

MAY 10 2018

BY Juli Bachtel  
DEPUTY CLERK OF THE BOARD

**ATTACHMENT D**

**RESOLUTION NO. 2018-56**

**RESOLUTION OF THE YOLO COUNTY BOARD OF SUPERVISORS  
ADOPTING GENERAL PLAN AMENDMENT 2018-001**

**WHEREAS**, is proposing the 2017 General Plan and Zoning Code Amendments (ZF2017-0035);

**WHEREAS**, the proposed 2017 General Plan and Zoning Code Amendments is a package of changes that include one text amendment and three sets of map amendments to the 2030 Yolo Countywide General Plan;

**WHEREAS**, on May 8, 2018 the Yolo County Board of Supervisors held a public hearing and considered a recommendation from the Planning Commission’s April 12, 2018 decision on the 2017 General Plan and Zoning Code Amendments;

**WHEREAS**, the proposed General Plan Amendment portion of the project requires the adoption of General Plan Text and Map Amendments including:

- Revisions to text related to “Rural Residential” uses in the Land Use Element of the 2030 Yolo Countywide General Plan (see Attachment A);
- A Text Amendment to either revise or add nine policies and eleven implementation actions in the Public Facilities and Services Element related to encouraging the expansion of reliable broadband (Internet) service in rural Yolo County (see Attachment A);
- Amendments to a General Plan land use map to redesignate approximately 18 parcels in the "Westucky" area of north Woodland from Local Commercial to Rural Residential and Low Density Residential, to be consistent with existing uses (see Attachment B);
- Amendments to the General Plan land use map for Esparto to redesignate three properties from Public and Quasi-Public to Residential Low, and from Local Commercial to Parks and Recreation to reflect existing and proposed uses (see Attachment B); and
- Amendments to the General Plan land use map for the town of Yolo to redesignate four properties from Public and Quasi-Public to Residential Low, and from Residential Low to Public and Quasi-Public, to reflect existing and proposed uses (see Attachment B).

**WHEREAS**, the proposed General Plan Amendment is consistent with all policies, goals, and objectives of the Yolo County General Plan.

For the foregoing reasons, and for all reasons described in the staff report as well as all other documents in the record for this matter, the Board thus adopts General Plan Amendment 2018-001.


**PASSED AND ADOPTED** by the Board on this 8<sup>th</sup> day of May, 2018, by the following vote:

**AYES: Saylor, Rexroad, Chamberlain, Villegas.**

**NOES: Provenza.**

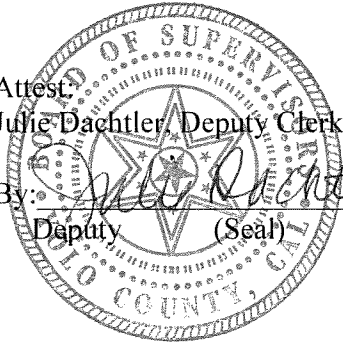
**ABSTENTIONS: None.**

**ABSENT: None.**

  
Supervisor Oscar Villegas, Chair  
Yolo County Board of Supervisors

Attest:  
Julie Dachtler, Deputy Clerk

By:   
Deputy (Seal)



Approved As To Form:  
Philip J. Pogledich, County Counsel

By:   
Philip J. Pogledich

Attachments:

Attachment A: General Plan Text Amendments

Attachment B: General Plan Map Amendments (List of Parcels to be Redesignated)

# 2017 General Plan and Zoning Code Amendments

Note: All proposed text amendments are shown in bold legislative font (underline and ~~strikeout~~).

## **Section A: Text Amendments to the General Plan**

**Change A-1:** Revise Table LU-6 on page LU12 regarding “Rural Residential” zoning symbols in Chapter 3, the Land Use and Community Character Element, as follows:

TABLE LU-6 **Zoning/General Plan Consistency**

General Plan Land Use Designation	General Plan Symbol	Zone Designation	Zone Symbol
<b>Residential Land Use Designations</b>			
Residential Rural	RR	Rural Residential – <del>4</del> <b>2</b> acre minimum Rural Residential – 5 acre minimum	RR- <del>4</del> <b>2</b> RR-5

**Change A-2:** Revise the text regarding “Rural Residential” densities on pages LU-14 - 15 in Chapter 3, the Land Use and Community Character Element, as follows:

**Policy LU-1: Residential Rural (RR)** includes large lot rural homes with primarily detached single-family units, although attached and/or detached second units or duplexes are allowed. Density range: 1 du/5ac to <4 **0.5** du/ac.

**Change A-3:** Add Broadband Service Policies and Action Items to the Public Facilities and Services Element, as follows:

**GOAL PF-11 Utilities and Communications.** Support a flexible network of utility services to sustain state-of-the-art community livability and economic growth. Encourage expanded coverage and enhanced quality for communication technology, such as mobile connectivity, high-speed wireless internet access, and emergency communication systems.

