

MADISON
General Plan
1974

Madison is an unincorporated community in western Yolo County containing a population of 153* people just one mile west of the intersection of State Route 16 and Interstate 505. Madison once enjoyed being located at the junction of east-west (Hwy 16) and north-south (Hwy 90 superceeded by I-505). The community is bounded by agricultural lands. An adjacent Southern Pacific line that once went as far as Rumsey in the Capay Valley is now being abandoned.

prepared by the Yolo County Planning Department August, 1974

approved by the Yolo County Planning Commission 9-4-74

adopted by the Yolo County Board of Supervisors 11-4-74

MADISON GENERAL PLAN

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I.
THE PEOPLE

A. Historical Background

Madison was born, like many valley towns, as a result of the railroad push through California. The quarter section of land donated to the railroad by Mr. Hurlbut was subdivided into blocks and lots for sale by the railroad. Madison had twenty-six families housed in twenty-five residences, two hotels, a post office, two general stores, two churches, a school, three blacksmith shops, a barber shop, a drug store, a tin shop, four saloons, a meat market, a livery stable, a harness shop, a wagon shop, warehouses, a flour mill and the railroad depot and express office during the boom years of the late 1870s and early 1880s.

Madison declined since then until the early 1970s when its residential potential began to be realized. Development of Community sewage and water facilities for the community have enhanced the residential capability of the town.

B. Social Profile

Statistical population data used in this section is based on the 1969 Special Census of Yolo County. Many new homes have been and are being constructed since that time. Only two dwellings have been demolished in the same period. New data will not be available until 1975.

1. Population

	<u>Total</u>	<u>Male</u>	<u>Female</u>
Under 18	58	31	27
Under 21	66	37	29
Over 65	14	10	4
Age not reported			
Total Population	153	79	74
Median Age	28.5	24.5	32.5

<u>AGE</u>	<u>TOTAL</u>	<u>MALE</u>	<u>FEMALE</u>
0-4	10	5	5
5-9	16	10	6
10-14	20	11	9
15-19	16	9	7
20-24	11	5	6
25-29	5	3	2
30-34	6	2	4
35-39	9	3	6
40-44	7	4	3
45-49	20	9	11
50-54	2	1	1
55-59	7	2	5
60-64	10	5	5
65-69	5	4	1
70-74	1	1	
75-79	3	2	1
80-84	1	1	
85+	4	2	2

OCCUPATION OF PRINCIPAL WAGE EARNER

Professional, technical	
Managers, officials	3
Clerical workers	1
Sales workers	1
Craftsmen, foremen	3
Operatives	1
Service workers	2
Laborers	6
Retired	11
Unemployed, not in labor force	7
No response	10

In 1969 only one of the 105 individuals in the 16+ age group was enrolled in school. Median age in the community was around 28 years.

The 45 responding households were reported to include 30 white, 11 white with Spanish surname, 2 black and 2 other non-white families.

A major influence on the community is the nearby migrant farm labor camp owned by the state and operated by the Yolo County Housing Authority. No statistics are available for that transient population.

2. Health Services

a. County Health Department

The Yolo County Health Department operates at 10 Cottonwood Street in Woodland. The program offered by this office is preventive in nature. The following services are offered in order to prevent illness:

1. Tuberculosis skin testing.
2. Immunizations: An immunization program is offered for all pre-school children.
3. Well-baby clinics: Well-baby clinics are held monthly by the County Health Department. The services offered include a general checkup and an immunization program for pre-school children.
4. Crippled Children's Services: Arrangements for these services may be provided through the County for those with financial need.
5. General Health Information: Information on preventative medicine is available from the office.
6. Referral Programs: For those patients who require additional treatment, the department will refer them to either Yolo County General Hospital or a private physician if the patient can afford his/her services. The Department, however, does not keep a certain list of doctors who are willing to accept referrals from the Department. Instead, it will assist the individual in finding the needed doctor from the telephone book or medical directory.

b. Mental Health

Contained within the Department of Health is the Mental Health Services Division. Residents must use the facilities at West Beamer Street in Woodland. Mental Health Services offers rehabilitation programs as well as professional counselors who may specialize in certain areas of mental health:

1. Alcohol Abuse:

Mental Health Services offers counseling for individuals, families and groups. The counselors also work closely with Alcoholics Anonymous, the East Yolo Alcoholism Information Center and provide counseling to those individuals referred to Mental Health.

2. Drug Abuse:

The Methadone Maintenance Program refers individuals to the drug counseling program. One full-time counselor is assigned to this service. Individuals and families are scheduled for counseling as well as group sessions which are held at the Mental Health Center in Broderick and Yolo High in Southport. The Center is presently starting a counseling group for adolescents on probation. Referrals for drug counseling are received from Welfare, Probation and the Courts.

3. After-care Program: Mental Health Services also provides support and medication for those marginal patients who have been released from State Hospitals.

c. Hospital - Ambulance Service

Yolo County currently operates and staffs Yolo County General Hospital which is located in Woodland. This hospital serves County residents by providing daily medical services as well as emergency treatment. Ambulance service is provided by a private ambulance service from Woodland.

d. Private Physicians

A clinic operated by a local physician has been closed. All services must now be sought in Woodland or Sacramento.

3. Welfare

a. County Welfare Department

The Yolo County Welfare Department has a office located in Woodland. Services provided at this office include: 1) Public financial assistance for individuals or families meeting the requirements set by the State government as well as County financial assistance (General Assistance) for those who are unable to receive state aid but qualify for county assistance; 2) Inspection of boarding homes for the aged and children; 3) Distribution of food stamp vouchers; and 4) medical assistance for individuals on State aid through the issuance of medical cards which may be used by the client at any private medical office where the physician wishes to accept it. For those persons on County Aid, they will find medical assistance at the Yolo County General Hospital in Woodland.

Social Services offered by the Welfare Department include:

- 1) Protective services for the beaten child or harassed adults;
- 2) Institution of homemakers program to allow persons to enter the homes of those individuals who are incapacitated to do regular household chores. The program also provides for training some of these disabled individuals to do basic tasks for themselves;
- 3) Coordination with the Health Department to provide family planning counseling;
- 4) Placing of children and adolescents in foster homes, some of whom are referred to Welfare by the Courts and the Probation Department;
- 5) Counseling for present recipients as well as those individuals who were on assistance within the last year.

