

Esparto Pool



2018

Yolo County General Plan Annual Progress Report



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Yolo County Department of
Community Services



Table of Contents

Purpose of the Annual Progress Report.....	4
Status of the General Plan	4
Overview of General Plan Status and Consistency with State General Plan Guidelines	4
2018 Amendments to the General Plan	6
Major Milestones and Projects in 2018	6
Status of General Plan Implementation Actions.....	9
General Plan Fee	9
Grant Administration Summary.....	10
Consistency with County and Department Goals.....	10
Future General Plan Activities	13
Urban Services Line Review.....	15
Capital Improvement Plan Review.....	15
Recent Parks Acquisition.....	15
Interagency Coordination.....	16

Development Activity and Recent Permit Trends	16
Planning Applications	16
Building Permits.....	17
New Home Values	19
Rural Residential Estates	20
Housing Element Annual Progress Report.....	20
Historical Housing Construction.....	21
Affordable Housing Units Added in 2018	21
Regional Housing Needs Plan.....	22
Housing Element Program Implementation.....	24
Removal of Governmental Constraints to Housing	24

Table of Figures and Tables

FIGURES

Figure 1: General Plan Elements and Adoption Dates	5
Figure 2: Adopted Schedule for New and Updated General Plan Documents	13
Figure 3: Total Planning Permits for Yolo County from 2000-2018.....	17
Figure 4: Total Building Permits for Yolo County from 2000-2018	18
Figure 5: Total Building Permit Valuation for Yolo County (in \$ millions) from 2000-2018	19

TABLES

Table 1: New Home Construction Valuations in Unincorporated Yolo County 2008-2018	19
Table 2: New Home Sizes on Ag Parcels within Unincorporated Yolo County 2008-2018.....	20
Table 3: New Housing Construction in Unincorporated Yolo County 2008-2018	208
Table 3: 2018 Income Limits for Yolo County	21
Table 4: 2018 Affordability Index for Yolo County.....	22
Table 5: Regional Housing Needs Allocation (RHNA) for Unincorporated Yolo County (2013-2021).....	23

APPENDICES:

- A. California Department of Housing and Community Development Data Tables
- B. Housing Element Program Implementation Table

Purpose of the Annual Progress Report

In accordance with Government Code Section 65400, Yolo County Planning Division staff prepared this annual report which covers the one-year period from January 2018 through December 2018.

The report is prepared for the Yolo County Planning Commission and Board of Supervisors, the California Office of Planning and Research (OPR), and California Department of Housing and Community Development (HCD). This report describes the status of the 2030 Yolo Countywide General Plan and the County's progress in implementing the plan and associated elements during 2018. It also describes the County's progress in meeting its share of regional housing needs over the reporting period and removing governmental constraints to the maintenance, improvement, and development of housing. The report must be submitted to OPR and HCD by April 1st of each year. This information is used by state agencies and the public to gauge local planning efforts and their effectiveness.

Government Code Section 65400 also requires this report to use forms prepared by HCD to present various types of housing data. These forms are contained in Appendix A to this document.

Status of the General Plan

Overview of General Plan Status and Consistency with State General Plan Guidelines

Section 65400 of the Government Code requires jurisdictions to include the degree to which the approved General Plan complies with the State of California General Plan Guidelines (Guidelines) in the annual report. The Guidelines provide a definitive interpretation of State statutes and case law as they relate to planning. In addition, the Guidelines outline the general framework for preparation and revision of a General Plan, Attorney General Opinions, and the relationship of the General Plan to State CEQA requirements. Finally, the Guidelines describe elements that are mandatory for all General Plans. In general, however, the State's Guidelines are advisory rather than prescriptive, thus preserving opportunities for local jurisdictions to address contemporary planning topics in a locally appropriate manner.

The 2030 Countywide 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 and specific or community plans that are incorporated within the General Plan. A full listing of all elements and specific or community plans and the years they were adopted and/or updated is provided in Figure 1.

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

Figure 1: General Plan Elements and Adoption Dates

Year	Administration Element	Agriculture and Economic Development Element	Cache Creek Area Plan	Capay Valley Area Plan	Circulation Element	Clarksburg Area Plan	Conservation and Open Space Element	Covell – Poleline Specific Plan	Delta Land Use and Resource Management	Dunnigan Community Plan	Esparto Community Plan	Health and Safety Element	Housing Element	Knight's Landing Community Plan	Land Use and Community Character Element	Madison Community (adopted 1974)	Monument Hills Specific Plan	Public Facilities and Services Element	Yolo Bypass Area Plan	Yolo – Zamora Area Plan
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- 2006 Parks and Open Space Master Plan
- 2007 Oak Woodland Conservation and Enhancement Plan
- 2011 Climate Action Plan
- 2018 Multi-Hazard Mitigation Plan
- 2013 Bicycle Transportation Plan
- 2013 Integrated Regional Water Management Plan

Planning Division staff reviewed the Guidelines and determined that Yolo County’s General Plan meets the mandatory requirements described therein.

State law requires that all cities and counties located within the Primary Zone of the Sacramento-San Joaquin Delta update their respective General Plans to be consistent with the Land Use Resource Management Plan (LURMP) adopted by the Delta Protection Commission (DPC). Each local jurisdiction must update its General Plan within 180 days after adoption or update of the LURMP, which was last updated in February 2010. In September 2012, the DPC determined that the Yolo County General Plan is consistent with the LURMP.

2018 Amendments to the General Plan

State law allows jurisdictions to amend its General Plan no more than four times per year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require public hearings by the Planning Commission and Board of Supervisors and evaluation of the environmental impacts as required by the California Environmental Quality Act.

In 2018, an amendment to the General Plan was approved by the Board of Supervisors to revise text related to “Rural Residential” uses in the Land Use and Community Character Element; revise or add nine policies and 11 implementation actions in the Public Facilities and Services Element related to the expansion of reliable broadband (internet) service; and, amend the 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 provide consistency with existing uses; redesignate three properties in the town of Esparto from Public and Quasi-Public to Residential Low and from Local Commercial to Parks and Recreation to reflect existing and proposed uses; and, redesignate four properties in the town of Yolo from Public and Quasi-Public to Residential Low and from Residential Low to Public and Quasi-Public to reflect existing and proposed uses.

Major Milestones and Projects in 2018

- Ravine Bar and Grill and Beer Garden

Rose’s Island Bar and Grill in Esparto will soon be replaced with a new bar and grill and beer garden, which was approved as the Ravine Sports Bar and Grill in January 2018. Demolition of Rose’s Island began in 2017, and building permits were issued in May 2018, to begin construction of ‘The Ravine on Sixteen,’ which is set to open sometime in 2019. This revitalization of commercial use along Yolo Avenue in Esparto will promote economic development, provide a gathering place for residents and community members, and encourage tourism in the downtown.

- County Road Storage Project

The removal of the old Metro Wrecking Yard in unincorporated eastern Woodland (located off CR 102) commenced in 2018, and is currently under construction as a self-storage facility. The project, known as 'County Road Storage', was approved by the Planning Commission for a Use Permit in April 2017, and will provide up to 180,000 square feet of self-storage at build-out. Approval of the project facilitated a cleanup effort by the applicant to remove hazardous materials illegally dumped at the project site by previous operators of the salvage/wrecking yard. Excavation of the polluted concrete and soil at the site occurred during the spring and summer of 2017 and concluded with a closure letter by the state in summer 2018. Development of the storage facility began in September 2018 and will continue in 2019.

- Cannabis Program Update: Cannabis Land Use Ordinance, Nursery/Processing Facilities Pilot Project, and Early Implementation Development Agreement Policy

In August 2017, the Board of Supervisors directed staff to develop a discretionary process to review and approve cannabis cultivation and related business activities in the County to permanently replace the interim licensing program currently in effect. The Cannabis Program, primarily staffed under the Department of Community Services, is currently developing the Cannabis Land Use Ordinance (CLUO) and preparing a Program Environmental Impact Report (EIR), which will examine five equal-weight alternatives for the Board of Supervisors consideration. A scoping Meeting and Early Consultation for the Program EIR was held at the Planning Commission on September 13, 2018, to kick off the preparation of the Draft Program EIR.

Running parallel with the drafting of the CLUO and preparation of the EIR is the Pilot Program for a limited number of cannabis nursery and processing facilities and the Early Implementation Development Agreement (DA) Policy. Community Services staff are currently processing a small number of individual applications under the Pilot Program and Early DA Policy, each of which will require an extensive environmental review. Final action on any active applications moving forward are expected to occur in 2019 and early 2020.

- Update of the Esparto Community Plan

An update of the Esparto Community Plan began in February 2018 as a collaborative effort between Community Services staff and the Esparto Citizens Advisory Committee and community members. Revisions made to the 2007 Esparto General Plan, which were updated by the 2019 Esparto Community Plan, include land use changes to the urban growth boundary to eliminate flood hazard areas from future residential development, restoring commercial zoning in the downtown area by removing the DMX (Downtown Mixed-Use) zoning, redesignating approximately 79 acres on the south side of SR 16 back to Industrial land uses, and intensifying residential land uses near the town center by increasing density. Updated policies in the plan direct commercial growth to the downtown core area and seek to further protect community values and natural resources. The Board of Supervisors adopted the updated plan in April, 2019.