### **Policies**

**Policy PF-11.1** Encourage the development of power generating and transmission facilities in appropriate alignments and locations, sufficient to serve existing and planned land uses.

**Policy PF-11.2** ~~Encourage expanded coverage and enhanced quality for communication technology, such as mobile connectivity, high-speed wireless internet access, and emergency communication systems.~~ Support the expansion and delivery of redundant, open broadband internet service throughout the county, in the rural or remote communities in the county through all appropriate technologies and support the use of public resources to serve community anchors

such as court houses, schools, libraries, civic and media access centers, public safety and health care facilities.

**Policy PF-11.3** Require utility lines to follow field edges to minimize impacts on agricultural operations.

**Policy PF-11.4** Pipelines that cross agricultural areas shall be buried at a depth that avoids conflicts with expected agricultural practices.

**Policy PF-11.5** Increase the availability and reliability of power to the rural areas, including underserved communities.

**Policy PF-11.6** Work with local governments, utilities, schools, libraries, medical, communications and other service providers, and neighboring counties, tribes, state and federal entities to unify and coordinate telecommunication infrastructure planning. Evaluate opportunities and establish a plan for future communications infrastructure needs and development opportunities.

**Policy PF-11.7** Consider communications conduit as a standard aspect of a street and shall take advantage of opportunities to install infrastructure when appropriate. New residential and commercial development projects shall include the infrastructure components necessary to support modern communication technologies, such as conduit space within joint utility trenches for future high-speed data equipment, and flexible telephone conduit to allow for easy retrofit for high-speed data systems.

**Policy PF-11.8** Strongly encourage telecommunications service providers to size underground and overhead facilities to accommodate future expansion, changes in technology, and, where possible, the facilities of other telecommunications providers. Interested parties shall be notified of any opportunity for installing additional conduit or infrastructure in open trenches in County right of way.

**Policy PF-11.9** In negotiating franchise agreements and the use of county right-of-ways, strongly encourage providers to serve underserved communities.

**Policy PF-11.10** Provide sites or space for communication facilities, including cabinet structures, pedestals, antennas, etc. where appropriate and feasible.

**Policy PF-11.11** Follow a “Dig Once” objective for projects conducted on County property, including rights of way.

**Policy PF-11.12** Add communication projects to the county comprehensive capital facilities plan for consideration through the established process for prioritization and funding.

### **Action Items (Implementation)**

**Action PF-A67** Re-evaluate the feasibility of annexing all or a portion of Yolo County into the Sacramento Municipal Utility District. (Implements Policy PF-11.1)

Responsibility: County Administrator’s Office

Timeframe: 2011/2012

**Action PF-A68** Promote, and require where feasible, use of sustainable renewable energy sources to power homes, businesses, agriculture, and infrastructure. (Policy PF-11.1)

**May 2018**

Responsibility: ~~Planning and Public Works~~ Community Services Department  
Timeframe: Ongoing

**Action PF-A69** Require underground utilities in new development within unincorporated communities, where feasible. (Policy PF-11.1)

Responsibility: ~~Planning and Public Works~~ Community Services Department  
Timeframe: Ongoing

**Action PF-A70** Establish location and design criteria for siting of power plants and transmission facilities. (Policy PF-11.1)

Responsibility: ~~Planning and Public Works~~ Community Services Department  
Timeframe: ~~2011/2012~~ Ongoing

**Action PF-A71** Develop an ordinance to require telecommunications facilities, such as cell phone towers and underground utility trenches, to reserve space and/or provide conduit available for County and emergency communications. (Policy PF-11.2)

Responsibility: ~~Planning and Public Works~~ Community Services Department, Information Technology Department  
Timeframe: ~~2011/2012~~ Ongoing

**Action PF-A72** Streamline building and planning permit requirements to encourage the development of telecommunications systems, particularly in underserved communities. (Implements Policy PF-11.2)

Responsibility: ~~Planning and Public Works~~ Community Services Department  
Timeframe: ~~2011/2012~~ Ongoing

**Action PF-A73** Investigate joint use of utility easements/corridors to connect open space, link trails, supplement wildlife corridors, and link habitat areas. (Policy PF-11.3, Policy PF-11.4)

Responsibility: Parks and Resources Department  
Timeframe: Ongoing

**Action PF-A74** Enhance virtual county government services to improve accessibility, increase customer convenience, and provide access to populations where English is a second language. (Policy PF-11.2))

Responsibility: Information Technology Department  
Timeframe: Ongoing

**Action PF-A75** Implement the County Communication Strategic Plan to ensure greater interoperability between various agencies and jurisdictions. (Policy PF-11.2)

