

County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

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JOHN BENCOMO
DIRECTOR

TO: THE HONORABLE MIKE McGOWAN, Chair
and the Members of the Board of Supervisors

FROM: JOHN BENCOMO, Director
David Morrison, Assistant Director
Planning and Public Works Department

DATE: June 1, 2004

SUBJECT: Joint Meeting with the Planning Commission to Consider the General Plan
Update Process

RECOMMENDED ACTION

IT IS RECOMMENDED THAT the Board of Supervisors and the Planning Commission take the following actions:

- A. **RECEIVE** a presentation by staff and Jones and Stokes Associates on the General Plan Update;
- B. **HOLD** a joint public hearing; and
- C. **PROVIDE** comments on any additions, revisions, and/or deletions, and **APPROVE** the following:
 - i. Draft List of General Plan Issues (see Attachment A);
 - ii. Draft Workshop Organization and Schedule (see Attachment B); and
 - iii. Draft Stakeholders List (see Attachment C).

FISCAL IMPACT

The approved 2003-04 County budget includes \$400,000 towards the preparation of the updated General Plan. An additional \$372,086 will be required to fully fund the contract. On April 6, 2004, the Board directed staff to submit a grant to the Sacramento Area Council of Governments in the amount of \$221,040, to pay for the costs of preparing the Land Use and Circulation Elements of the General Plan update. If approved, the grant would leave a remainder of \$151,046 for which funds have not yet been identified. Significant staff resources will be required to manage the contract and coordinate between the Board of Supervisors, the Planning Commission, various advisory committees, the consultant, and the public.

REASON FOR RECOMMENDED ACTION

The Joint Meeting between the Board and the Planning Commission will provide an early opportunity for members of each to provide direction to staff regarding the initial range of issues to be considered, dates and locations for upcoming workshops, as well as the breadth of community outreach. Although the General Plan Update will be an evolving process, which will rely extensively on public contributions, it is important for the staff and consultant to understand the concerns and priorities of decision-makers prior to starting the dialogue with the community.

BACKGROUND

On March 28, 2000, the Board of Supervisors directed staff to provide periodic progress reports relating to the proposed General Plan update schedule. The Board also approved a tentative schedule for updating various elements of the General Plan over several years. On May 13, 2003, the Board directed staff to return with a specific proposal for costs and schedules to update the Land Use and Circulation Elements of the County General Plan. Staff reported back to the Board on June 17, 2003, and recommended that a Request for Proposals be brought back for future consideration to update the entire General Plan.

On October 7, 2003, the Board reviewed the draft RFP and requested staff to return with several revisions. On November 25, 2003, the Board directed staff to send out Requests for Proposals including the approved Vision Statement to solicit bids from the list of planning consultants to prepare the County General Plan Update and Environmental Impact Report for the unincorporated area. The RFP was released on December 3, 2003. The deadline for responding to the RFP was Friday, January 9, 2004.

On February 24, 2004, the Board heard presentations by the two consulting teams that had submitted proposals in response to the RFP. After extensive discussion, the Board directed staff to pursue execution of a contract with Jones and Stokes Associates, pending negotiation of a lower contract price, a set of product milestones, and a shorter contract schedule. On May 4, 2004, the Board approved the contract with Jones and Stokes Associates.