- Updates to the Habitat Mitigation Ordinance

An update to the Habitat Mitigation Ordinance and related provisions of the Zoning Ordinance reflect developments in local and regional habitat restoration planning efforts. The ordinance update clarifies that projects implemented under a Regional Conservation Investment Strategy, a new state conservation planning tool, will be subject to the Habitat Mitigation Ordinance if they include out-of-county mitigation. The Board of Supervisors adopted the revised ordinance on July 24, 2018.

- Tuli Mem Park

A park and aquatic center in Esparto was first envisioned in 2010, but it wasn't until 2012 when Yolo County received a \$2.9M grant award from the California Department of Parks and Recreation that the dream would eventually become reality. In 2015, the voters in western Yolo County approved a Proposition 218 special assessment to cover the costs for operations and maintenance costs of the new aquatic center, and a generous donation of \$1.5 million from the Yocha Dehe Wintun Nation made way for additional amenities such as a pedestrian crossing over Lamb Valley Slough, picnic tables, bleachers, lighting and other features. The 8.7-acre site includes the 41,000 square foot Aquatic Center with a six-lane pool; a soccer/football field; a basketball court; a Little League/softball field; plus, a half-mile walking trail and picnic area. Construction began in February, 2018, and the pool opened in May 2019.

- Public Works Projects

The first year of SB 1 tax dollar allocation to Yolo County was successfully spread out over some 25 miles of roadways in the Capay Valley, Davis, Woodland, and Zamora areas. The Road Improvement and Accountability Act (SB 1) of 2017 increased the amount of gas tax collected per gallon at the gas pump to supplement funding for city and county road maintenance activities in California. In 2018, from August through November, two capital improvement projects were completed as part of the Yolo County 2018 Pavement Preservation Project, including approximately 21 miles of County Roads 13, 14, and 85 between Zamora and Capay; and nearly four miles of County Road 27 between Davis and Woodland were rehabilitated reusing existing pavement and base materials. An additional two miles of the County Road 27 project were also rehabilitated using full-depth recycling of existing materials under separate grant funding.

- Yolo Branch Library

Significant progress was made in 2018 to plan for the construction of a new library facility in Yolo, including adoption of the Environmental Impact Report (EIR) for the project by the Board of Supervisors in November. The County has been working with local stakeholders to develop a plan to secure funding for the new Yolo Branch Library, which includes contributions and grants from local, tribal, state and federal agencies. Documentation of the historic Yolo Branch Library is scheduled for May 2019.

Other notable projects occurring in 2018 include permit revisions to the Central Landfill, which permitted 14 anaerobic digesters and allowed for the conversion of an existing liquid waste

pond into an in-vessel digester from which the gas will be collected and converted to energy, expanding the existing composting area and volume. The County Archives, Records Center and Library Services Building has undergone extensive renovation and facilities improvements, including new flooring, better lighting, and new HVAC systems providing a better environment and overall efficiency. Construction began for the Monroe Jail Expansion and Renovation Project in July and Phase 1 (new buildings) is expected to be completed in October 2019.

Status of General Plan Implementation Actions

When the General Plan was updated in 2009, there were 486 separate Action Items in the adopted 2030 Countywide General Plan. More than half involve ongoing efforts with no specific completion date. Of the remaining Action Items with a completion date, over one-half have been completed, with almost two-thirds completed with the adoption of the comprehensive Zoning Ordinance update in July 2014. In 2017, the Board of Supervisors took action to remove four of the five areas in unincorporated Yolo County that were designated as a “Specific Plan” on the General Plan land use map which resulted in the elimination of several Action Items that called for the preparation of area or specific plans in the Dunnigan, Elkhorn, Knights Landing, and Madison areas.

In 2018, the Board took action to add and/or revise Policies in the Public Facilities and Services Element to facilitate the expansion of broadband service, including the addition of 11 new Action Items to implement the updated policies. These new implementation measures address broadband internet capabilities and facilities, with an emphasis on improving access to telecommunications, and an evaluation of the County’s Comprehensive Capital Facilities Improvement Plan. One such completed Action Item is the installation of an emergency broadband tower at the County’s Cache Creek Regional Park in northwestern Yolo County.

Funding from the County’s Rural Community Investment Program allowed the Yolo County Library to add 40 additional WIFI hotspots available for local residents to borrow for one week at a time. The Library now offers 91 hotspots for residents to borrow at its branch libraries. The hotspots are popular and staff cannot keep up with local demand. The Library also hopes that fiber broadband options can also be made available for the Clarksburg Library in the future.

During 2018, staff continued to implement Action items that require zoning consistency and updated Community and/or Area Plans, resulting in an update to the Zoning Regulations and County Zoning Map.

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 in 2004, and updated the fee in 2012. The revenue from the Yolo County General Plan Cost Recovery Fee is held in trust to supplement the costs of the General Plan Update.

This fee is collected with each building permit, since, without a valid General Plan, courts may place a moratorium on new building construction. Currently, the fee is based on 10 percent of the building permit fee for projects valued over \$50,000, and five percent for projects less than \$50,000 in value, subsequent to a Board of Supervisors update to the fee structure in 2012. This

has resulted in a more equitable and less expensive fee structure for applicants than the previous 2004 fee base. However, revenue generated from the fee does not pay for the full cost of the General Plan updates.

To date, including the 2018/2019 fiscal year, over \$30,000 has been generated by the fees. In the past, the funds have gone to pay for expenditures associated with the 2009 General Plan update, which had a total cost of about \$3 million. Reimbursement of the past general fund costs associated with the General Plan update was completed in 2015. Other costs that have been, or will be, supported by the fund include the preparation of the comprehensive Zoning Code Update, which was completed in 2014, annual updates to the Zoning Code, the Housing Element Update, any future community and area plans that are required, and the updating of various ordinances related to General Plan policies.

During the 2018 calendar year, the General Plan Cost Recovery Fee was used to pay for staff time to update the Esparto Community Plan as required by General Plan Policy CC-3.1.

Grant Administration Summary

The County did not apply for or receive any planning related grants in 2018.

Consistency with County and Department Goals

Each year, as part of the annual budget process, the Community Services Department lists the accomplishments for the past year and the status of the goals and strategies that were adopted for the previous year. On the following two pages are excerpts from the adopted Fiscal Year 2017-2018 budget that relate to General Plan and other Planning programs. A brief summary of the Department's success towards fulfilling each goal from the previous year is provided in the chart.

A significant accomplishment noted in the budget was continuing to serve as the lead role with the Community Choice Aggregation formation, a significant Climate Action Plan implementation measure. Although staffing changes resulted in transferring the Climate Action Plan update to the County Administrator's Office, Community Services continued to support the launch of the Valley Clean Energy program and shared the staffing responsibility with the City of Davis and City of Woodland.

Another notable accomplishment was the Department's completion of recent changes to the Zoning Regulations for commercial activities in the Agricultural Zones, and establishing a concierge approach in collaboration with the Department of Agriculture to better identify compatible uses in the agricultural areas of the county. Department staff also continue to work on the Cannabis Land Use Ordinance and Program, including staff support for the Program Environmental Impact Report and the processing of applications under the County's pilot program for a limited number of cannabis nurseries and processing facilities and the Early Implementation Development Agreement Policy. The Cannabis Task Force Program was transferred to the Department of Community Services in the summer, 2018.

Community Services 2017-2018 Goals, Strategies & Accomplishments

COMMUNITY SERVICES 2017-18 GOALS, STRATEGIES & ACCOMPLISHMENTS

2017-18 Goals & Strategies	2017-18 Accomplishments/Status
Goal 1: Sustainable Environment	
<ul style="list-style-type: none"> ❖ Update and implement Climate Action Plan (Priority Focus Area) ❖ Launch the Valley Clean Energy, Community Choice Energy Program, which is the main component of the Climate Action Plan 	<ul style="list-style-type: none"> ❖ Due to staffing changes, the CAO’s office has the principal role in the Climate Action Plan update and implementation. Community Services continues in a lead role with the Community Choice Aggregation formation—a significant Climate Action Plan implementation measure (see below). ❖ Support efforts continue toward the launch of Valley Clean Energy program. DCS shares the staffing responsibility with the City of Davis and the City of Woodland. Our energy efforts benefit from the July 2017 partnership between DCS and SMUD. This relationship has also sustained the timeline goals. The VCEA program will launch for bundled customers in June 2018. NEM customers will experience a phased implementation. DCS and HR are working together on the hiring of VCEA staff.
Goal 2: Flourishing agriculture	
<ul style="list-style-type: none"> ❖ Ag land preservation, by assessing current preservation strategy and threats, and refining strategies and tools based on analysis (Strategic Plan priority focus area) ❖ Develop strategies, including concierge approach, to nurture new ag/ag tech business, including refining related policies and regulations related to agritourism and ag conservation (Strategic Plan priority focus area) 	<ul style="list-style-type: none"> ❖ This goal receives ongoing support through the implementation of existing codes and ordinances. ❖ DCS completed the most recent changes to the zoning code for commercial activities in agricultural zones. Department staff continue to work with the CAO’s office on a cannabis land use ordinance and program. ❖ Working together, DCS and the Agriculture determined that the concierge approach is better suited to Agriculture. ❖ The department hosted industry working group meetings to identify improved customer service strategies and general program improvements.
Goal 3: Protect the public and environmental health through effectively delivered environmental health services	
<ul style="list-style-type: none"> ❖ Implement the retail food color-coded placarding system. 	<ul style="list-style-type: none"> ❖ The retail food color-coded placarding program officially launched on July 1st, 2017. The staff of the Environmental Health (EH) Consumer Protection Unit issued a placard to all food facilities in the county that participate in the program. EH has received positive feedback from the public and the operators. In the coming year, staff will continue to collect data to determine which violations to target for educational material and to ensure staff performs consistent inspections.