The office also operates on information and referral service for those individuals who do not qualify for either State or County financial assistance. These individuals are referred to such organizations as Salvation Army, Veteran Services most of which are located outside the County.

4. Courts and Probation Program

All court hearings for juveniles are held at the Court House in Woodland. Usually, two or three court hearings are required for each juvenile resulting in several trips for the parents and the

youngster to Woodland. Only traffic citations and adult misdemeanors are heard at the Justice Court in Esparto. No transportation is provided by the County to assist the individuals in attending Superior Court in Woodland.

The Probation Department provides counseling on three levels: 1) individual; 2) group and 3) family. One probation officer is working with the mental health department in conducting a special therapy group with juveniles to provide alternative means for serving their time in juvenile hall. Private money has also been available to take juveniles on field trips approximately every two weeks.

The Juvenile Hall is also located in Woodland which again presents a handicap for those parents wishing to visit their child in the center. For those youngsters serving time on weekends at the Hall, the Youth Services Bureau does provide transportation.

C. Cultural Facilities

Schools:

Madison is in the Esparto Joint Unified School District with headquarters in Esparto. Elementary levels are taught at the Esparto Elementary School. Junior and Senior High School levels are taught in Esparto.

Colleges and Universities in the area include the University of California at Davis, California, State University at Sacramento, and the Yuba and Los Rios Junior College Districts providing community colleges at Yuba City and Sacramento respectively.

Churches:

There is one church in Madison.

Library Service:

A branch of the Yolo County Library is located in nearby Esparto. This branch provides access to the entire County system which also provides bookmobile service. The Mountain Valley Library System is available through the branch library.

This regional system allows for book interchange among the many counties and cities which are a part of the system as well as Sacramento State College, University of California at Davis and all community colleges within the area except American River College.

Organizations:

As a farming center, Madison's Community Hall is a focal point of social activity in the community.

Recreation:

Playground facilities are located at the old elementary school.

D. Economic Data

Statistical Data from the 1969 Census:

Labor Force Participation	Military	Employed	Unemployed	Student-16+	Not in Force
Male		28	7	1	43
Female		7	2		65
Total		35	9	1	108

Household Income (Annual)

Less than \$3,000	19
\$3,000 - 5,000	8
\$5,000 - 7,500	7
\$7,500 - 10,000	3
\$10,000 - 12,000	2
\$12,000 - 15,000	1
\$15,000 - 20,000	
\$20,000 - 40,000	
Over \$40,000	
No response	5

LOCATION OF EMPLOYMENT

Principal wage earner

Secondary wage earner

9	Woodland area	1
	Davis area	
1	Winters area	1
4	Esparto area	
	East Yolo area	
11	Other parts of Yolo County	4
1	Sacramento County	
1	Other areas	
17	Retired, unemployed, not in labor force	37
1	No response	2

E. Living Systems

Housing:

The 1969 Census reported:

<u>Housing Type</u>	<u>Total Units</u>	<u>Vacant Units</u>	<u>Vacancy Rate %</u>	<u>Occupied Units</u>	<u>Family Size</u>	<u>Population</u>
Single Unit	52	7	13.5	45	3.40	153
2-4 Units/Bldg.						
5- Units/Bldg.						
Mobile Homes						
Motel - Hotel						
Group Quarters						
Total	52	7	13.5	45	3.40	153

Condition of Unit

Tenancy in Unit

Sound	25	Less than 6 months	5
Deteriorating	13	6 months - 1 year	2
Delapidated	4	1 to 2 years	6
Inadequate Construction	2	2 to 3 years	1
Under Repair		3 to 4 years	
No Response	1	4 to 5 years	1
		5 to 10 years	13
		10 to 15 years	2
		15 or more years	13
		No Response	2

<u>Age of Unit</u>		<u>Ownership or Rental of Unit</u>	
Less than 1 year	1	Own	30
1 to 5 years	1	Rent - less than \$55 per month	6
5 to 10 years	5	\$56 to \$80 per month	7
10 to 15 years	2	\$81 to \$115 per month	1
15 to 20 years	5	\$116 to \$140 per month	
20 to 30 years	8	\$141 to \$175 per month	
30 to 50 years	8	\$176 to \$185 per month	
50 or more years	14	\$186 to \$250 per month	
No Response	1	more than \$250 per month	
		No response	1

Bedrooms and Bathrooms per Unit

0-1 Bedrooms	0 Bathrooms	2
0-1 Bedrooms	1 Bathrooms	9
2 Bedrooms	1 Bathrooms	22
3 Bedrooms	1 Bathrooms	8
2 Bedrooms	2 Bathrooms	
3 Bedrooms	2 Bathrooms	1
4 Bedrooms	2 Bathrooms	
3+ Bedrooms	3+ Bathrooms	
Other Responses		
No Response		3

Police Service:

The Yolo County Sheriff's Department provides police service to the community including a resident deputy sheriff. The Department's primary function is investigatory, but patrol is also provided.

Traffic enforcement is provided by the California Highway Patrol from the Woodland office.

Fire Service:

The Madison Fire Department is supported by a volunteer system that provides excellent service to the town and surrounding area. Policy for the department is established by a 5 man board appointed by the Board of Supervisors. The equipment provided by the department is also backed by mutual aid pacts with neighboring fire departments.

Utilities:

Madison has water and sewage facilities provided by a community services district. The district has been operating successfully for

several years and remedies a serious health hazard in the community.

Telephone facilities are provided by Pacific Telephone Company.

Electric power is supplied by Pacific Gas and Electric Company, whose local business office is in Woodland.

Environmental Concerns:

Air:

Air pollution control in Yolo County is monitored and controlled through the Yolo-Solano Air Pollution Control District. The bi-county district includes all of Yolo County and the northern half of Solano County. The primary concern of the district is agricultural emissions of pollutants rather than those commonly associated with large concentrations of population.

The Air Pollution Control Board is comprised of all the Yolo County Board Members, as well as the Solano County Board of Supervisors. Staff members within the Air Pollution Control District include the Air Pollution Control Inspector, and Air Pollution Control Technician. All except the Air Pollution Control Officer are involved with the issuance of operating permits and construction permits, burn permits, and ambient air testing.

