 and State Route 128.	CAO	ONGOING Coordination between the County and the City has occurred in the past year regarding proposed street improvements for County Road 31. Broader discussions regarding the special study area are ongoing.
5	Action CC-A24	Evaluate parking standards to minimize land devoted to parking.	PPW	COMPLETE The Parking Ordinance was approved by the Board of

				Supervisors in 2009.
6	Action CC-A26	Update the County Zoning Code to prohibit the location of new homes on or near the top of ridgelines, where they would adversely affect nearby views.	PPW	ONGOING Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in Spring, 2012.
7	Action CC-A31	Amend the County Code to incorporate “smart growth” planning principles and design guidelines that emphasize compact, walkable neighborhoods, open space, alternative transportation, public safety, sustainable design, and sensitivity to natural resources.	PPW	ONGOING Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in Spring, 2012.
8	Action CC-A35	Identify and provided incentives for infill over peripheral development.	PPW	ONGOING Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in Spring, 2012.
9	Action CI-A5	Develop an Americans With Disabilities Act (ADA) transition and compliance program for pedestrian facilities.	PPW	ONGOING Funding is regularly applied for from the Safe Routes to Schools program to construct ADA compliant continuous pedestrian facilities in priority locations.
10	Action CI-A7	Develop and maintain a priority program to construct bikeways, especially off-road bikeways, in conjunction with roadway projects, consistent with the county’s Bicycle Transportation Plan. Implementation of the program should consider available funding for construction and maintenance.	PPW	ONGOING Funding for bikeways is included where appropriate in all road improvement projects, consistent with the Bicycle Transportation Plan.
11	Action CI-A9	Continue to implement and enforce design standards for industrial and highway commercial roadways to accommodate heavier loads associated with truck operations and larger turning radii to facilitate truck movements.	PPW	COMPLETE Updated Improvement Standards were adopted in 2010.
12	Action CI-A21	Amend the Facilities and Service Authorization (FSA) fee to include alternative transportation modes, including transit capital improvements, park	CAO	ONGOING The inclusion of additional

		and ride lots, and/or pedestrian and bicycle facilities.		capitol improvements in the FSA fee is being reviewed by the CAO's office.
13	Action CI-A27	In conjunction with implementation of Actions CI-A14 and CI-A15, conduct a study of the existing street network to identify streets that can be more complete based upon adopted cross-sections, other applicable design standards, and the policies of the General Plan.	PPW	ONGOING As each Community Plan is updated, the circulation system will be reviewed to determine where roads can be converted to complete street designs.
14	Action CI-A29	Establish a regional funding mechanism to fund the planned roadway capacity expansion projects identified in the Circulation Element.	PPW	ONGOING The inclusion of additional capitol improvements in the FSA fee is being reviewed by the CAO's office.
15	Action CI-A30	Amend the existing County Facilities Services Assessment (FSA) Fee to include planned roadway projects identified in the Circulation Element.	PPW	ONGOING The inclusion of additional capitol improvements in the FSA fee is being reviewed by the CAO's office.
16	Action PF-A2	Revise County permitting requirements to include requirements for permitting small package wastewater systems to facilitate clustering of homes and preservation of agricultural land. Examine appropriate funding mechanisms to address adequate maintenance and to monitor effluent quality.	HEALTH	ONGOING The Environmental Health Division is preparing an ordinance which will be considered by the Board of Supervisors by January of 2013.
17	Action PF-A6	Review and revise septic system standards to reduce allowances for nitrate and other pollutants in groundwater.	HEALTH	ONGOING The Environmental Health Division is preparing an ordinance that would require testing of the septic system and well prior to the sale of a home, which will be considered by the Board of Supervisors by January of 2013.
18	Action PF-A9	Revise the County Code to prohibit the installation of septic systems or leach	HEALTH	ONGOING