COMMUNITY SERVICES 2017-18 GOALS, STRATEGIES & ACCOMPLISHMENTS Continued

<ul style="list-style-type: none"> ❖ Complete updates to County Code for well construction and water quality requirements ❖ Continue to improve online resources for our customers such as new and updated application, handouts and relevant information 	<ul style="list-style-type: none"> ❖ EH continues work to update the County Code for well construction and water quality requirements. The Land Use Unit faced a staff shortage challenge this fiscal year while experiencing demands on staff time from other programs—the onsite wastewater treatment system and the public water system program. These competing demand resulted in the diversion of resources. Nonetheless, the unit completed a draft of the County Code updates. The Land Use Unit is now fully staffed and will conduct the related stakeholder outreach this summer and fall. ❖ Improved online resources continues as a goal for EH. As environmental health laws and regulations regularly change, EH staff are continuously updating the website with the most current applications, handouts, and information. Staff worked with the vendor of our electronic filing system to improve public access to records. Further, the EH team is presently working to improve the accessibility and consistency of the website.
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Goal 4: Safe, efficient, fiscally manageable county roadway system

<ul style="list-style-type: none"> ❖ Complete the County’s tree mitigation obligations for CR 98 Phase I reconstruction (Woodland to CR 29) and CR 29 bridge replacement projects. ❖ Continue preliminary geometric design, public outreach, and environmental phases for the CR 98 Phase II project (CR 29 to Solano County) and obtain the Board of Supervisor’s decision on which intersection style to proceed with. ❖ Complete the design for CR 27 Rehabilitation Project from CR 94 to CR 95 and CR 97 to CR 98. ❖ Award construction contract and reconstruct deficient bridge on CR 99W over Buckeye Creek. ❖ Continue the historical and environmental phase, and work collaboratively with community groups and Caltrans, as required to obtain State Historic Preservation Office clearance for replacement of deficient CR 41 bridge over Cache Creek (Rumsey Bridge). 	<ul style="list-style-type: none"> ❖ Mitigation work is on track to be accepted by the regulatory agencies in December 2018. ❖ The department prepared preliminary layouts for the project with both traditional and roundabout intersections. ❖ DCS awarded a contract for locating underground utilities along the project corridor and excavated 212 locations to identify and survey buried utilities. ❖ DCS met with UC Davis stakeholders regarding the status of the project. ❖ Completed plans and specifications for the CR 27 project and circulated them for bidding. ❖ Completed construction of the new CR 99W Bridge over Buckeye Creek and opened it to traffic on January 2018. ❖ Completed and then submitted the State-required historic documentation for the project to Caltrans for review. Caltrans, in turn, presented the documentation to the State Historic Preservation Office for concurrence in September 2017.
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COMMUNITY SERVICES 2017-18 GOALS, STRATEGIES & ACCOMPLISHMENTS Continued

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| <ul style="list-style-type: none"> ❖ Obtain the necessary rights of way needed to replace the deficient bridge on CR 95 over Dry Slough.
 ❖ Obtain environmental clearance for the CR 95 over Dry Slough bridge replacement project.
 ❖ Award a contract for environmental assessment and engineering design work for the replacement of the bridge on CR 96 over Dry Slough, the bridge on CR96 over Union School Slough, and the CR 49 bridge over Hamilton Creek.
 ❖ Continue coordination with Solano County as Solano County designs the Stevenson bridge rehabilitation on CR 95A over Putah Creek.
 ❖ Continue on-going road operations and maintenance activities which include fixing potholes, grading roads and ditches, repairing or replacing traffic control devices, responding to road emergencies, and other related road maintenance actions as needed, to provide a safe network of county roads. | <ul style="list-style-type: none"> ❖ Staff received federal authorization to proceed with the right of way acquisition phase of the bridge on CR 95 over Dry Slough project in March 2018 and work on this project is continuing.
 ❖ Environmental clearance for the CR 95 over Dry Slough bridge replacement project was obtained in October 2017.
 ❖ DCS submitted the contract for these services to Caltrans for the required audit. After that, the contracts will come before the Board for approval.
 ❖ Solano County has obtained authorization from Caltrans to begin the right of way acquisition phase.
 ❖ The department developed plans and specifications for a Fiberized Slurry Seal preventative maintenance project for pavements in El Macero and solicited constructions bids.
 ❖ The Public Works Division accomplished approximately 7 miles of road repaving and about 12 miles of road microsurfacing. General Fund dollars accounted for almost 4 miles of the road repaving work. |
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Goal 5: Operation of a fully integrated county/city waste management system (Securing waste and other materials for continued efficient and economical operation of the County's Integrated Waste Management Programs)

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| <ul style="list-style-type: none"> ❖ Seek new customers and secure commercial waste agreements for food and liquid waste.

 ❖ Complete construction of liquid waste and anaerobic composter projects at the Landfill | <ul style="list-style-type: none"> ❖ In 2017 the department added over 150 new customers for liquid waste. Additionally, at least 15 different new food-related liquid waste customers were identified. The Staff is working to expand the facilities for liquid waste in 2018 To provide service to these new customers.
 ❖ The design of the Anaerobic Composter facility was completed and released for bid. The department received a single bid due to the small size of this construction project. The construction bid cost was twice the engineer's cost estimate. The department delayed construction to rebid the project and to complete the earthwork portion of the project using the on-site contractor. The re-issue of the bid included on the liner installation portion. Staff expects additional contractors to bid on the project and the construction cost to be more reasonable. |
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COMMUNITY SERVICES 2017-18 GOALS, STRATEGIES & ACCOMPLISHMENTS Continued

<ul style="list-style-type: none"> ❖ Continue to work with regulatory agency and private companies to permit and construct composting facility. 	<ul style="list-style-type: none"> ❖ Permitting of the liquid waste digester was delayed due to CalRecycle review and required permitting changes. Design of the project began, and staff worked with an outside consultant to assist in the engineering design. The project design is partially complete.
<ul style="list-style-type: none"> ❖ Operate Biogas to Electricity Power Plant to enhance renewable energy production and green house reduction; while further enhancement of operating revenues. 	<ul style="list-style-type: none"> ❖ The staff has been working with Northern Recycling on the future composting facility at the landfill. The County received preliminary design and the engineer’s cost estimate for review. Permitting of the facility was discussed with the regulatory agencies. ❖ The County entered into a contract with Ameresco to operate the biogas to electricity power plant. The site was inspected for safety, and engine controls and emissions control devices were evaluated. Safety features were added to the engines to protect them from damage and reduce downtime. Outdated engine controls and emissions controls were replaced and upgraded. Emissions source testing was completed, and all engines and flare passed the required tests.
<ul style="list-style-type: none"> ❖ Work with regulatory agencies to finalize and approve future landfill module design. 	<ul style="list-style-type: none"> ❖ Staff met with the regulatory agencies to discuss future landfill module design. The County’s consultants revised the future landfill module design and the existing groundwater model. Staff reviewed various options for future landfill design with and without groundwater pumping. The department presented the results to regulatory agencies for review and comment.
<ul style="list-style-type: none"> ❖ Implement pharmaceutical collection program in the County. 	<ul style="list-style-type: none"> ❖ Installed five collection kiosks—Jefferson Pharmacy, Eagle Drug, Woodland PD, Davis PD, and Monroe Detention Facility. Residents deposited three thousand nine hundred thirty-three (3,933) pounds of pharmaceuticals to the five kiosks. By comparison, one thousand three hundred forty-six (1,346) pounds were collected through the PHHWF, thus demonstrating a positive correlation between convenience and participation.

Future General Plan Activities

In recent years, staff's focus had been on overhauling the Zoning Regulations and other sections of the County Code to bring them into conformance with the adopted General Plan. The Comprehensive Zoning Code Update was approved by the Board in July 2014, and continues to be updated annually through minor code revisions as necessary. In 2018, staff began work to prepare an update to the Esparto Community Plan in collaboration with the Esparto Community and Esparto Citizens Advisory Committee. Staff continue to work on various other area plans, ordinance updates, and revisions to bring them into compliance with adopted General Plan policies.