The Air Pollution Control Officer presides over a hearing board, for proposals which may effect air quality within the district. In addition to the hearing board, the Air Pollution Control Officer represents the district on a Technical Advisory Coordination Board. Industry representatives also contribute to the Federal Advisory Coordination Board decisions. Under State regulations, the district is responsible for continual monitoring of oxide levels, nitrons oxide levels, ozone and carbon monoxide.

Principal air quality denegration in the Madison Area is from agricultural burning. The regulation providing for "burn" and "no-burn" days has helped the pollutant problems.

Water:

The State of California, through the Water Quality Control Board's Central Valley Commission headquartered in Sacramento, controls waste discharge requirements, and agricultural returns waters throughout the County. The State body works in conjunction with the County municipalities and sanitation districts to plan further waste water management programs.

Lending assistance to the state program, is the responsibility of the Federal Environmental Protection Agency which has the power of appeals over the state agency. In December of 1972, the Federal Water Pollution Control Act was amended so that the federal regulation of all surface streams or manageable waterways was possible. Lending assistance to this federal mandate, the State Water Quality Control Board has the responsibility of issuing permits for construction of projects or operation of facilities that may impact the water quality on any navigable stream.

The Department of Public Health within the State of California is the administering agent which is responsible for assessing the quality of water available to the public.

Noise:

One of the most vital environmental issues today is the increasing noise pollution which is present in most communities. Noise causes the interruption of social activities such as education, music, business, etc. It inhibits both indoor and outdoor conversation and psychological damage which is detrimental to the individual and to society. It is definitely part of our living systems. Madison's primary source of noise is from farm equipment, trucking and aerial applicators of farm sprays (Crop Dusters).

F. Transportation and Communications

Madison lies immediately south of State Route 16 and is adjacent to County Road 89, a major thoroughfare in the County system which was once State Route 90. Traffic volumes on Route 16 have been measured to

reflect annual average daily traffic of 2,600 vehicles west of town and 3,000 vehicles east of town. Those volumes increase to the peak monthly volume of 3,350 vehicles west and 3,000 vehicles east of town.

Situated in the midst of a highly productive agricultural area, much of Madison's traffic is agricultural hauling. A specialized trucking firm is located in Madison to haul part of the annual tomato crop from the area.

Railroad service to Madison diminished to the point where it was discontinued.

Yolo County provides a bus service between the community and the shopping centers, doctors offices and other facilities in Woodland. This service allows limited access to Woodland especially oriented to senior citizens, but open to all.

G. Governmental Structures .

Governmental structures, when properly attuned to the needs, desires, and capabilities of a community, offer all citizens within that Community an opportunity to fulfill their roles as individuals while contributing to the community well being in general.

In Madison the interplay of Federal, State, Regional, and County governments as well as the school board and special districts helps satisfy demand for more and varied community facilities and services. With the increased demands placed upon governmental budgets, intelligent planning of public facilities and services is mandatory. This planning, in turn, must be predicated on a knowledge of what government facilities and services are presently available, and how best to utilize them for future benefits to the community.

Federal

The federal government, through tax concessions, loans and guarantees, or the establishment of standards, can dramatically effect the growth of a community. Federal policies essentially follow the rule of seldom initiating projects, but rather establishing

a number of standards and criteria, through research and evaluation which are carried out by other levels of government such as the state, regional or county.

State

The State acts as a regulatory body establishing standards and criteria, as does the Federal Government. The State, however, is more limited in its geographical scope than the federal government on specific proposals. The establishment of standards and criteria for county and city administered programs is also a role of the State.

Regional

On a regional level, the area is impacted by the Sacramento Regional Area Planning Commission. SRAPC has been designated by the federal government to review local government applications for federal aid, as well as being involved in numerous studies and programs on a regional level including transportation, housing, air quality, open space, manpower and solid waste. In addition, it serves as an information gathering body which sets regional policies.

County

Yolo County provides all county services to the community including all the departments. Building inspection, parks, planning and police protection are all provided by the county in absence of a local jurisdiction.

Community Service District

The board of the Madison Community Services District is appointed by the Board of Supervisors. All needed engineering, bookkeeping and legal services are provided by private contract or by the county.

MADISON

Population 153

(All data is based on 1969 Special Census)
(This section was completed in 1972)

Community Analysis

Madison recently finished constructing a community sewage and water system. Streets are in fair condition, with some patch work needed on Tutt and Hurlbut Streets (See map). There are no curbs, gutters or sidewalks, and a drainage problem is evident during moderate to heavy rains. The grounds of an abandoned school provide excellent park and playground facilities.

There is considerable vacant land within Madison. Residential expansion could develop southward into areas currently under A-1 Zoning.

The Special Census counted 153 people living in 45 households. This has changed with the addition of five Self-Help homes occupied by as many as six persons per household. An additional 8 Self-Help units are currently under construction. The mean household income is about \$4,250, and per capita income, is about \$1,250. This is considerably lower than the Federal average of \$10,641 households and \$2,990 per capita income for the County. Twenty-seven (60%) of the households earn less than \$5,000 per year. At least eight of these have a household population of four persons or more. Four households have six or more.

Current Housing Demand

There are eleven households whose extremely low income prevents them from utilizing the Self-Help program as others have done. These households occupy some of the worst housing remaining in Madison. There is a potential demand for eleven leased or conventional Housing Authority units, and thirteen unit subsidized under other subsidy programs.

Table 1 shows the unit size and approximate annual income of the households whose unmet need for adequate living space and unit condition is creating a potential demand for housing.

Table 1
Current Housing Demand

<u>Unit Size</u>	<u>Household Income (In 000)</u>	<u>A*</u>		<u>B*</u>		<u>C*</u>	<u>Total</u>
		7.5-10+	3-5	5-10	Under 3		
1 Bedroom	0	4(2)	2(0)	2(0)	8(2)		
2 Bedrooms	1(1)	4(0)	2(1)	6(1)	13(3)		
3 Bedrooms	0	1(1)	0	3(0)	4(1)		
4+ Bedrooms	0	0	0	0			
Total	1(1)	9(3)	4(1)	11(1)	25(6)		

- *A - FHA or Conventional Loan Units
- *B - Subsidized Units (Section 235, 236, etc.)
- *C - Housing Authority Leased and Conventional

Source: Yolo County Planning Department, 1969 Special Census Crosstabulation.

Note: The demand is both in terms of new and improved units.

Housing Problems

Deterioration

Approximately thirteen occupied units require rehabilitation. They are occupied by low and moderate-income households who cannot afford necessary maintenance costs.