		fields within a minimum of 100 feet of all natural waterways, including perennial or intermittent streams, seasonal water channels and natural bodies of standing water. An exception may be made for the repair of existing systems, if the buffer cannot be maintained, and adequate provisions are made for water quality protection, as determined by the Public Health Director or designee.		The Environmental Health Division is preparing an ordinance which will be considered by the Board of Supervisors by January of 2013.
19	Action PF-A10	Septic systems within areas with groundwater pollution potential shown as yellow or red on Figure PF-2 (Groundwater Pollution Potential), must include supplemental nitrate reduction treatment and annual monitoring of system performance unless a groundwater test demonstrates compliance with state water requirements. Where no other feasible alternative exists, emergency repairs may allow disposal areas without supplemental treatment.	HEALTH	ONGOING The Environmental Health Division is preparing an ordinance which will be considered by the Board of Supervisors by January of 2013.
20	Action PF-A13	Investigate the feasibility of a countywide septage district to collect user fees for the purpose of development and operation of a centralized facility to accept and treat septic waste from the unincorporated area.	PPW	COMPLETE Since December of 2010, the County Central Landfill has been accepting and treating septic waste for disposal.
21	Action PF-A17	Incorporate sustainable management into park development and maintenance practices including: the use of local materials and native plants; designs that minimize the need for fossil fuel-powered maintenance equipment; integrated pest management; and recycling/composting areas, where appropriate.	PARKS	ONGOING The Assistant Director for Parks continues to develop solar power on County lands to expand the reliance on alternative energy sources.
22	Action PF-A28	Amend the County Code to incorporate measures such as fire-safe building materials, clear spaces and fuel reduction, fire breaks, and fire suppression systems for all new development located in high fire hazard areas.	PPW	ONGOING The updated Building Code will include provisions to adopt the updated California Fire Code. The draft will be considered by the Board in September of 2011.
23	Action PF-A31	Develop an ordinance to require construction of and/or substantial additions to existing structures within High Fire Hazard Areas to incorporate fire-resistant building standards within 100-feet of the structure.	PPW	ONGOING The updated Building Code will include provisions to encourage the use of rainwater in new development. The draft will be considered by the Board

				in September of 2011.
24	Action PF-A64	Amend the County Code to streamline permitting requirements for small community power systems that utilize clean resource-based renewable energy (e.g. wind, solar, and bio-diesel).	PPW	PARTIALLY COMPLETE A wind power ordinance was adopted by the Board of Supervisors in 2009. A solar ordinance is currently being considered and will return to the Board of Supervisors in August of 2011.
25	Action PF-A65	Amend the Master Fee Resolution to reduce permit fees for small alternative energy and energy conservation projects.	PPW	ONGOING The updated Building Code will include provisions to waive or reduce FSA fees for small alternative energy projects. The draft will be considered by the Board in September of 2011.
26	Action AG-A8	Create opportunities for incubator farms with willing landowners, consisting of small leased parcels on land protected under conservation easement. Provide opportunities for joint access to shared equipment and irrigation. Ensure that leases mandate active agricultural production.	AG	ONGOING Staff has been in contact with a willing land wner, however, to date there has been no formal proposal.
27	Action AG-A11	Develop and implement an Economic Development Strategy that encourages agricultural/ecological tourism, viticulture operations, agricultural-industrial opportunities, and farm marketing efforts.	CAO	COMPLETE The Economic Development Strategy was adopted by the Board of Supervisors in 2010.
28	Action AG-A12	Reduce development restrictions for new and/or expanded agricultural processing, on-site agricultural sales, and bio-energy production.	PPW	ONGOING Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in Spring, 2012.
29	Action AG-A13	Revise countywide standards to create incentives for agricultural economic development and value-added enterprises. These may include the following: parking (e.g. use of permeable surfaces), occupancy (e.g. use of barn structures for limited events), roads (e.g. reduced rural road widths and/or improvements), and sanitation for special events (e.g. use of portable toilets instead of permanent systems).	PPW	ONGOING Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in Spring, 2012.