When the General Plan was adopted in November 2009, the Board of Supervisors adopted the following schedule (Figure 2) for preparing various area plans, and updating the General Plan and its components. The chart provides a status update for each of the identified documents or tasks. Some of the documents originally identified in the General Plan are no longer required, such as the Specific Plans for Dunnigan, Knights Landing, Madison, and Elkhorn. Alternatively, Area or Community Plans will be updated for Dunnigan, Knights Landing, and Madison.

Figure 2: Adopted Schedule for New and Updated General Plan Documents

Plan/ Document	General Plan Policy and/or Action	General Description of Task/Notes	Adopted Schedule of Completion	Status Update
Capay Valley Area Plan	Policy CC-3.1	Update the existing 1983 Capay Valley Area Plan.	Adoption by Fall, 2010.	ADOPTED December 7, 2010.
Climate Action Plan	Action CO-A117	Update the existing 1982 Energy Plan to ensure consistency with state and federal requirements.	2009/2011	ADOPTED March 15, 2011.
Cache Creek Area Plan	Action CO-A54	Implement the Cache Creek Area Plan	Ongoing (currently being updated in 2019)	UPDATED March 15, 2011.
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.	COMPLETE
Clarksburg Area Plan	Policy CC-3.1 Action CC-A22	Update the existing 2001 Clarksburg Area Plan, and ensure consistency with the Delta LURMP.	Adoption by Spring, 2011.	ADOPTED September 29, 2015.

Plan/ Document	General Plan Policy and/or Action	General Description of Task/Notes	Adopted Schedule of Completion	Status Update
Dunnigan Community Plan	Policy CC-3.9 Action CC-A22	Update the existing 2001 Dunnigan Community Plan, and consider the two potential future growth areas at the I-5/CR 6 interchange	2016/2017	DELAYED Depending on need, work may not begin until 2020, at earliest.
Yolo-Zamora Area Plan	Action CC-A21	Prepare the Yolo-Zamora Area Plan (new plan).	2015/2016	DELAYED Depending on need, work may not begin until 2020, at earliest.
Yolo Bypass Area Plan	Action CO-A24	Prepare the Yolo Bypass Area Plan (new plan).	2013/2014	DELAYED Depending on need, work may not begin until 2020, at earliest.
Esparto Community Plan	Policy CC-3.1, 3.2 Action CC-A22	Update the existing 2007 Esparto Community Plan, and incorporate policies and zoning for the 79-acre mixed use area.	2016/2017	UPDATED Work began in early 2018 on the updated plan, with a completion date by the end of 2018/beginning of 2019.
Monument Hills Community Plan	Action CC-A22	Update the existing 1980 Monument Hills Community Plan.	2016/2017	DELAYED Depending on need, work may not begin until 2020, at earliest.
Knights Landing Community Plan	Action CC-A22	Update the existing 1999 Knights Landing Community Plan.	2016/2017	DELAYED Depending on need, work may not begin until 2020, at earliest.
Madison Community Plan	Action CC-A22	Update the existing 1974 Madison Community Plan.	2016/2017	DELAYED Depending on need, work may not begin until 2020, at earliest.
Covell/Pole Line Community Plan	Policy CC-3.3 Action CC-A16	Prepare Covell/Pole Line Specific Plan (new plan).	2009/2015	ON HOLD On hold until a development application is received.

Plan/ Document	General Plan Policy and/or Action	General Description of Task/Notes	Adopted Schedule of Completion	Status Update
Zoning Regulations	Action CC-A1	Update the Zoning Code to ensure consistency with the 2030 General Plan	2009/2011	COMPLETE
Design Guidelines	Action CC-A9	Prepare design guidelines and design standards	2010/2011	COMPLETE

Since the General Plan was adopted in 2009, implementation of the schedule above has been slowed due to several factors, including fewer planning positions due to budget constraints and lack of developer interest following the economic recession. Although, construction activity and interest in private development proposals has recently started to surface.

As noted in the 2017 Annual Progress Report, the Board of Supervisors removed all references to the Dunnigan, Elkhorn, Knights Landing, and Madison Specific Plans from the General Plan, involving approximately 3,110 acres in the Dunnigan area; 343 acres in the Elkhorn area; 212 acres in the Knights Landing area; 413 acres in the Madison area. Therefore, these community and area plans may now be updated in the form of new community and area plans, with the exception of Elkhorn which has no existing area or community plan.

Urban Services Line Review

In 2018, there were no changes to any of the identified “Growth Boundaries” shown on the General Plan land use map, although there are changes to the town of Esparto urban “Growth Boundary” limit line that will have the effect of shrinking the existing urban area due to removing growth potential from flood hazard development areas. These changes were adopted by the Board of Supervisors in April 2019, along with the adoption of the update to the Esparto Community Plan.

Capital Improvement Plan Review

Staff has reviewed the Capital Improvement Plan for 2016-2018, and determined it to be consistent with the General Plan.

Recent Parks Acquisition

In mid-2017, the County purchased an 8.7-acre property in Esparto for a planned community park consisting of an aquatic center and ballfields. No additional parks have been acquired during the 2018 calendar year, although outreach has begun on developing a site and/or creating access to public lands for off-highway vehicles. Drafting of the Cache Creek Parkway Plan is underway in 2019, which includes roughly 1,900 acres of land that have been transferred or will transfer into public ownership or control as a result of reclaimed aggregate mining areas.

Interagency Coordination

Staff continues its partnership with the Sacramento Area Council of Governments (SACOG), especially in the areas of affordable housing allocations, the update to the Metropolitan Transportation Plan/Sustainable Communities Plan, the Rural-Urban Connections Strategy (RUCS), grant funding opportunities for meeting regional goals related to climate change and reduced vehicle miles traveled, and other matters of regional importance.

Other regional coordination includes continued partnership with the Yolo County Flood Control and Water Conservation District for implementation of the Sustainable Groundwater Management Act, and more recently partnering with the Sacramento Area Flood Control Agency to implement the Bryte Landfill Remediation Project, which would remediate and relocate the Old Bryte Landfill and accommodate a future expanded floodway for the Yolo Bypass.

County staff also continues to regularly coordinate with the cities regarding implementation of the tax sharing pass-through agreements, environmental and planning referrals for projects located within the cities, and the climate change compact. Yolo County is a member agency of the Yolo Habitat Conservancy and permittee of the recently adopted Yolo County Habitat Conservation Plan/Natural Communities Conservation Plan (HCP/NCCP).

Development Activity and Recent Permit Trends

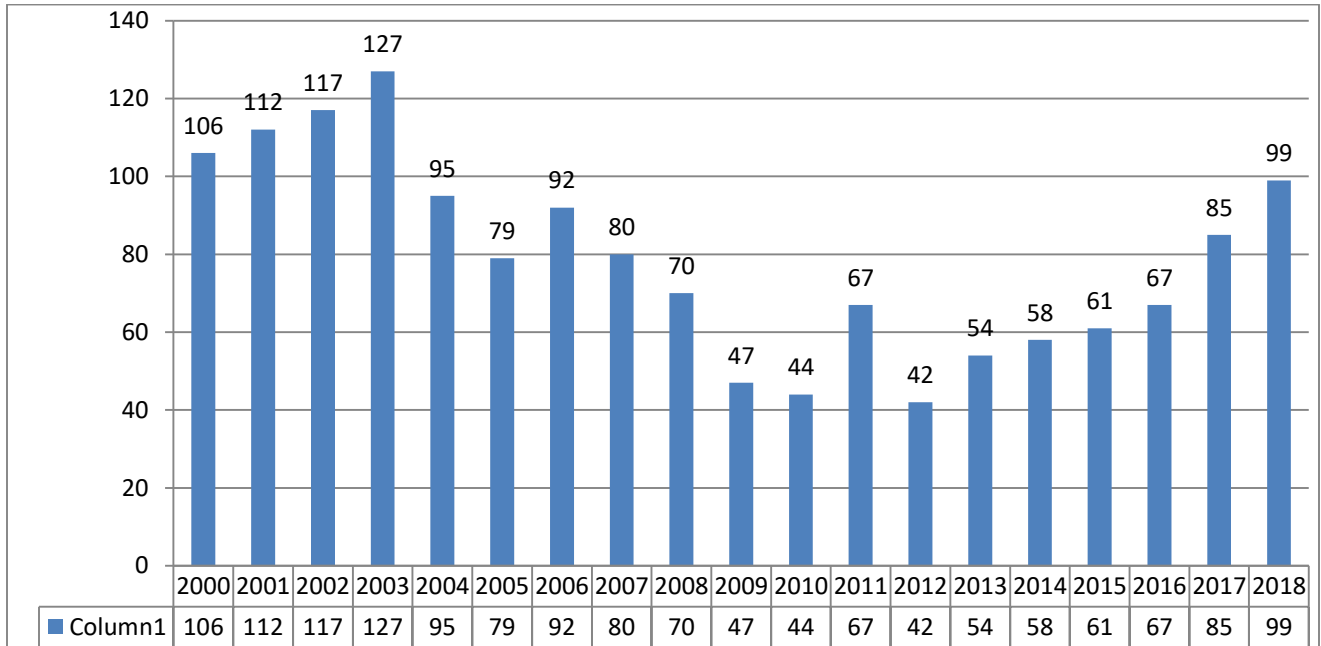
Planning Applications

Over the past two decades, the Planning Division has taken in an average of 60 - 80 planning and zoning applications annually, although this number has varied widely over the years. Applications include requests for Tentative Maps, Use Permits, Site Plan Reviews, Lot Line Adjustments, Rezones, Williamson Act agreements, and County-initiated actions such as Zoning Code and General Plan Amendments, including Community or Area Plan updates. A figure illustrating the trend in development applications since year 2000 is shown below in Figure 3.