Delapidation

Approximately ten units are beyond salvage. Six are occupied by households with annual incomes under \$5,000, four are vacant.

Environmental Problems

Poor storm drainage is the most critical public works problem in the community. Streets are damaged and homes are susceptible to damage by water which will not drain to areas outside the community. Long lived pools of water are breeding grounds for mosquitos, a possible health hazard.

Housing Obstacles

Community Financial Capability

Approximately 72% of the households in Madison earn less than \$7,500 per year. Many have seasonal flucuations in their incomes. Community and housing improvement is therefore a financial hardship for Madison residents.

Land Availability

The addition of sewage and water systems has made Madison extremely inviting to participants in the Self-Help housing program. Five units have been constructed since 1970, and another eight units will be finished sometime during the summer of 1972. If this construction rate continues, available vacant land will soon be consumed.

Surrounded on two sides by minor highways and on a third side by A-P Zoning, the only directions available for expansion are vertical and southward.

Community Objectives

1. Replace or improve 19 housing units.
2. Clean and maintain existing drainage system.
3. Construct curbs, gutters and sidewalks on Hurlbut, Quincy and Main Streets, staged development.

Recommendations

Overcoming Obstacles

Financial Capability. Whenever possible, residents of the community should donate labor as a means for reducing costs of community improvements.

Land Availability. Additional acreage within the community should be rezoned to multi-unit densities. Acreage south of Hurlbut should be held in A-1 Zone (See Map).

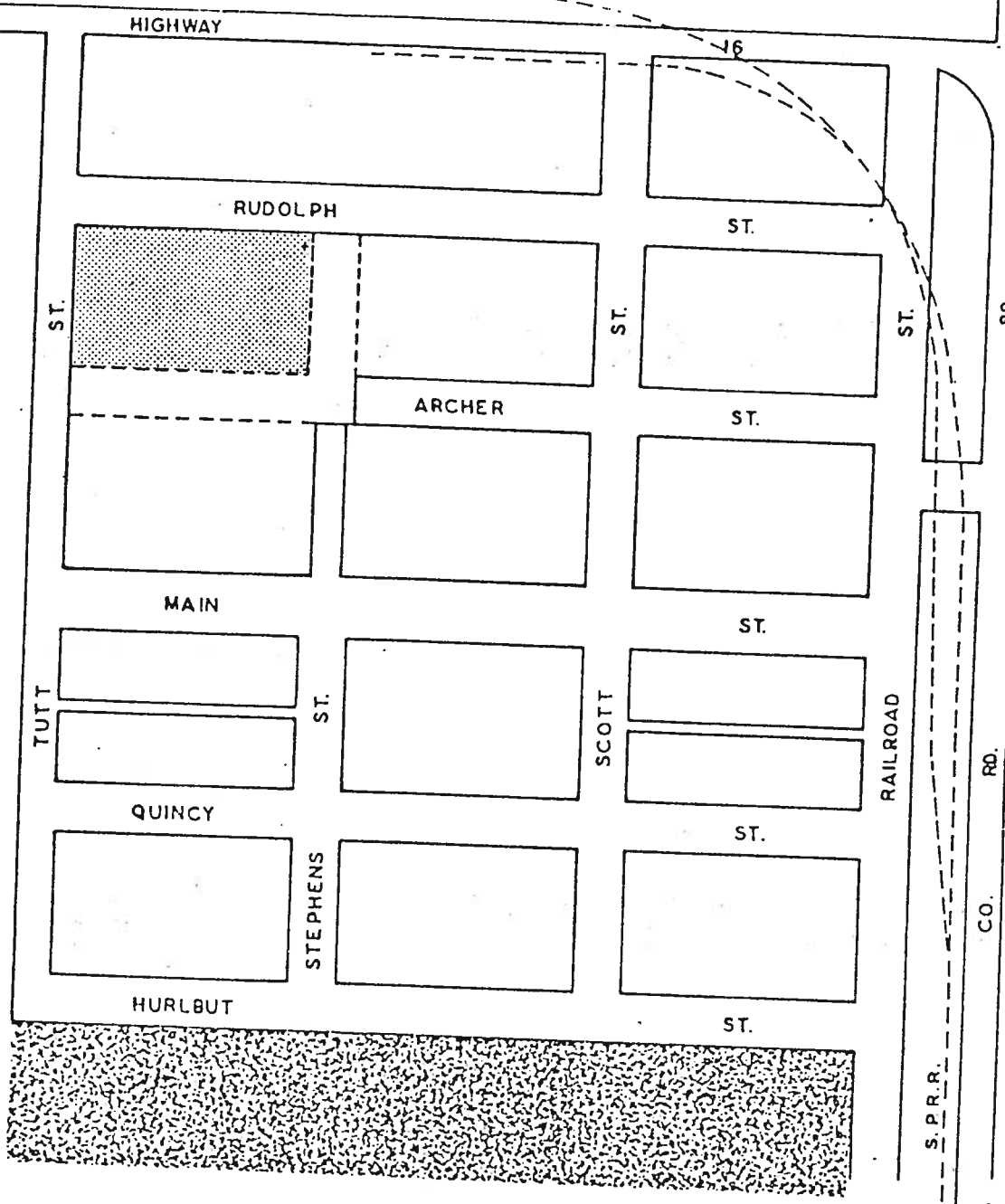
Overcoming Housing Problems

Deterioration. A County Administered Neighborhood Development Program, or Federally Assisted Code Enforcement Program (FACE) should be instituted. Both would require the County to certify a Workable Program with the Department of Housing and Urban Development.

Delapidation. The Housing Authority and/or the Economic Opportunity Commission should contact residents in delapidated units, and determine resident eligibility for conventional or leased housing. Leased units (Turnkey II) might be constructed in Madison to meet the needs of these households.



Overcoming Environmental Problems

The community should investigate the possibility of constructing a storm drainage system with Federal Aid. This might be accomplished in conjunction with the FACE program mentioned above.



MADISON

LEGEND

-  Area of Future Growth
-  Proposed Area for Multi-Unit Structures

III. Circulation Element

State Route 16 and County Road 89 will continue to be the major thoroughfares around the community.

IV. Parks and Recreation Elements

The Madison Community Services District maintains the old elementary school grounds as a park for active and passive recreation.