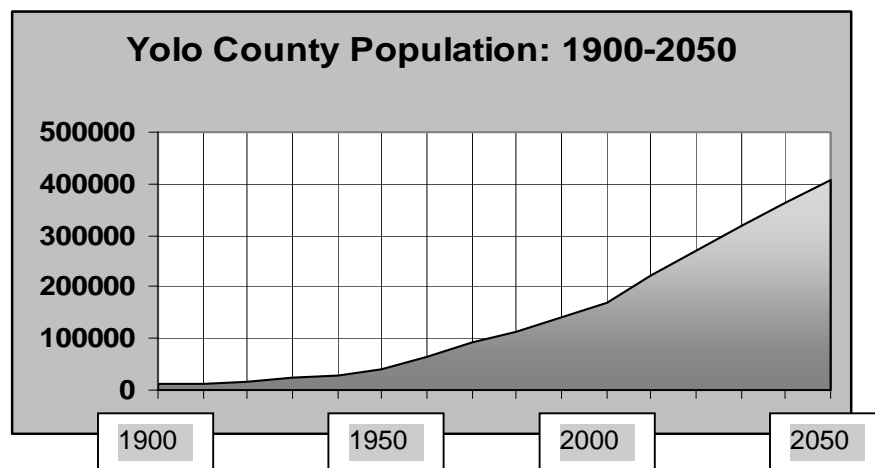
Before the County begins the process of updating the General Plan, it is important to understand the present state of the County, as well as its future. In general, the County has done an excellent job of land use management. Today, 45% of the total County area is Prime Farmland, as determined by the California Department of Conservation. Other types of agriculture accounts for an additional 40%. In contrast, only 4% of the County is considered Urban and Built-up Land. The remaining 11% consists of Water and Other Uses. This is partly due to the large concentration of productive soils located within Yolo County, as well as efforts by the Cities and County to protect these valuable lands by concentrating development within existing urban areas. To place the success of these efforts in a statewide context, the table on the next page shows the top ten Counties in terms of percentage of the total County area determined to be Prime Farmland, percentage of the total County area considered agricultural, and percentage of total County population located outside of incorporated cities.

As can be seen, some Counties have more prime farmland or agricultural soil, while others have more concentrated urban populations. Some jurisdictions aren't experiencing the tremendous growth pressures that Yolo County has, which has minimized their loss of farmland. Other counties are more urbanized, but to a point where they have little farmland remaining within their boundaries. Yolo County is the only jurisdiction that is listed in all three categories. This indicates that Yolo

County's approach of combining strong General Plan policies and zoning restrictions, as well as Pass-Through Agreements that limit development next to cities, has been successful in concentrating growth within existing urban areas, thereby protecting valuable farmland, habitat, and open space.

	Percentage Total County Area: Prime Farmland	Percentage of Total County: All Farmland	Percentage Population within Incorporated Cities
1	San Joaquin (46%)	Kings (95%)	San Francisco (100%)
2	Sutter (44%)	Merced (93%)	Orange (96%)
3	Yolo (41%)	Siskiyou (93%)	Solano (95%)
4	Fresno (32%)	Modoc (92%)	Santa Clara (94%)
5	Stanislaus (31%)	Sutter (90%)	San Mateo (91%)
6	Colusa (27%)	Madera (90%)	Alameda (91%)
7	Solano (25%)	Stanislaus (88%)	Los Angeles (89%)
8	Tulare (25%)	San Joaquin (86%)	Ventura (88%)
9	Kern (21%)	Fresno (86%)	Yolo (88%)
10	Glenn (20%)	Yolo (85%)	San Diego (84%)