30	Action AG-A14	Work with farm interests and housing organizations to develop specific recommendations for expanding farm worker housing opportunities. Such recommendations may include providing pre-approved building and septic plans (consistent with State requirements); exempting Use Permit requirements for homes where there is an agreement to limit occupation to farm workers; reducing requirements for mobile homes; and limiting property tax reassessment.	PPW	ONGOING Staff is currently developing a draft ordinance to update the County Zoning Code, which will address several of these incentives. A revised code is expected to be complete in Spring, 2012.
31	Action AG-A15	Prepare and implement a farm marketing ordinance to streamline permitting requirements for agricultural retail operations to the extent possible at the local level's areas of focus including special events, handicrafts and prepared foods, ag product and byproduct processing, alcoholic beverage sales, education, overnight accommodations, signage, parking, recreation, sanitation, dining, camping and RVs, access and other standards to the extent possible at the local level.	CAO	ONGOING A working group of the Ag Commissioner, Environmental Health Manager, Economic Development Manager, and Asst. Director – Planning has been formed to resolve permitting conflicts and streamline regulations on agricultural retail operations as needed. Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in Spring, 2012.
32	Action AG-A16	Expand the role of the Agricultural Commissioner's office, to include staffed programs to promote agricultural tourism and direct marketing for the County, and establish an Agricultural Advisory Board.	AG	HOLD Work is pending available staff and funding.
33	Action AG-A18	Create an Agricultural Permit Coordinator position ("farmbudsman") to assist farmers and ranchers with the permitting process, including assistance with agricultural permitting and standards. The Coordinator would work closely with representatives from the Planning and Public Works Department, Agricultural Commissioner's office, Health Department, Economic Development office and other agencies, to facilitate and expedite promising value-added agricultural projects.	AG	PARTIALLY COMPLETE A working group of the Ag Commissioner, Environmental Health Manager, Economic Development Manager, and Asst. Director – Planning has been formed to provide permitting assistance services until a position can

				be created and filled.
34	Action AG-A21	Create an effective Farm-to-School program to bring fresh locally grown/produced food to school meals and provide farm education programs.	AG	ONGOING The Ag Commissioner is developing a program to be presented to the Board of Supervisors by December of 2011.
35	Action AG-A22	Amend the Zoning Code to require a Use Permit for any new home to be constructed on a parcel smaller than 20 acres within an antiquated subdivision. Include criteria that would have to be met to approve the Use Permit, such as a showing of agricultural feasibility, to ensure that the primary use of the parcel is not a homesite.	PPW	ONGOING Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in Spring, 2012.
36	Action AG-A26	Establish a setback for new non-agricultural development to protect water delivery systems and similar agricultural infrastructure from impact.	PPW	ONGOING Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in Spring, 2012.
37	Action ED-A2	Amend the Zoning Code to include incentives for targeted businesses and infill development, including flexible development standards; fast-track processing; and fee exemptions, reductions, or deferrals.	PPW	ONGOING The updated Building Code will include provisions to waive or reduce FSA fees for projects that improve buildings in downtown areas, and for agricultural processing facilities. The draft will be considered by the Board in September of 2011. Additional regulatory incentives will be included in the draft ordinance to update the County Zoning Code. A revised code is expected to be complete in Spring, 2012.
38	Action ED-A3	Seek ongoing feedback regarding the County's regulations and development review process from chambers of commerce, economic development organizations, the agricultural community, and other clients.	PPW	ONGOING Staff is currently preparing a customer survey for planning