Planning applications and projects tend to be a leading growth indicator, since it often takes several years of evaluation and approvals before most large development projects can begin construction. Since 2010, as the real estate market has slowly recovered from the Great Recession, there has been an upward trend in the number of planning applications, although no new major development applications for large residential projects have been received in the past decade (other than the previously approved tentative maps for the Story, E. Parker, and Orcioui residential subdivisions and the completion of an 80-unit all-affordable apartment complex in Esparto).

The upward trend has continued since 2015, and in the 2018 calendar year, 99 Planning applications were received. However, 31 of those submitted applications were for Pre-Applications received as 'Letters of Interest', a response to the Board of Supervisor's adoption of the Early Implementation Development Agreement Policy for cannabis operations. Only eight of the 31 initial applicants followed through with a formal application submittal, bringing the total number of applications received in 2018 closer to average levels, i.e., hovering around 70.

Figure 3: Total Planning Applications for Yolo County 2000 - 2018



There is typically a lag in time 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 engineered construction plans are prepared. As a result, the peak in planning applications from previous years is generally reflected in the number of building permits issued several years later.

Building Permits

As shown in the graph below, and described in previous annual reports, there has been a wide variation in the number of building permits issued, as the national, state, and local economies have improved since the economic downturn. Although the number of building permits has steadily increased over the last few years, 994 permits issued in 2018 is only slightly less than the previous two years.

Figure 4: Total Building Permits Issued by Yolo County 2000 - 2018

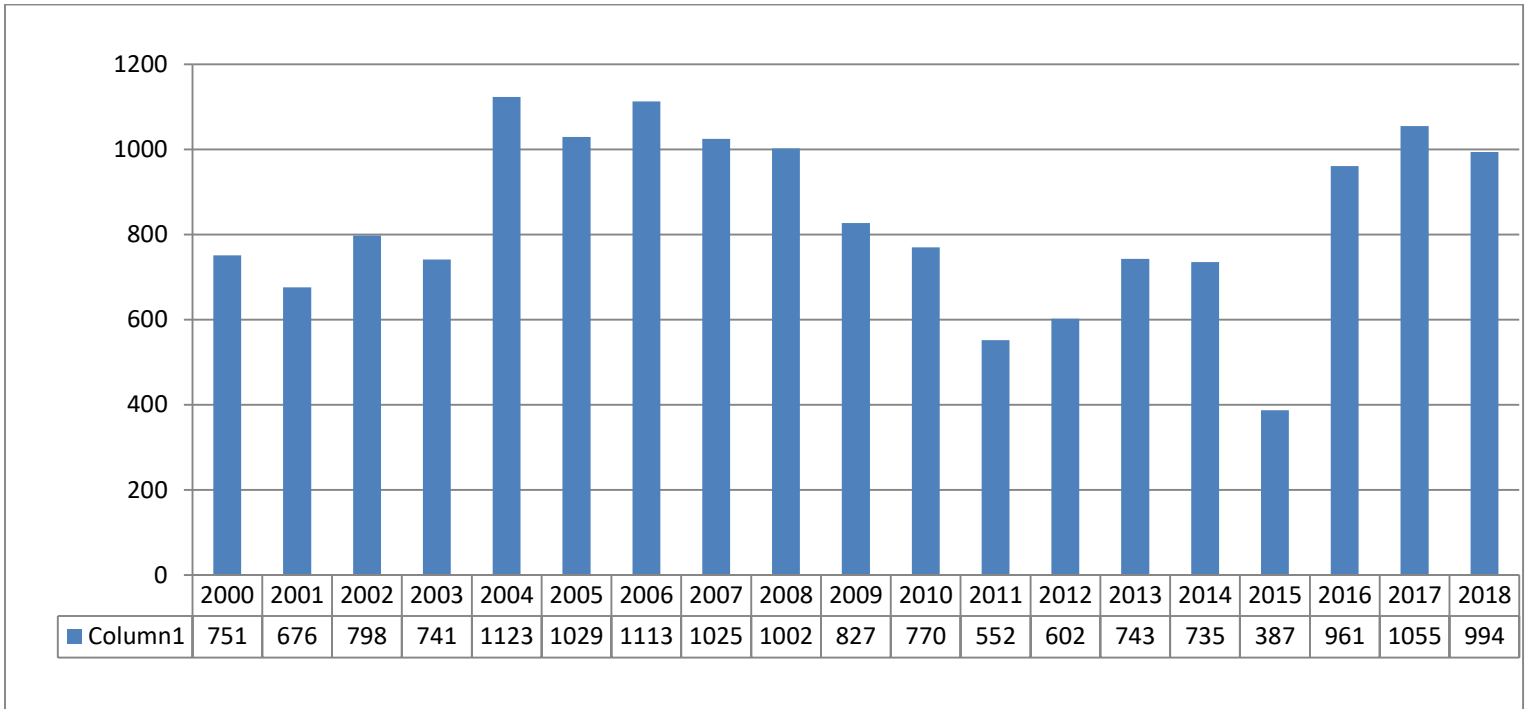
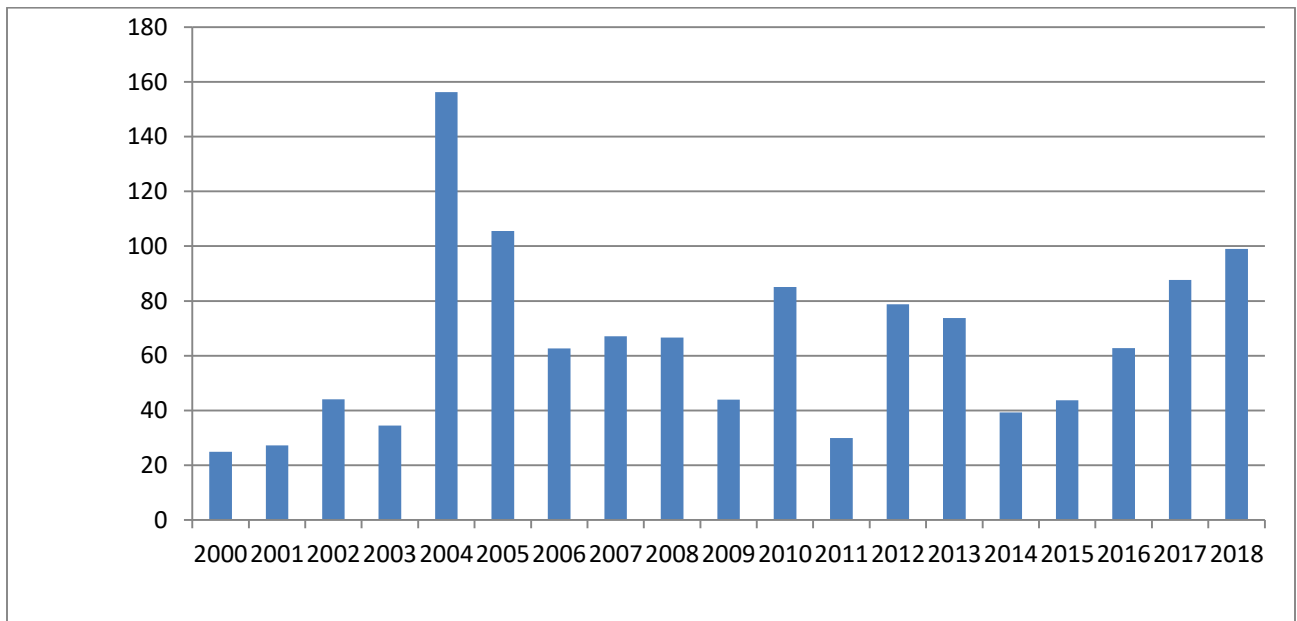


Figure 5, below, provides an overview of building permit valuation within the last two decades. Previous annual reports provide an ongoing summary of changes during the last several years, and are available as reference documents.