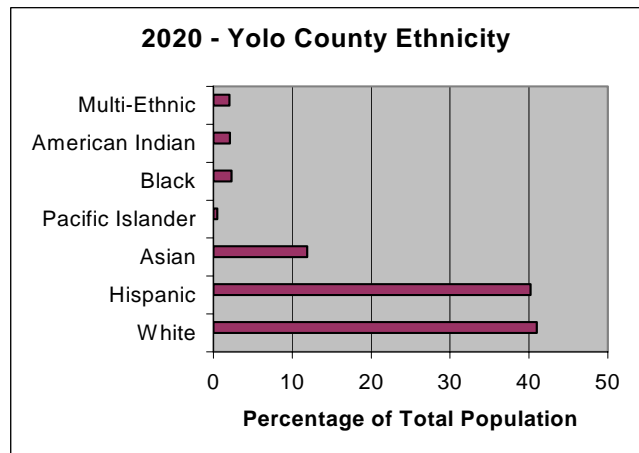
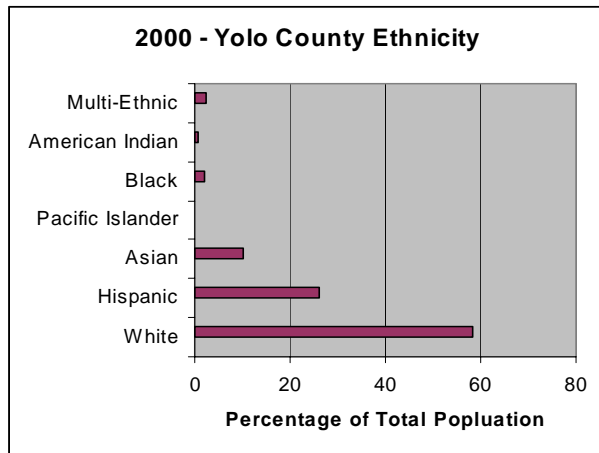
While this has been a winning strategy in the past, growth pressures on and within the County are accelerating and our present policies may be insufficient to meet new challenges. The graph above shows Yolo County's growth over the past 100 years and the next 50 years, based on historical Census data and recent California Department of Finance projections. As can be seen, much of the growth in the first half of the 20th century was fairly slow and regular. Growth increased at about a 1% annual rate up until World War I, when the County population stood at 17,105. After the Great War, growth picked up to more than 2.5% annual increase until the end of World War II, when the County had a population of 40,640. The "baby boom" generation saw a rapid increase in the County with a growth rate of about 3%, until we reach our present population of 184,500 in 2004. Future projections show a slowing of the growth rate to less than 2% annually. While this is significantly less than growth rates for most of the past century, the rate is being applied to a much larger number of people. As a result, the estimated population living in Yolo County in 2050 is expected to more than double to 407,700.



The time horizon for this General Plan Update will be 20 years, or the year 2025. At that time, the total County population is expected to be 266,325, according to the Sacramento Area Council of

Governments (SACOG). (It should be noted that SACOG’s projections date from 2001 and are somewhat lower than those of the Department of Finance.) SACOG also estimates that between the years 2000 and 2025, the unincorporated population would more than double from 21,461 to 35,155. This represents a significant rate of growth for the County’s unincorporated communities.

At the same time, the make-up of the County’s population is changing. By 2020, the number of Hispanics and Whites will be almost equal, at about 40%, with most other groups remaining the same. By 2050, however, Hispanics are projected to account for more than half of the population, with Whites at about one-quarter. No significant changes are projected for the other major ethnic groups.



These and other trends will become increasingly important to assist County citizens and staff as they start to look ahead and plan for future challenges. Such societal changes bring with them a host of issues that will need to be evaluated as we move forward through the General Plan Update process. Staff has provided a draft list of initial issues to include in the discussion of the revised Elements (see Attachment A). This list was gathered from staff’s own experience, comments received in recent years from the public, elected, and appointed officials, and State General Plan requirements.

To provide forums for the public to learn about the General Plan process and to offer their own thoughts, observations, and priorities, staff has worked with the consultant to start development of a public workshop schedule (see Attachment B). An initial round of five local community workshops is proposed for July, with four regional workshops in each of the four cities this September. Details regarding the format of these workshops is in process, as is creation of the new website.

OTHER AGENCY INVOLVEMENT:

The General Plan update process will require coordination with numerous County Advisory Committees, local agencies, non-profit groups, community organizations, State and Federal agencies, and individual landowners and residents. An initial list of more than 200 Stakeholders has been provided for consideration by the Board and Planning Commission (see Attachment C).