V. Open Space and Conservation Elements

Attention is directed to the County's General Plan Elements.

VI. Land Use Element

Existing land use in the community is delineated on the attached land use maps. This element proposes to continue and expand the existing residential development in the community. Additional industrial area is suggested to accommodate existing and prior land usage.

Existing Land Use

The existing commercial development is at the intersection of State Route 16 and County Road 89 and on Main Street near the intersection of Railroad Street. Road 89 is flanked by a bar and a cafe, each with gas pumps. A grocery store provides convenience shopping on Main Street. The Post Office and the Town Hall are located a little farther down Main Street. Vacant commercial buildings remain after a local appliance store moved into Woodland. The old 100F hall was razed in the last few years.

The tomato grading station, the scales at the old warehouse and the tomato truck terminal are all busy during the tomato season and provide the principal industry in town second to agriculture.

Sixty-five residential units, including two under construction and one duplex, exist in the community. The self-help housing program has been very successful in this community and can account for most of the increase in housing for the community.

Only one church exists in town. The old elementary school building is suffering from non-use.

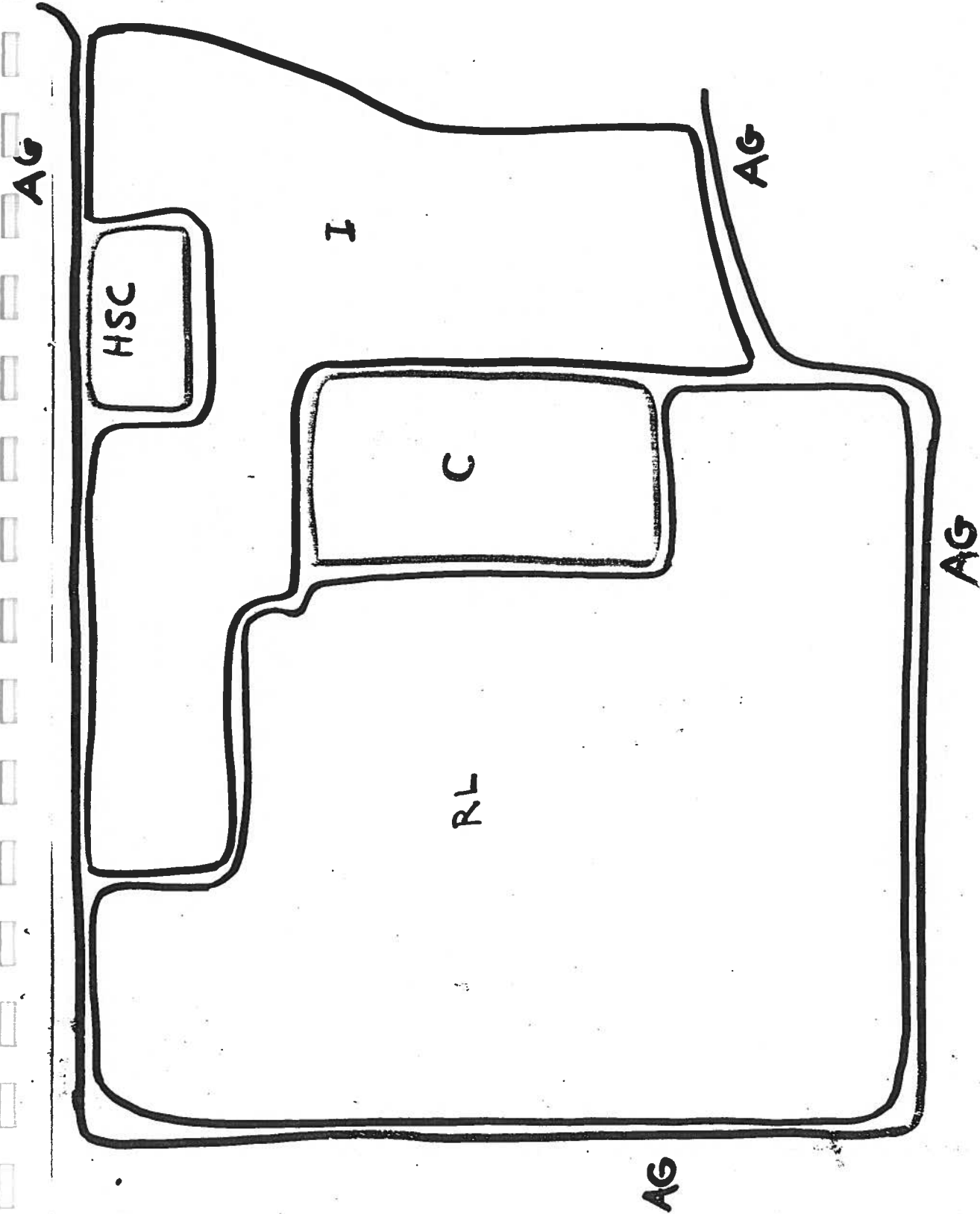
Proposed Land Use

The plan calls for commercial orientation to Railroad Street rather than Main to reflect existing development. Highway commercial is designated for the intersection of State Route 16 and County Road 89.

Industrial development is indicated for those areas now involved in or with potential for industrial use, including the truck terminal area that was once the site of a flour mill and later a gravel shipping facility. Lack of railroad will diminish the need for industrial area in the community, but the towns central location to rich farm areas could stimulate additional need for more agricultural support industries.

Residential areas are expanded somewhat to allow additional low density growth.