According to last year’s reporting for 2017, building permit valuations had jumped by 40% over the previous year, to \$87.7 million due to higher value projects, including industrial buildings, greenhouses for cannabis operations, and ground-mounted solar installations. By 2018, construction of the Sakata Seed Facility, a project previously approved in 2017, brought in a total permit valuation of \$12.7 million. Other notable 2018 construction projects include the commercial highway construction in Dunnigan at the County Road 8 and 99W intersection, the Solano Mushroom greenhouse development in Esparto, and significant cannabis greenhouse development for the Apex, Americana Organics, and Kind Farms commercial cultivation operations. Total building permit valuations continued to rise in 2018 to \$99 million, a nearly 13% increase over 2017 valuations.

Yolo County construction related activities in 2018 include the playground at the Health and Human Services Agency building, the historic Court House renovation, the community park and aquatic center in Esparto (Tuli Mem Park), and the Monroe detention facility expansion.

Figure 5: Total Building Permit Valuation for Yolo County (in \$ millions) 2000 - 2018



New Home Values

As previous annual reports document, the valuation of homes that have been constructed since 2008 through 2018 has remained relatively stable, with the majority of homes (82%) valued at between \$100,000 and \$500,000.

Table 1: New Home Construction Valuations in Unincorporated Yolo County 2008 - 2018

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total
Under \$100,000	6	3	3	7	40*	2	4	0	1	4	4	74 (21%)
\$100,000 – \$250,000	25	10	17	2	0	1	5	3	44*	6	2	115 (32%)
\$250,000 – \$500,000	39	10	10	3	3	20	4	3	7	0	5	104 (29%)
\$500,000 – \$1,000,000	2	5	5	2	5	8	9	4	2	2	7	51 (14%)
Over \$1,000,000	6	0	0	3	0	0	1	1	0	0	1	12 (4%)
Total	78	28	35	17	48	31	23	11	54	12	19	356 (100%)

Note: Valuations are not adjusted for inflation from year to year.

* Includes affordable apartments in Esparto in 2012 and 2016.

Rural Residential Estates

Initiatives in the 2030 General Plan seek to limit the trend of using agricultural land for rural residential/large estate type development. To better understand the issue, staff has been tracking new home construction on agriculturally zoned land since 2008.

As Table 2 shows, 153 homes have been built on agriculturally zoned parcels over the past ten years (with 8 additional new homes in 2018). A large majority of these homes (65 percent) were between 1,000 and 3,000 square feet (sf), which is an average-sized home by current standards. In contrast, about one third (35 percent) of the homes were larger than 3,000 sf, including 13 homes over 5,000 sf (with three >5,000± sf homes built in 2018).

New homes in the agricultural areas tend to be built on existing smaller parcels of less than 20 acres (46 percent). Although the data is not extensive, it generally indicates that most homes are of modest size on smaller parcels. Very large homes are generally built on both small and large parcels.

**Table 2: New Home Sizes on Ag Parcels
within Unincorporated Yolo County (2008 - 2018)**

	0-20 Acres	20-40 Acres	40-80 Acres	Over 80 Acres	Total
Under 1,000 sf	6	0	3	1	10 (7%)
1,000 – 2,000 sf	22	10	6	9	47 (31%)
2,000 – 3,000 sf	19	6	7	10	42 (27%)
3,000 – 4,000 sf	10	3	7	4	24 (16%)
4,000 – 5,000 sf	9	2	3	3	17 (11%)
Over 5,000 sf	4	2	1	6	13 (8%)
Total	70 (46%)	23 (15%)	27 (18%)	33 (21%)	153 (100%)

Housing Element Annual Progress Report

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 official Annual Element Progress Report forms for the recent time period are included as an appendix to this General Plan Annual Report.

The Department of Finance estimates that as of January 1, 2018, unincorporated Yolo County had a population of 30,878 people, and a total of 7,858 housing units, with an average of 2.81 persons per household. The housing stock includes approximately 78 percent single family homes (6,146 homes), 10 percent multiple family homes, including duplexes (776 units); and 12 percent mobile homes (936 units). The population includes 9,898 people who live in group quarters

(almost entirely composed of student housing at UC Davis), which makes up about 32 percent of the total unincorporated area population.

Historical Housing Construction

Since the economic downturn in 2008, the number of residential units that have been constructed in the unincorporated area has plummeted from a high of 78 units in 2008 to an average of about 20 - 30 units annually (Table 3, below), with the exception of the construction of a two phased affordable multi-housing complex project in Esparto in 2012 and completed in 2016, which is reflected below.

Table 3: New Housing Construction in Unincorporated Yolo County 2008 - 2018

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total
Yolo County	78	28	35	17	48	31	23	11	54	12	19	356

Affordable Housing Units Added in 2018

As noted above in Table 3, during the calendar year 2018, the Building Division of the County Community Services Department issued 19 final occupancy building permits for new residential units in the unincorporated area (and six demolition permits). This total remains consistent with average annual levels since the economic downturn. This total does not reflect the six demolition permits issued in 2018, bringing the total of new housing stock to 13, as reflected in the 2018 figures reported to HCD and SACOG.

For Yolo County in 2018, the state Housing and Community Development Department (HCD) defined the median household income for a family of four in Yolo County as \$85,100, which is a nearly 11 percent increase since 2014. 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 median 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

Table 4: 2018 Income Limits for Yolo County

Persons per Household	Extremely Low Income	Very Low Income	Low Income	Median Income	Moderate Income
1	\$17,500	\$29,150	\$46,600	\$59,550	\$71,450
2	\$20,000	\$33,300	\$53,250	\$68,100	\$81,700
3	\$22,500	\$37,450	\$59,900	\$76,600	\$91,900
4	\$25,100	\$41,600	\$66,550	\$85,100	\$102,100
5	\$29,420	\$44,950	\$71,900	\$91,900	\$110,250

6	\$33,740	\$48,300	\$77,200	\$98,700	\$118,450
7	\$38,060	\$51,600	\$82,550	\$105,500	\$126,600
8	\$42,380	\$54,950	\$87,850	\$112,350	\$134,750

Using the above affordable income criteria for a family of four, the purchase price for each income category in Yolo County can be calculated as follows:

Table 5: 2018 Affordability Index for Yolo County

Category	Monthly Mortgage	Approximate Home Purchase Price
Extremely Low Income	\$945	\$112,000
Very Low Income	\$1,043	\$125,000
Low Income	\$1,504	\$186,000
Median Income	\$1,988	\$250,000
Moderate Income	\$2,843	\$363,000
Above Moderate Income	\$3,236	\$415,000

Note that with regard to calculating an affordability index for mortgages, a number of assumptions are required. The table above assumes a 30-year Federal Housing Administration mortgage with a down-payment of 3.5 percent of the sales price, and a property tax rate of 1.1 percent. Average annual home maintenance equal to one percent of the sales price, is also assumed. As those factors vary, the amount of the mortgage afforded by the household will also change.

Regional Housing Needs Plan

In an effort to address state-wide housing needs, the State of California requires regions to address housing issues and need based on future growth projections for the area. HCD allocates regional housing needs to regional councils of governments throughout the state. The Regional Housing Needs Plan (RHNP) for Yolo County is developed by the Sacramento Area Council of Governments (SACOG), and allocates to cities and unincorporated counties their “fair share” of the region’s projected housing needs, or the Regional Housing Needs Allocation (RHNA). The RHNP defines the needs allocation based on household income groupings over the 2013-2021 planning period.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

State law requires the County to identify its progress in meeting its share of the RHNA and to identify local efforts to remove governmental constraints to housing. The County’s General Plan Housing Element identifies solutions to meeting these objectives and reflects the RHNP and RHNA for the Sacramento region. The RHNP identified a total of 1,890 dwelling units as the unincorporated County’s “fair share” of the regional needs total for the period from 2013 to 2021.

The table below identifies the breakdown of this number for each of the four income categories covered by the RHNP for the unincorporated County and for the UC-Davis portion of the unincorporated County.

**Table 6: Regional Housing Needs Allocation (RHNA)
for Unincorporated Yolo County (2013-2021)**

Income Category	RHNA for UC-Davis	RHNA for remainder of unincorp. area	Total RHNA
Very Low Income	345	82	427 (22%)
Low Income	242	57	299 (16%)
Moderate Income	284	67	351 (19%)
Above Moderate Income	657	156	813 (43%)
TOTAL	1,528	362	1,890 (100%)

The SACOG RHNA allocations for the 2013-2021 nine year planning period show a significant increase in total units, compared to the 2006-2013 eight year planning period (allocation of 1,119 units), despite a worse economy and declines in housing prices. As noted in Yolo County’s adopted 2013 Housing Element, although SACOG assumed that 1,528 units would be built at the UC Davis campus during the 2013-2021 planning period, the projections may not be realized. If the University does not build enough housing in the unincorporated area, this could leave the County responsible for making up the difference, adding to the 362 units originally allocated by the RHNA to the County.

The County (excluding UCD) is on track to meet or exceed the 2013-2021 RHNA goal of 362 units. Since 2013, a total of 303 units have been constructed (see Annual Element Progress Report attached to this report). The County has already exceeded its allocation of very low (105) and low (66) income units by 32 units, as well as moderate income units by 13 units.