ATTACHMENTS:

- Attachment A – Draft List of General Plan Issues
- Attachment B – Draft Workshop Organization and Schedule

Attachment C – Draft Stakeholders List
Attachment D – Adopted Vision Statement and Principles

ATTACHMENT “A”

DRAFT LIST OF GENERAL PLAN ISSUES:

Circulation Element:

- a. Bicycle Master Plan
- b. Port of Sacramento
- c. YoloBus Service
- d. Road Maintenance
- e. Multi-Modal Terminals
- f. Commuter Rail
- g. Designated Truck Routes
- h. Local Airports (Yolo County, Watts-Woodland, UC Davis, Sacramento International)
- i. Navigable Waterways
- j. Freight Rail Access and Support Facilities
- k. Parking
- l. Power Plants and Transmission Facilities
- m. Paratransit
- n. Traffic-Calming Measures
- o. Rails to Trails Corridors
- p. Scenic Highways

Conservation Element:

- q. Green Line Boundaries Between Cities
- r. Williamson Act and Farmland Security Zone
- s. Natural Communities Conservation Plan
- t. Mineral Resource Zones
- u. Energy Conservation
- v. Alternative Energy Production
- w. Archaeological, Historical, and Paleontological Resources
- x. Gas and Oil Resources
- y. Riparian Corridor Protection
- z. Invasive, Non-Native Species Control
- aa. Vernal Pools and Wetlands
- ab. Tree Preservation
- ac. Air Quality
- ad. Water Management Plan
- ae. Conservation Easements
- af. Water Quality
- ag. Erosion Control
- ah. Groundwater Management and Export
- ai. Fisheries
- aj. Wild and Scenic Rivers
- ak. Groundwater Recharge Areas
- al. Native and Drought-Tolerant Landscaping

Land Use Element:

- am. Antiquated Subdivisions
- an. Smart Growth Principles
- ao. Rural Design Guidelines
- ap. Population and Building Density
- aq. Landfill Expansion and Buffers
- ar. Urban Reserves for Existing Communities
- as. Annual Growth Limits
- at. New City Alternative
- au. Urban Plan Updates (Davis, West Sacramento, Winters, Woodland)
- av. Scope of Rural Recreation Uses
- aw. Rural Residential as Transition Zone
- ax. Transfer of Development Rights
- ay. Future Casino Expansion
- az. Agricultural Business Park
- ba. Expand Industrial Zoning Opportunities
- bb. Downtown Economic Development in Communities
- bc. Parks Master Plan
- bd. UC Davis Long Range Development Plan
- be. County Land Inventory Surplus
- bf. Public Facilities
- bg. Jobs/Housing Balance
- bh. Storm Water Detention
- bi. Sewer and Water Service within Unincorporated Towns

Noise Element:

- bj. Local Airports (Yolo County, Watts-Woodland, UC Davis, Sacramento International)
- bk. Highways, Freeways, and Major Arterials
- bl. Railroad Lines
- bm. Industry and Surface Mining
- bn. Sensitive Noise Receptors (e.g., Hospitals, Schools, Convalescent Homes, Habitat)
- bo. Guidelines for Noise Evaluation
- bp. Standard Noise Reduction Measures

Safety Element:

- bq. Comprehensive Flood Control Strategy
- br. Development within the 100-Year Floodplain
- bs. Emergency Evacuation Routes
- bt. Areas of Potential Dam Inundation
- bu. Seismic Hazard Zones
- bv. Landslide Prone Areas
- bw. Areas of Subsidence
- bx. Wild Land Fire Hazards within the State Responsibility Area
- by. Hazardous Materials Spill Response
- bz. Fire Prevention Building and Site Development Standards
- ca. Critical Facilities and Primary Responders
- cb. Crime Safe Community Designs
- cc. Hazardous Waste Management

ATTACHMENT “B”

DRAFT WORKSHOP ORGANIZATION AND SCHEDULE:

The Yolo County General Plan Update process includes an inclusive program for reaching out to the community at large and all County citizens.