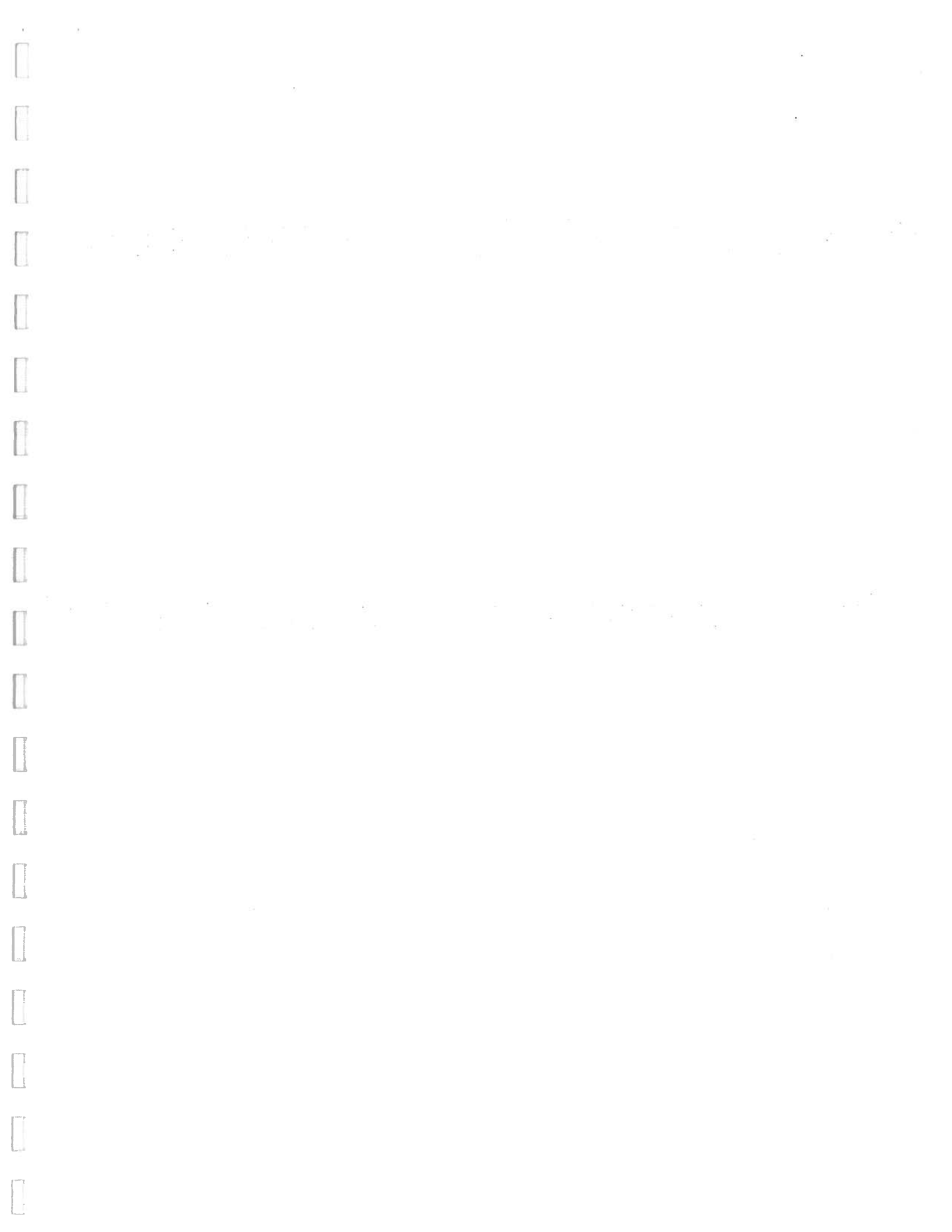
The elementary school grounds are designated for continued use as a community park. This well maintained area is a definite asset since the County has no provisions for local parks.



GENERAL PLAN

LEGEND:

- AG Agricultural
- RL Residential - Low Density
- HSC Highway Service Commercial
- C Commercial
- I Industrial



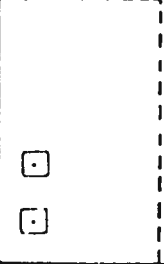
HIGHWAY

16

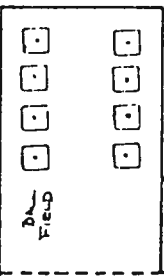
WAREHOUSE
FENCED
STORAGE
AREA



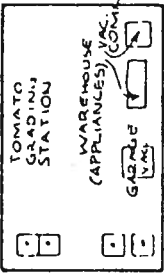
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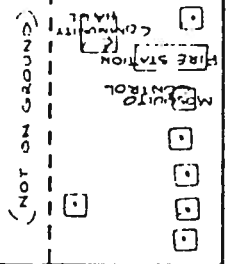
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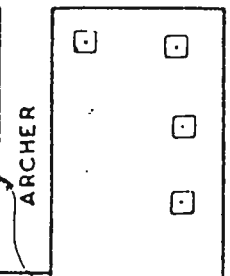


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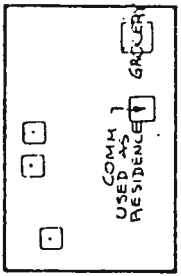


MAIN

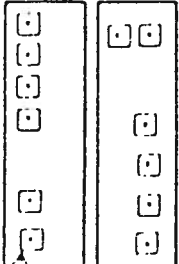
UNDER CONSTR



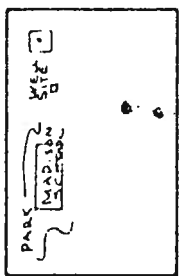
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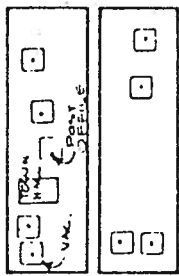
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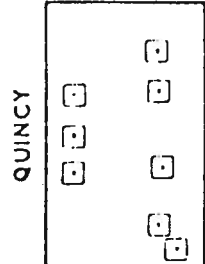
TUTT



SCOTT

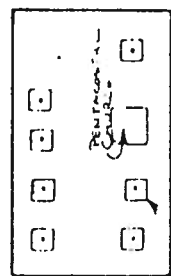


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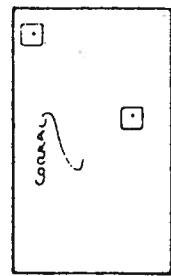


QUINCY

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STEPHENS

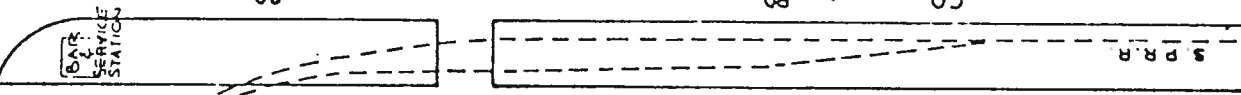


ST

HURLBUT

ST

UNDER CONSTR



RAILROAD

BAR SERVICE STATION

89

80

CO

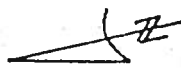
1 1/2 R R

MIGRANT FARM HOUSING

CAR SERVICE STATION

POZA'S TRAILING CO

SEWER PUMPS




1" = 300'