Responsibility: Information Technology Department  
Timeframe: Ongoing

**Action PF-A76** Revise subdivision regulations to require the provision of infrastructure for broadband internet facilities for broadband communications network deployment. If internet infrastructure does not currently exist in the project area, empty conduit may instead be required. (Implements Policy PF-11.2)

Responsibility: Community Services Department  
Timeframe: Ongoing

**Action PF-A77** Review the standard improvement specifications for public projects and improvements to determine if a location for the placement of conduit for telecommunications use

can be designated and to develop safe zones for installing new telecommunications infrastructure. (Implements Policy PF-11.2)

Responsibility: Community Services Department, General Services Department

Timeframe: Ongoing

**Action PF-A78** Advocate for and seek grant funding to deliver improved telecommunications to outlying rural communities and other underserved areas. If these efforts could include appropriate use of county road rights-of-way per County Standards to provide service to underserved areas, and the efforts have acquired sufficient funding to cover all conduit design and installation costs per County Standards, coordinate with the County Engineer to investigate the possibility and feasibility of inclusion in future capital road construction/rehabilitation projects. Provide technical assistance to community service districts, other local government jurisdictions and community based organizations interested in offering broadband telecommunications services for public, education and government purposes. (Implements Policy PF-11.2)

Responsibility: Community Services Department, General Services Department

Timeframe: Ongoing

**Action PF-A79** Develop and maintain an inventory of viable sites, permissible uses, associated costs, power and backhaul access, and other relevant information on County property and rights of way. (Implements Policy PF-11.2)

Responsibility: General Services Department

Timeframe: Ongoing

**Action PF-A80** Consolidate and co-locate facilities on County property or rights-of-way without interfering with County infrastructure, and design new facilities and projects taking into consideration future communication infrastructure. (Implements Policy PF-11.2)

Responsibility: Community Services Department, General Services Department

Timeframe: Ongoing

**Action PF-A81** Install conduit in public streets during construction/re-construction for future communications infrastructure use. (Implements Policy PF-11.2)

Responsibility: Community Services Department, General Services Department

Timeframe: Ongoing

**Action PF-A82** Conduit shall be incorporated in the design and cost estimate phases of new street, sidewalk, or other related transportation projects. Require installation of secondary or tertiary conduit whenever new conduit is being installed in public rights of way to accommodate future use/growth. (Implements Policy PF-11.2)

Responsibility: Community Services Department, General Services Department

Timeframe: Ongoing

**Action PF-A83** Establish dedicated revenue account(s) to be funded through leases or rents of County property for communications infrastructure, and to be made available for future conduit development and maintenance projects. (Implements Policy PF-11.2)

Responsibility: General Services Department, Financial Services Department

Timeframe: Ongoing

**Action PF-A84** When funding is not available for conduit, look for alternative sources including grants, special districts, public-private partnerships, private funding, or improvement district(s) in advance of actual construction effort. (Implements Policy PF-11.2)

Responsibility: General Services Department

Timeframe: Ongoing

**Action PF-A85** Evaluate the County Comprehensive Capital Facilities Improvement Plan for potential integration of broadband/communication projects. (Implements Policy PF-11.2)  
Responsibility: Community Services Department, General Services Department  
Timeframe: Ongoing

**Action PF-A86** To ensure public safety and reduce future conflicts between communication infrastructure and future transportation needs, County encroachment permits, as issued by the County Public Works Director, shall be required prior to the installation of new communication infrastructure within the County road right of way.  
Responsibility: Community Services Department, Public Works  
Timeframe: Ongoing

## 2017 General Plan Map Amendments

<u>Area/Parcel/Location/Owner</u>	<u>Current General Plan</u>	<u>Proposed General Plan</u>
<b><u>Westucky (Woodland):</u></b>		
027-081-005, -015 (Bunfill, Eaton)	CL	AG
027-081-016 (Westucky Water Assoc.)	CL	PQ
027-081-002, -003, -004, -007, -006, -012, -013	CL	RR
027-082-001, 002, -012, -014, -015, -016, -019	CL	RL
<b><u>Esparto</u></b>		
049-160-017 (Park and Aquatic Center)	CL	PR
049-160-014 (Park and Aquatic Center)	PQ	PR
049-150-008 (10 acres)	PQ	RL
049-130-042 (3.1 acres)	RL	RL*
<b><u>Yolo</u></b>		
025-401-012 (Yolo Library)	RL	PQ
025-401-013 (Yolo Library)	PQ	PQ*
025-401-017 (church)	PQ	RL
<b><u>Dunnigan</u></b>		
051-172-015 (former church)	PQ	RL

Notes:

\* (no change)

General Plan Designation Abbreviations:

AG      Agriculture  
 RL:     Residential Low  
 CL:     Local Commercial  
 PQ:     Public and Quasi-Public  
 PR:     Parks and Recreation