				and building activities, to be completed by August 2011.
39	Action ED-A18	Streamline the development review process and reduce fees in downtown areas to provide incentives for targeted properties.	PPW	ONGOING The updated Building Code will include provisions to waive or reduce FSA fees for projects that improve buildings in downtown areas. The draft will be considered by the Board in September of 2011.
40	Action ED-A30	Create a position to provide direct business and permit assistance. Work with local government agencies on projects that promote economic growth within Yolo County and the surrounding region.	CAO	PARTIALLY COMPLETE A working group of the Ag Commissioner, Environmental Health Manager, Economic Development Manager, and Asst. Director – Planning has been formed to provide permitting assistance services until a position can be created and filled.
41	Action CO-A1	Update the Parks Master Plan as necessary to implement the goals, policies, and actions of relevant portions of the Conservation and Open Space Element.	PARKS	HOLD Due to budget and staff constraints, work has not yet begun on this item.
42	Action CO-A10	Pursue a countywide tax and/or bond assessment so that all residents contribute fairly to the planning, acquisition, operation, and maintenance of resource parks.	CAO	ONGOING The inclusion of additional capitol improvements in the FSA fee is being reviewed by the CAO's office.
43	Action CO-A20	Develop and implement a system of open space corridors and trails that connects each community and city by integrating waterways, scenic areas, significant habitat areas, County parks, and other special resources areas.	PARKS	HOLD This task would be carried out as part of the Parks Master Plan update. Due to budget and staff constraints, work has not yet begun on this item.

44	Action CO-A21	Create "Friends of Yolo Parks" and "Adopt-A-Park" programs and encourage participation by non-profit organizations.	PARKS	PARTIALLY COMPLETE The "Friends of Canines at Grasslands Regional Park" has been formed to support the local dog park. The County also works with the non-profit group that supports the Gibson House Museum.
45	Action CO-A29	Adopt a heritage tree preservation ordinance.	PARKS	HOLD The ordinance will be developed following adoption of the HCP/NCCP.
46	Action CO-A35	Integrate biological and habitat conditions and constraints into the County Geographical Information System.	IT	ONGOING The information being generated as part of the HCP/NCCP will be incorporated into the County GIS database.
47	Action CO-A38	Amend the County Code to allow landowners to apply for redesignation of their property, when it can be demonstrated that mineral resources are not present or are not economically feasible.	PARKS	ONGOING Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in Spring, 2012.
48	Action CO-A52	Maintain and implement local and state criteria and development standards for the production, injection, and drilling of natural gas deposits. Ensure that the construction and operation of natural gas storage facilities meet all safety standards of the State of California Division of Oil, Gas and Geothermal Resources.	PPW	ONGOING Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in Spring, 2012.
49	Action CO-A77	Coordinate with local water purveyors to develop a conjunctive use program, consistent with the Integrated Regional Water Management Plan, to make the most efficient use of surface and ground waters.	PARKS	ONGOING The Flood Control District is collecting data through the Flow Monitoring Network, the Groundwater Monitoring Program and the Groundwater Surface Water Modeling Program, which will

				be used to develop a conjunctive use program..
50	Action CO-A79	Map operational and non-operational wells into the County's Geographic Information System.	HEALTH	HOLD Due to budget and staff constraints, work has not yet begun on this item.
51	Action CO-A90	Encourage roof catchment and the use of rainwater for non-potable uses to reduce the need for groundwater.	PPW	ONGOING The updated Building Code will include provisions to encourage the use of rainwater in new development. The draft will be considered by the Board in September of 2011.
52	Action CO-A91	Adopt development design standards to reduce or eliminate impervious surfaces where possible.	PPW	COMPLETE The County Design Guidelines were adopted in 2009 and currently encourage the reduction of impervious surfaces. The updated Building Code will include further provisions to reduce impervious surfaces. The draft will be considered by the Board in September of 2011.
53	Action CO-A112	Amend the Zoning Code to streamline permitting for the production of biofuels, biomass, solar, wind, and other energy alternatives to reduce dependency on fossil fuels.	PPW	PARTIALLY COMPLETE A wind power ordinance was adopted by the Board of Supervisors in 2009. A solar ordinance is currently being considered and will return to the Board of Supervisors in August of 2011.
54	Action CO-A115	Amend the Zoning Code to include regulations for all new parking lots to include tree plantings that will result in 50 percent shading of parking lot surface areas within 10 years.	PPW	COMPLETE The Parking Ordinance was approved by the Board of Supervisors in 2009.