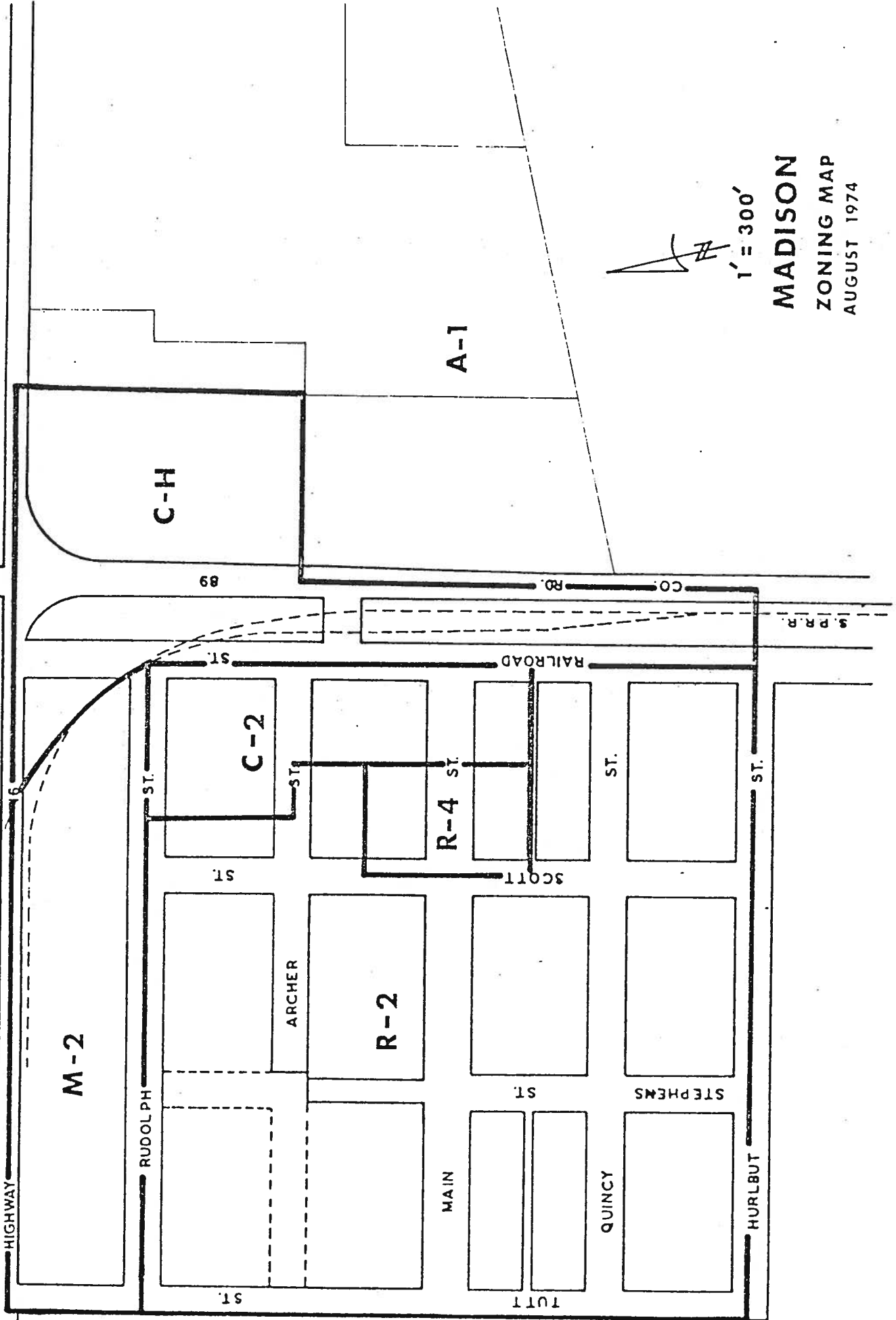
MADISON

EXISTING LAND USE
AUGUST 1974

LEGEND:
□ House

MADISON
ZONING MAP
AUGUST 1974

1" = 300'




1959 General Plan

MADISON, Map No. 9.

1. Land Use Element:

a. Residential: Low density.

There is adequate room for expansion within the existing street pattern of the community.

b. Commercial:

A small central commercial district and highway service commercial area will suffice.
(Total area: 6 acres.)

c. Industrial

The existing area will fill the needs for industry related to the intensifying agricultural region around Madison.
(Total Industrial Area: 6 acres)

2. Streets and Highways Element:

The new freeway will pass Madison almost a mile east of the existing State Route 90. State Highway 16 at the north side of the community will increase in importance for trucks carrying agricultural products and for automobiles travelling to Clear Lake and new reservoirs.

The street pattern of the community is properly segregated from the through highways. If development warrants, Archer Street should be extended to Tutt Street.

3. Parks and Recreation Element:

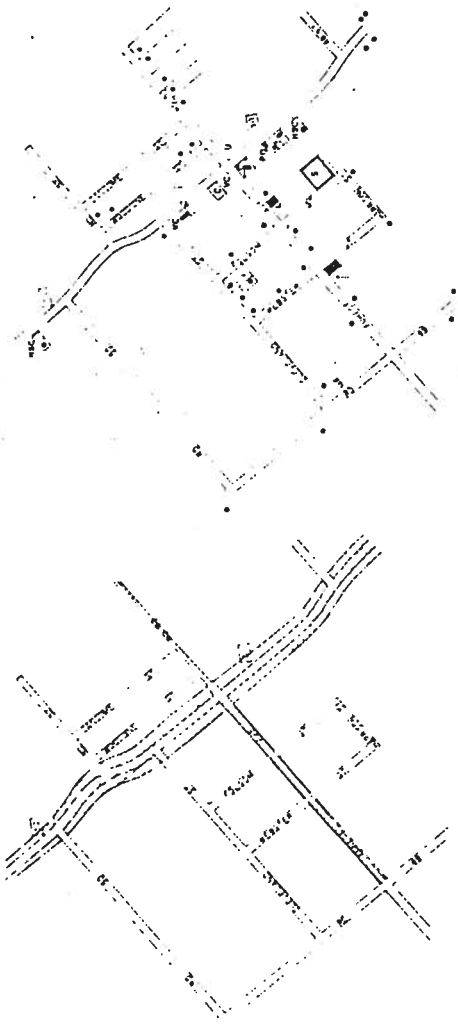
An improved playground and park in the former schoolhouse block and a planted strip along the slough are needed.