It is expected that the housing market will continue to rebound, and a few hundred approved but not yet constructed subdivision units in Esparto may eventually move forward. Three separate subdivisions, consisting of 320 units (including 65 inclusionary affordable units) received original tentative subdivision map approval in 2007-2008, and at least one or more could proceed to final map and construction within this RHNA period.

Outside of Esparto, the demand or financial feasibility may not be present to develop new housing in the unincorporated area of Yolo County, because of flooding and infrastructure constraints. Esparto, Knights Landing, and Madison are the only unincorporated communities that have public sewer and water systems. In addition, the Federal Emergency Management Agency (FEMA) re-mapped the 100- and 200-year flood plains in Yolo County in June, 2010. The updated maps reflect a “decertification” of the existing levees along the Sacramento River and Cache Creek, which placed a large portion of eastern Yolo County, including the communities of Clarksburg, Knights Landing, and Yolo into the flood plain. This action continues to negatively affect home construction in these communities and elsewhere in the unincorporated area.

The lack of designated land to accommodate the desired amount of new housing is not a constraint in unincorporated Yolo County. As documented in the adopted Housing Element, the existing designated and zoned land in the 2030 Countywide General Plan and current zoning maps is sufficient to achieve the RHNA numbers. Furthermore, the recently adopted 2019 Esparto Community Plan also redesignated several residential properties to accommodate a higher density of housing needs.

The attached tables in the appendix to this report list the number of dwellings constructed to date under the current RHNA, as required by HCD.

Housing Element Program Implementation

State law requires the County to complete a specific review of the implementation of the programs in the Housing Element. Appendix B to this report lists each of the programs in the Housing Element and indicates the timeframe to complete the program and the County's efforts to date. As the table shows, the County is on track with implementation of its Housing Element.

Removal of Governmental Constraints to Housing

In March 2009, the Board of Supervisors established an In-lieu Inclusionary Housing Fee for residential projects that meet specific criteria. These fees are administered by the County Administrator's Office. When combined with funds from the State HOME Investment Partnerships Program (HOME) and federal Community Development Block Grant (CDBG) funds, and fee waivers, several million dollars have been provided for use in the construction of affordable housing projects in the County.

The single largest recipient of Inclusionary fee waivers, Housing Fees, HOME and CDBG funds has been the 80-unit Mercy Housing affordable apartment complex in Esparto, which was constructed in two phases. Approximately \$5.4 million of the total \$30 million construction cost was provided by Yolo County through a long term loan, including a \$715,000 CDBG to finance off-site improvements and a \$3,000,000 HOME grant to support on-site improvements as well as Phase 1 construction of the project. Both grants were awarded in 2011, and Phase 1 construction was completed in 2012. In 2015, a \$4,500,000 HOME grant and \$300,000 of Inclusionary Housing funds were provided for Phase 2 construction, which was completed in 2016. Each phase received 10 project based vouchers from Yolo County Housing to assist with funding and operation of the development to provide deeper affordability.

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. Opportunities for streamlining or removing financial barriers continue to be explored. For example, efforts are currently underway by staff to remove additional barriers to housing through access to funding from SACOG specific to this task.

The recently adopted (2014) and updated (2018) Zoning Regulations includes numerous provisions that significantly reduce zoning constraints to transitional housing, emergency shelters, group homes, and other types of affordable housing. Annual updates to the Zoning Regulations continue to meet and/or exceed state requirements for allowing additional residential opportunities, including provisions for Accessory Dwelling Units. It is expected that additional

zoning and general plan changes will occur during the 2019 and 2020 calendar years, specifically related to easing constraints for desirable residential projects.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Yolo County -
 Unincorporated
 2018 (Jan. 1 - Dec. 31)

Note: + Optional field
 Cells in grey contain auto-calculation formulas

Table A																	
Housing Development Applications Submitted																	
Project Identifier			Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Current APN	Street Address	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below						0	2	3	1	0	0	4	10	2	8	0	
25160044	37062 HWY 16	BP2018-0149	SFD	O	6/26/2018							1	1	1			No
69010053	43255 Montgomery	BP2018-0330	SFD	O	4/13/2018							1	1		1		No
25470041	37074 Merlot	BP2018-0516	SFD	O	6/5/2018							1	1		1		No
25360039	16474 CR 92C	BP2018-0548	SFD	O	6/20/2018							1	1		1		No
41090018	24715 CR 100A	BP2018-0605	SFD	O	7/5/2018				1				1		1		No
49180056	17661 CR 85B	BP2018-0661	MH	O	7/23/2018			1					1	1			No
51190007	3162 Lara Lane	BP2018-0683	MH	O	8/1/2018			1					1		1		No
51190007	3162 Lara Lane	BP2018-0704	MH	R	8/8/2018			1					1		1		No
51190027	3100 Lara Lane	BP2018-0705	MH	O	8/8/2018			1					1		1		No
51190027	3100 Lara Lane	BP2018-0706	MH	R	8/8/2018			1					1		1		No
													0		0		

0
0 (Jan. 1 - Dec. 31)

Project Identifier				Unit Types		Affordability by Household Incomes - Building Permits								Affordability by Household Incomes - Certificates of Occupancy								Streamlining	Housing without Financial Assistance or Deed Restrictions	Demolished/Destroyed Units					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4.5+ ADU, MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see Instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see Instructions)	Number of Demolished/Destroyed Units			
68130002	27129-39 Mace Blvd	the Villas	BP2017-0317	5+	O	0	2	0	1	0	8	4		15	0	4	0	0	0	0	3	12	19	0		6			
51110071	2657 CR 88		BP2017-0094	MH	O									0		1						6/19/2018	1	N	price				
37020025	35878 Yosemite		BP2017-1026	MH	O								1/8/2018	0						1		3/23/2018	1	N	price				
41090018	24719 CR 100A		BP2018-0289	MH	O								6/18/2018	0	1							11/1/2018	1	N	price				
43060012	40530 Waukeena Rd		2081003	SFD	O									0						1		1/5/2018	1	N	price				
44080001	33730 S River Road		2090768	SFD	O									0							1	4/13/2018	1	N					
41080008	19871 East St		BP2013-0620	SFD	O									0							1	8/27/2018	1	N					
48100009	20707 CR 80		BP2016-0018	SFD	O									0							1	10/12/2018	1	N					
33650028	44090 CR 30B		BP2016-0430	SFD	O									0						1		2/9/2018	1	N	price				
68260003	27160 El Macero		BP2016-1014	SFD	O									0							1	10/19/2018	1	N					
38090029	27546 CR 92F		BP2017-0056	SFD	O									0							1	3/12/2018	1	N		1			
33650028	44178 CR 30B		BP2017-0916	SFD	O									0							1	10/3/2018	1	N					
49304002	17071 S Grafton		BP2018-0678	ADU	R								9/5/2018	0		1						9/6/2018	1	N	price				
25260005	36303 CR 17		BP2016-0590	MH	O									0										N					
49130008	27170 SR 16		BP2017-1053	SFD	O									0										N			1		
36160014	38392 Larue Way		BP2017-1054	SFD	O									0										N			1		
56190018	38320 CR 14		BP2018-0243	SFD	O									0										N			1		
68163005	26946 Middle Golf Dr		BP2018-0269	SFD	O									0										N			1		
48210001	27300 CR 19A		BP2018-0773	MH	O									0										N			1		
49150016	25808 Grafton		BP2018-0461	SFD	O									0		1						6/12/2018	1	N	price				
25470030	37191 SR 16		BP2018-0413	ADU	R		1						5/11/2018	1										N	price				
69160026	27429 Meadowbrook		BP2018-0674	SFA	O						1		10/17/2018	1										N	price				
30330002	28614 Alta Vista		BP2018-0686	ADU	R		1						11/27/2018	1										N	price				

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	427				40						105	322
	Non-Deed Restricted		54	6			3	2					
Low	Deed Restricted	299										66	233
	Non-Deed Restricted		53	3	1	4	4	1					
Moderate	Deed Restricted	351										80	271
	Non-Deed Restricted		55	5	2	7	3	8					
Above Moderate		813	25	10	8	3	2	4				52	761
Total RHNA		1890											
Total Units			187	24	11	54	12	15				303	1587