The first step in the community outreach process is to plan and conduct five workshops in key locations throughout the County. These initial workshops will provide an avenue for public input on General Plan issues and serve as the scoping meetings for the Environmental Impact Report (EIR). The workshops will introduce County residents to the General Plan process and seek broad conceptual input. These first workshops will be conducted at the grassroots-level to reach the people most directly impacted by the General Plan.

These five workshops will be followed by a round of four workshops. Each workshop will focus on a set of Countywide, inter-related themes – natural resources conservation, agriculture, urban growth, and transportation. The planning and content of these thematic workshops will be informed by information garnered from the first five public workshops. The purpose of the thematic workshops is to seek more technical and policy-oriented comments about these broad regional concepts or themes. The thematic workshops will be coordinated in cooperation with County departments and advisory committees, other local, state and federal agencies, and CBOs to maximize input.

Community Public Workshops:

The timing of the workshops is critical: to keep the project on schedule and receive meaningful input from citizens early in the process, but allow enough time for effective outreach. We propose holding two general workshops the week of July 19, and three workshops the week of July 26. Alternatively, the fifth workshop could be held the week of August 2.

We propose holding the workshops in the communities of the Local Community Advisory Committees:

<u>Community</u>	<u>Potential Meeting Locations</u>
Capay Valley/Esparto	Community Center, Fire Station
Clarksburg	Clarksburg Community Church, Library
Knights Landing	Community Center
Dunnigan	Mobile Home Park Community Center
Plainfield/County Airport	Fire Station

Regional Public Workshops:

The four regional workshops will be held in early September, after Labor Day. We expect greater attendance at these meetings, and so are recommending that they be held in cities that with facilities that can accommodate larger audiences.

<u>Community</u>	<u>Potential Meeting Location</u>
Winters	Community Center, High School
Woodland	Library, museum
Davis	Veterans Memorial, library
West Sacramento	New city hall

Future Workshops

Five additional workshops will be held once the alternatives have been developed. These workshops will provide opportunities to make sure that the public has reviewed and responded to the proposed alternatives. These workshops will be held late in 2004 or early 2005. Meeting locations will again be chosen to ensure that a broad spectrum of citizens can easily participate and contribute to the process.

DRAFT GENERAL PLAN STAKEHOLDERS LIST:

Local Governments:

1. City of Davis
2. City of West Sacramento
3. City of Winters
4. City of Woodland
5. City of Sacramento
6. City of Dixon
7. County of Sacramento
8. County of Colusa
9. County of Lake
10. County of Napa
11. County of Solano
12. County of Sutter
13. Rumsey Band of Wintun Indians
14. Sacramento-Yolo Port District
15. Yolo-Solano Air Quality Management District
16. Sacramento Regional Sanitation District
17. Sacramento Area Council of Governments
18. Sacramento-Yolo Mosquito Abatement District
19. Delta Protection Commission
20. Local Agency Formation Commission
21. Habitat Conservation Plan/NCCP Joint Powers Agency
22. Yolo County Housing Authority
23. Office of Emergency Services
24. California Archaeological Inventory - NW Information Center
25. Sacramento International Airport

State Agencies:

26. Air Resources Board
27. California Highway Patrol
28. Caltrans – Aeronautics
29. Caltrans – Highway
30. Central Valley Regional Water Quality Control Board
31. Department of Boating and Waterways
32. Department of Conservation – Land Conservation
33. Department of Conservation – Mining and Reclamation
34. Department of Fish and Game
35. Department of Food and Agriculture
36. Department of Oil and Gas
37. Department of Water Resources
38. Governor’s Office of Planning and Research
39. Native American Heritage Commission
40. Public Utilities Commission
41. State Lands Commission
42. State Water Resources Control Board

Federal Agencies:

43. Bureau of Land Management
44. Federal Aviation Administration
45. Federal Emergency Management Agency
46. Federal Highway Administration
47. US Army Corps of Engineers
48. US Fish and Wildlife Service
49. Natural Resource Conservation Service
50. US Department of Agriculture