4. Schools and Public Buildings Element:

Elementary school facilities at Esparto will remain adequate for the expected population of the area. The grouping of community buildings along the south side of Main Street should continue.

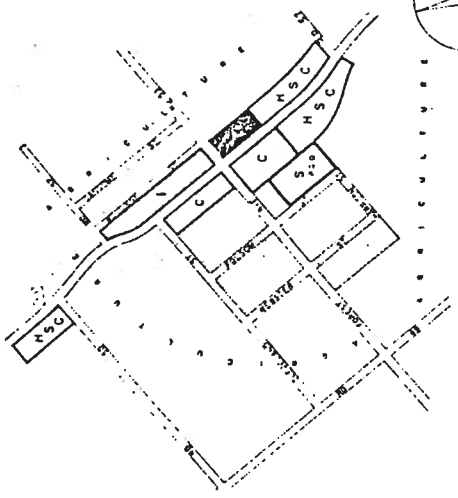
YOLO COUNTY PLANNING DEPARTMENT
 P. O. Box 916
 WASHINGTON, California

GUINDA



TRAFFIC FLOW DIAGRAM

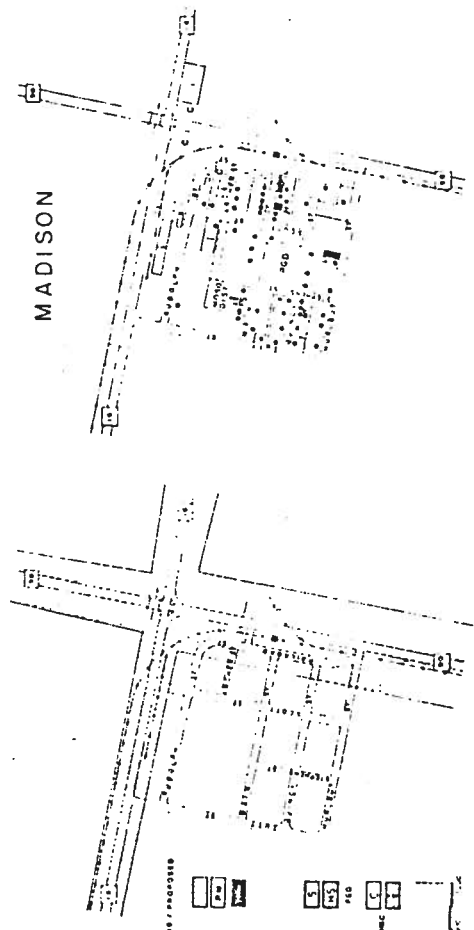
EXISTING LAND USE



MASTER PLAN

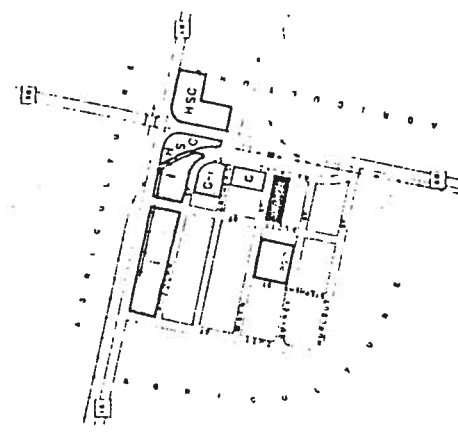


MADISON

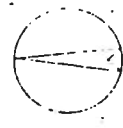


TRAFFIC FLOW DIAGRAM

EXISTING LAND USE



MASTER PLAN



KEY

RESIDENTIAL	EXISTING / PROPOSED
Single-Family	•
Multi-Family	•
PUBLIC AND QUASI-PUBLIC	•
COMMERCIAL	•
INDUSTRIAL	•
TRAFFIC FLOW	•

GUINDA & MADISON
YOLO COUNTY MASTER PLAN PROJECT

PREPARED FOR THE YOLO PLANNING BOARD
 BY JAMES M CAMPBELL, PLANNING CONSULTANT, 1956-8



ENVIRONMENTAL ASSESSMENT

Description of Project

General Plan review for unincorporated community in Yolo County pursuant to the Government Code of the State of California. The project area is described above.

Environmental Setting

The existing conditions in and around the community are described in the Plan.

Environmental Impact

The impact of the proposed general plan will primarily be felt in the area of changes. Some adverse effects will occur to the agricultural areas adjacent to future residential zones due to curtailment of farming operations caused by adding people to the scene. Farming is damaged by reduction of burning and aerial applications adjacent to residential usage, by vandalism from the towns, by weed spread from untended lots and by assessment practices that increase taxes on land thought to be developable in the future. Conversely the future impact on residents of the town by being surrounded by agricultural activities will assuredly be significant due to the pollutive mechanical devices involved in modern farming.

Continued development of the community will add to the pressure on water supply and waste disposal systems. The community services district has constructed facilities in anticipation of development, but that additional load will be felt by future residents. The school system would also be effected by increased populations.

All of the land involved in the plan has been altered, either by farming or subdivision development, to destroy naturally or historically significant forms.

Mitigation Measures

The plan proposes to locate people involved in the area in compact, serviceable communities thereby attempting to avoid scattering individual residences throughout the county. The community has demonstrated a capability to provide for its present and future citizens by providing a healthy place to live.

Alternatives

An alternate to the General Plan review would be no review. That alternative seems to avoid responsibility and ignore the needs of the people. The over all impacts of growth would not be avoided since the community plan now projects future development at a greater rate than is proposed here.

Many alternative plans could be developed. The one proposed here results from staff consultation with interested citizens and other agencies. Different concepts may be developed during the hearings on the issues.

Long-term vs Short-term

Planning is to provide for long term productivity by suggesting direction to short term uses. This plan carries that concept.

Irreversible Changes

The plan is not cast in concrete. Building in areas subsequently zoned in accord with the plan may be considered irreversible, but the plan itself proposes to reverse suggestions in earlier planning efforts and would be subject to the same pressures.

Growth Inducing Impact

Should the community grow? The plan proposes to accommodate the growth that might occur. If the plan is successful growth might be stimulated. Otherwise it will be other actions that stimulate growth in the community such as the self-help housing program, agricultural developments and so forth.