55	Action HS-A4	Integrate geologic hazard information into the County Geographical Information System.	IT	COMPLETE The geologic information included in the 2030 General Plan has been integrated into the GIS data layers.
56	Action HS-A33	Develop and implement a public outreach campaign to notify landowners and tenants of their flood status, options for flood insurance, evacuation plans, flood protection programs, locally responsible flood agencies, and other related topics.	PPW	COMPLETE Staff has conducted meetings throughout the county to provide information to landowners within new floodplains. In addition, more than 1,200 letters have been mailed out to specific owners. Hand-outs are available in the lobby and on the Internet.
57	Action HS-A48	Develop a GIS-based map from the information submitted in the filed Hazardous Materials Inventories and Hazardous Materials Business Emergency Response Plans so that emergency responders are aware of potential dangers and can prepare accordingly.	IT	ONGOING The map is being prepared by the Environmental Health Manager, and will be completed in the 2011-12 fiscal year.
58	Action HS-A52	Develop appropriate Aviation Disaster Response Plans.	OES	ONGOING This will be addressed in the update of the Multi-Hazard Mitigation Plan, which is expected to be complete by Spring of 2012.
59	Action HS-A58	Create an inventory of significant urban, rural, and natural hazards and provide standards for avoidance and/or mitigation of such hazards in an emergency.	OES	ONGOING This will be addressed in the update of the Multi-Hazard Mitigation Plan, which is expected to be complete by January of 2012.
60	Action HS-A61	Adopt a comprehensive Noise Ordinance that includes the following components: * Standards for acceptable exterior and interior noise levels, their applicability and any specific exceptions to those standards. * Guidelines and technical requirements for noise measurements and	PPW	ONGOING Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to

		<p>acoustical studies to determine conformance with provisions of the ordinance.</p> <ul style="list-style-type: none"> * Standards for construction equipment and noise-emitting construction activities. * Regulations for the noise generated by events, including truck loading and unloading, operation of construction equipment, and amplified music. * Standards to implement "quiet" pile driving technology (such as pre-drilling of piles, the use of auger cast piles, or similar technology) where feasible in consideration of geotechnical and structural requirements and conditions. 		be complete in Spring, 2012.
61	Action HO-A35	<p>Conduct a series of meetings with public and/or private sewer and water providers to describe their responsibility under State law (Section 65589.7 of the Government Code) to provide service for new affordable housing projects, without conditions or a reduction in the amount requested, unless findings are made that sewer and water provision is infeasible. Following an initial set of meetings, follow up when affordable housing projects are proposed to ensure that they are following through with this responsibility.</p>	PPW	<p>ONGOING Staff will work with County Counsel (which advises many of the CSAs) to prepare a series of workshops in late 2011.</p>
62	Action HO-A36	<p>Review potential treatment technologies that could be developed to provide water and sewer service for rural affordable housing; develop performance standards for potential treatment technologies to assist public and/or private sewer and water providers in determining which will be most feasible in their locations within the County. Ensure that this review accounts for potential new multi-family development allowed by the Zoning Code and includes provisions to anticipate future demands from such development.</p>	HEALTH	<p>ONGOING The Environmental Health Division is preparing an ordinance which will be considered by the Board of Supervisors by January of 2013.</p>
63	Action HO-A47	<p>Amend the Master Fee Ordinance to waive or reduce development application processing fees for affordable and special needs housing on a sliding scale, based on the proportion of such units within the project that exceed inclusionary requirements. Fee waivers or reductions would not apply to development impact fees or to required mitigation under CEQA.</p>	PPW	<p>ONGOING The updated Building Code will include provisions to waive or reduce FSA fees for special needs housing. The draft will be considered by the Board in September of 2011.</p>
64	Action HO-A78	<p>Develop site design guidelines for energy conserving development.</p>	PPW	<p>ONGOING The updated Building Code will include provisions to incorporate site design features that conserve energy. The draft will be considered by the Board in September of 2011.</p>

65	Action HO-A81	Develop a reasonable accommodation ordinance.	PPW	ONGOING Staff is preparing a draft accommodation ordinance, which should be forwarded to the Board for consideration in early 2012.
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