Elected Officials:

51. Congressman Mike Thompson, 1st District
52. Congressman Wally Herger, 2nd District
53. State Senator Mike Machado, 5th District
54. Assemblymember Lois Wolk, 8th District
55. Assemblymember Doug LaMalfa, 2nd District

Public Utilities:

56. Pacific Gas and Electric
57. SBC
58. Southern Pacific Railroad
59. Park Sierra Rail
60. Yolo Shortline Railroad
61. Sacramento Municipal Utility District

Education Agencies:

62. Davis Joint Unified School District
63. DQ University
64. Esparto Unified School District
65. Los Rios Community College District
66. Pierce Joint Unified School District
67. River Delta School District
68. UC Davis
69. UC Davis - Airport
70. UC Davis Associated Students
71. Washington Unified School District
72. Winters School District
73. Woodland Joint Unified School District
74. Yolo County Office of Education
75. Yuba Community College District

Water Agencies:

76. Colusa Basin Drainage District
77. Dunnigan Water District
78. Knights Landing Ridge Drainage District
79. Reclamation District No. 785 (Driver District)
80. Reclamation District No. 108 (Yolo & Colusa)
81. Reclamation District No. 150 (Merritt Island)
82. Reclamation District No. 307 (Lisbon District)

83. Reclamation District No. 537 (Lovdal District)
84. Reclamation District No. 730 (Knights Landing)
85. Reclamation District No. 765 (Glide District)
86. Reclamation District No. 787 (Fair Ranch)
87. Reclamation District No. 827 (Elkhorn District)
88. Reclamation District No. 900 (W Sac Dist)
89. Reclamation District No. 999 (Netherland Dist)
90. Reclamation District No. 1600 (Mull District)
91. Reclamation District No. 2068 (Dixon)
92. Solano Irrigation District
93. Water Resources Association
94. Yolo County Flood Control and Water Conservation District
95. Yolo-Zamora Water District

Fire Districts:

96. California Department of Forestry
97. Capay Valley Fire Protection District
98. Clarksburg Fire District
99. Davis/East Davis Fire District (including No Man's Land)
100. Dunnigan Fire District
101. Esparto Fire Protection District
102. Elkhorn Fire Protection District
103. Knights Landing Fire District
104. Madison Fire District
105. UC Davis Fire District
106. West Plainfield Fire District
107. West Sacramento Fire District
108. Willow Oak Fire District
109. Winters Fire District
110. Woodland/Springlake Fire District
111. Yolo Fire District
112. Zamora Fire District

Special Districts:

113. Cacheville CSD (County Service District)
114. Esparto CSD
115. Knights Landing CSD
116. Madison CSD
117. Dunnigan CSA Advisory Committee
118. El Macero CSA (County Service Area) Advisory Committee
119. Madison-Esparto Regional CSA Advisory Committee
120. North Davis Meadows CSA Advisory Committee
121. Wild Wings CSA Advisory Committee (not yet formed)
122. Willowbank CSA Advisory Committee
123. Capay Cemetery District
124. Cottonwood Cemetery District
125. Davis Cemetery District
126. Knights Landing Cemetery District
127. Mary's Cemetery District
128. Winters Cemetery District

County Departments:

- 129. Agricultural Commissioner
- 130. County Administrator
- 131. County Counsel
- 132. Services Manager
- 133. Sheriff
- 134. Economic Development Coordinator
- 135. Environmental Health Manager
- 136. Public Health Director
- 137. Airport Manager
- 138. Parks and Resources Manager
- 139. Planning and Public Works Director
- 140. Public Works Assistant Director
- 141. Chief Building Official
- 142. Landfill Manager

County Advisory Committees:

- 143. Planning Commission
- 144. Capay Valley Advisory Committee
- 145. Esparto Advisory Committee
- 146. Clarksburg Advisory Committee
- 147. Knights Landing Advisory Committee
- 148. Cache Creek Technical Advisory Committee
- 149. Dunnigan Advisory Committee
- 150. Airport Development Advisory Committee
- 151. Housing and Community Development Advisory Committee
- 152. Parks, Recreation, and Wildlife Advisory Committee
- 153. Transportation Advisory Committee
- 154. Solid Waste Advisory Committee
- 155. Economic Development Council

City and County Libraries:

- 156. Clarksburg County Library Davis County Library
- 157. Esparto County Library
- 158. Knights Landing County Library
- 159. West Sacramento County Library
- 160. Winters County Library
- 161. Woodland City Library
- 162. Yolo County Library

Agricultural Groups:

- 163. Yolo County Farm Bureau
- 164. Yolo County Land Trust
- 165. Yolo County Resource Conservation District
- 166. California Alliance of Farm Families
- 167. UC Agricultural Extension
- 168. California Institute for Rural Studies

Community Groups:

- 169. Blacks for Effective Community Action
- 170. Capay Valley Vision
- 171. Davis Asians for Racial Equality
- 172. Davis League of Women Voters
- 173. Legal Services of Northern California
- 174. Mexican American Concilio of Yolo County
- 175. Mexican American Legal Defense and Education Fund
- 176. National Association for the Advancement of Colored People
- 177. National Organization of Women
- 178. Russian Cultural Center
- 179. Woodland League of Women Voters
- 180. Yolo County Rainbow Coalition
- 181. Yolo County Citizens for Affirmative Action

Environmental Groups:

- 182. Blue Ridge – Berryessa Natural Area Conservation Partnership
- 183. Cache Creek Conservancy
- 184. Cache Creek Stakeholders Group
- 185. Davis Audubon Society
- 186. Friends of the Swainson’s Hawk
- 187. Lower Putah Creek Coordinating Committee
- 188. Putah Creek Council
- 189. Riparian Improvement Organization
- 190. Sacramento River Conservation Area Forum
- 191. Sacramento River Watershed Program
- 192. Sierra Club – Motherlode Chapter
- 193. Tuleyome
- 194. Yolo Basin Foundation
- 195. California Wilderness Coalition
- 196. Institute for Ecological Health

Labor and Business Groups:

- 197. Building Industry Association
- 198. Davis Chamber of Commerce
- 199. Esparto Chamber of Commerce
- 200. Hispanic Chamber of Commerce
- 201. Rental Industry Association
- 202. Sacramento Area Commerce and Technology Organization
- 203. Sacramento Central Labor Council
- 204. Watts-Woodland Airport
- 205. West Sacramento Chamber of Commerce
- 206. Woodland Chamber of Commerce
- 207. Board of Realtors
- 208. Davis Downtown Business Association
- 209. Woodland Downtown Business Association

Individuals and Groups Requesting Notice:

- 210. Grant Chappell

- 211. Ken Lee
- 212. LPA Sacramento
- 213. McDonough, Holland and Allen
- 214. Michelle Stephens
- 215. Roberts, Kemp and Associates
- 216. Steve Dreyer
- 217. Western Pacific Homes

New Media:

- 218. Davis Enterprise
- 219. West Sacramento Press
- 220. Winters Express
- 221. Woodland Democrat
- 222. Sacramento Bee
- 223. Sacramento Business Journal
- 224. Cal Aggie
- 225. Cable TV
- 226. Broadcast TV
- 227. Radio

YOLO COUNTY
GENERAL PLAN VISION STATEMENT



The general objective of the Yolo County General Plan is to guide development of the unincorporated area toward the most desirable future possible. The highest and best use of land within Yolo County is one that combines minimum urbanization with the preservation of productive farm resources and open space amenities.

Since its inception in 1850, Yolo County has remained dedicated to this objective, by protecting and enhancing its rich agricultural soils and farming economy. Over the past several decades, a similar sentiment has grown to preserve the diversity of its natural resources, from the peaks of the Blue Ridge Mountains, along the watersheds of Putah and Cache Creeks, to the shores of the Sacramento River and the Delta. These goals have been accomplished by emphasizing reasonable population growth within compact urban development, combined with the promotion of the Williamson Act and the targeted use of conservation easements. To date, this strategy has worked well and Yolo County has achieved widespread respect for its innovative policies and political commitment to maintaining farmland and open space. However, there is also a growing understanding that the County needs to review its General Plan policies to meet new challenges that, if left unconstrained, have the potential to negatively affect the future of our community.

Yolo County is situated between rapidly growing metropolitan areas and faces increasing development pressure from both Sacramento and Bay Area, especially along the Interstate 80 corridor that links the two. Yolo County is experiencing growth pressure internally as well, as our two largest employers, the University of California and the Cache Creek Casino, undergo significant expansion. In addition, the quality of life that Yolo County has carefully cultivated is attractive to many homebuyers, both within and outside the County. These effects have combined to create intense demands for residential development, which in turn has reduced the supply of available and affordable housing. As the population expands, and cities grow, we can also expect a corresponding increase in demand for new parks, schools, retail, employment, hospitals, government centers, and infrastructure. As cities and towns grow in response to these pressures, the uncontrolled spread of development can have disastrous effects on outlying areas. Community facilities and utilities cannot efficiently serve scattered development and remaining land becomes fragmented so that it cannot be economically farmed and has little public value as open space.

The vision of Yolo County is to provide an active and productive buffer of farmland and open space separating the Bay Area from Sacramento. Both traditional and innovative agricultural practices will continue to flourish in the countryside, while accommodating the recreational and tourism needs of residents and visitors. Our communities will be kept separated and individual through the use of green spaces, while remaining connected by a network of riparian hiking trails, bike paths, and mass transit. While more families will call our cities and towns home, they will live in compact neighborhoods that are friendly to pedestrians and bicyclists, and are located within easy commute to stores and work. New growth will be complemented by in-fill and increased density development within older developed areas, bringing improved infrastructure (e.g., roads, sewer, water, drainage)

to rural small communities where service does not presently exist. By implementing this vision, Yolo County can avoid the difficulties associated with development, even as it absorbs its share of growth within the Sacramento Metropolitan Area.

Yolo County will continue to be a statewide leader in developing innovative solutions that provide comprehensive and balanced land use management. We welcome the opportunity to set new standards that reflect our values and preserve our unique quality of life for future generations to enjoy. This Vision Statement is a first step in providing an overall direction for use in the preparation of the update to the Yolo County General Plan to achieve these goals. To assist in achieving this vision, the following guiding principles have been established:

1. The planning process will strongly rely on public involvement, co-operative efforts with interested parties and organizations, and openness in communications.
2. All those participating in the planning process will be treated with respect, dignity, courtesy, and responsiveness and the same will be expected from them.
3. Open space, including both agriculture and wildlife habitat, is fundamental to the economy and quality of life in Yolo County and shall be protected.
4. Environmental impacts will be reduced to the greatest extent feasible.
5. A diversity of housing densities and land uses will be included to meet the needs of our diverse population.
6. New development will benefit the community in which it is located.
7. Specific opportunities for economic development and tourism will be provided, to ensure that communities have access to jobs and investment.
8. Zoning will be designated to accommodate projected growth located within and around existing cities and towns to reduce sprawl.
9. Projects will be located and designed to enhance public safety and to reduce potential losses of property and life.
10. Projects will be designed to ensure that services can be provided in a cost-effective and efficient manner for all segments of the public.
11. Vital public infrastructure, including but not limited to airports, sewer and water systems, and landfills will be protected from encroachment by incompatible uses.
12. Non-vehicular transportation will be provided through bicycle lanes, bus stops, rail stations, pedestrian-oriented development, and other alternative measures.
13. The maintenance and improvement of roads and bridges will be prioritized to ensure the most economical use of scarce funding.