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
A1	As part of each community plan update, establish standards in each community that set a target ratio of rentals to for-sale housing for new residential growth. However, these standards shall not be used as a basis for denial of individual multifamily development projects that are consistent with the zoning, whether or not the projects are planned to be affordable.	With each Community Plan update	These requirements will be included in each community plan.
A2	As part of each community plan update or preparation of a specific plan, adopt standards in each community to require a range of housing unit sizes, and rental units that include both studios and units with more than three bedrooms.	With each Community Plan update	These requirements will be included in each community plan.
A3	As part of a community or area plan update, include policies and land use designations that support minimum levels of senior housing and mobile home park development as part of new residential growth within each community.	With each Community Plan update	These requirements will be included in each community plan.
A4	Apply resale controls, and rent and income restrictions, to ensure that affordable housing units created through incentives and as a condition of development approval contain long-term affordability agreements.	Ongoing	Staff continues to enforce the Inclusionary Housing Ordinance along with all other applicable requirements.
A5	Assist interested mobile home park residents and/or non-profits in applying for State technical assistance and financing for mobile home park acquisition through the Mobilehome Park Resident Ownership Program (MPROP). Provide existing renters with information packets detailing available options for converting their rental units into affordable ownership properties through the CalHome program. Provide this information online and through the public library system. (Policy HO-1.4)	Ongoing	The County CS Department has been involved with preserving at-risk affordable units and mobile home parks and ran a maintenance program for mobile home and recreational vehicle parks in the past.
A6	Coordinate with local businesses, housing advocacy groups, neighborhood organizations, Citizens Advisory Committees, and Chambers of Commerce to participate in building public understanding and support for workforce and special needs housing. (Policy HO-1.7)	Annually	Staff continues to discuss these issues with citizens advisory committees and interest groups as specific development projects are proposed.
A7	Provide the public and potential housing developers with timely and accurate information regarding approved residential developments, the supply of vacant residential land, and programs to facilitate the development of affordable housing. (Policy HO-1.7)		Staff continues to post updated maps and list of current subdivisions on the CSD website and the County Administrator's Office continues to work with affordable housing developers.
A8	Establish a strategy to engage a broad spectrum of the public in the implementation of housing policy, including households at all economic levels, ethnic and minority populations, youth and seniors, religious organizations, groups with disabilities, and others as appropriate. (Policy HO-1.7)		Staff involves interest groups in housing issues as part of the Housing Element update and during individual housing project reviews. The County Administrator's Office continued to work with the public and service groups on the Bridge to Housing Program, to provide transitional housing for homeless in West Sacramento. In addition, the Housing Authority, as part of its contract for grants management on behalf of the County, will be engaging in surveys and focus sessions on housing and community development needs within the County.
A9	Submit applications and assist non-profit organizations and private developers with applications for State and federal funding programs that provide low-cost financing or subsidies for the production of affordable housing, senior housing, and farmworker housing. These programs include, but are not limited to the following: <input type="checkbox"/> State Predevelopment Loan Program (PDLP); <input type="checkbox"/> Multi-Family Housing Program (MHP); <input type="checkbox"/> Rural Development Assistance Program; <input type="checkbox"/> State Joe Serna Farmworker Grant Program (FWHG); <input type="checkbox"/> Community Development Block Grant Program (CDBG); <input type="checkbox"/> Water and Waste Disposal Program, <input type="checkbox"/> USDA Rural Development, Section 515 Program; <input type="checkbox"/> USDA Rural Development, Section 523/524 Technical Assistance Grants; <input type="checkbox"/> Housing Preservation Grant Program; <input type="checkbox"/> Home Investment Partnerships Program (HOME). <input type="checkbox"/> Mercy Loan program (Policy HO-2.1)	Annually	ONGOING Yolo County, in collaboration with the four cities has received approximately \$550,000 in CDBG and HOME funds to assist drought stricken families in unincorporated Yolo, West Sacramento, Woodland and Winters in past years. Funds are administered by the Housing Authority. Yolo County has also received \$4,600,000 from HOME Investment Partnership Program funds for new construction, multi-family 40 unit apartment project in Esparto, completed in December 2016. The County Administrator's Office continues to work with affordable housing developers to support affordable housing projects.
A10	Support the provision, maintenance and rehabilitation of extremely-low-income housing including supportive housing and single-room occupancy units through available local, State, federal, and private rental and homeownership assistance programs. (Policy HO-1.6, Policy HO-3.1)	Annually	ONGOING The County Administrator's Office continues to work with affordable housing developers. The County partnered on the Bridge to Housing Program, to provide transitional housing for homeless in West Sacramento. The County partners with Yolo Housing, the local Housing Authority in the provision of affordable public housing, seasonal farmworker housing and housing vouchers in unincorporated Yolo.

A11	Work with staff from Yolo County Housing to market the Section 8 program, improve its overall effectiveness for extremely low-income households, and prioritize vouchers to be set aside for extremely low-income households. Encourage nonprofit service providers to refer eligible clients, especially those with extremely low incomes, to the Section 8 program for assistance. (Policy HO-1.6, Policy HO-3.1)	Annually	ONGOING The County continues to work with Yolo County Housing in marketing the Housing voucher program. 75% of all families entering the program are below 30% of median income. In addition, Yolo County Housing has furthered housing development in Esparto through the use of Project Based Vouchers in Esparto Phase I and in the upcoming Esparto Phase II.
A12	Consider use of Tribal Mitigation Funds for the development of workforce housing in communities along transit routes. (Policy HO-2.1, Policy HO-4.10)	Annually	ONGOING The County will continue to make decisions on a case-by-case basis to use Tribal and other available funds to support workforce and affordable housing projects.
A13	Continue to promote the First-time Homebuyers Down Payment Assistance program to the public through public outreach, inform local real estate agencies of program availability, incorporate housing counseling programs, and continue to apply for program funding. (Policy HO-2.2)	Annually	ONGOING At this time, funds have been exhausted, therefore no new support was given through this program. Grant applications will be completed when the next cycle opens up.
A14	Identify sites for affordable and special needs housing, including: surplus government property that could be provided through discounted sale or donation to non-profit developers for the construction of affordable housing; re-use of underutilized or non-viable commercial and industrial sites; and residentially-zoned sites where higher density is feasible. Notify non-profit developers of the availability of these properties. (Policy HO-2.2)	Annually	ONGOING The County will continue to make decisions on a case-by-case basis to consider the sale of County owned land to support workforce and affordable housing projects.
A15	Prepare an up-to-date database of approved residential developments, vacant residential land, and programs to facilitate the development of affordable housing. (Policy HO-2.2)	Ongoing	IN PROCESS The County established a GIS database and an updated list of vacant parcels prepared for the 2013 Housing Element Update. County CSD staff continue to explore ways to make the GIS database more interactive for members of the public, and continue to post approved subdivision maps and data on the department web page.
A16	Offer incentives to developers, such as infrastructure financing assistance, in exchange for a commitment to provide affordable or special needs housing at levels that exceed County requirements. (Policy HO-2.2)	Ongoing	ONGOING The County continues to make decisions on a case-by-case basis to support workforce and affordable housing projects by assisting with applications.
A17	Provide information and financial assistance, as available, to help low- and moderate-income households in obtaining affordable housing. Distribute this information to non-profit organizations serving low-income families, special assistance programs and low-income housing advocacy groups. Post and maintain this information on the County website. (Policy HO-2.2) (Quantified Objective: 100 households)	Ongoing	ONGOING Previously, the County has a joint powers agreement with the Regional Council of Rural Counties (RCRC) to provide Mortgage Credit Certificates to homebuyers in Yolo County.
A18	Continue to maintain a joint powers agreement with the Regional Council of Rural Counties, as feasible, to provide Mortgage Credit Certificates to homebuyers. (Quantified Objective: 100 households)	Ongoing	ONGOING See above.
A19	Notify public and/or private sewer and water providers of 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. Follow up when affordable housing projects are proposed to ensure that they are following through with this responsibility. (Policy HO-2.2)	2013/2014 and Ongoing	ONGOING The County will continue to work with Community Service Districts and other service providers to ensure compliance with State law and to support affordable housing projects.
A20	Draft a local sewage and water ordinance in compliance with the State Onsite Wastewater Treatment System regulation which allows for acceptance of various treatment technologies with specific performance standards in areas of substandard soil, impacted groundwater, and small lot size. The policy will include clearly written guidance for systems of various sizes. The policy will address systems for multifamily development. (Policy HO-2.2)	2010/2011	IN PROCESS The State of California has adopted new standards and Basin Plans. Environmental Health Division prepared a new septic ordinance which was approved in 2017. A revised well ordinance will be completed in the future.
A21	Consider sponsoring an environmental review document in support of infrastructure improvements needed for Esparto, Madison, and Knights Landing to allow for the development of affordable housing in these communities. These improvements have been identified in the infrastructure studies for the communities that were sponsored by the County and completed in 2012. (Policy HO-2.2)	Ongoing	ONGOING Yolo County staff will continue to give support to Community Service Districts in order to facilitate needed improvements, including direct financial assistance through CDBG grants for improvements (e.g., wells in Madison) and will consider on a case by case basis requests for assistance in preparing CEQA documents. No projects in 2015 - 2016.
A22	Pursue agreement from the Department of Housing and Community Development that the County shall receive credit towards meeting RHNA goals for all affordable units built within incorporated cities that are constructed using County funds. The RHNA credit shall be proportional based on the amount of County funding contributed. (Policy HO-3.1)	Every five years with Housing Element Update (starting 2012/2013)	The County will pursue this agreement with the next Housing Element update.

A23	Support changes to Section 15195 and 15332 of the California Environmental Quality Act Guidelines that would allow for an exemption from environmental review procedures for infill and affordable housing development in unincorporated communities and sites not served by major transit routes similar to the provisions currently available to cities. (Policy HO-2.4)	Ongoing	ONGOING The County will consider pursuing this type of legislation through its Legislative program.
A24	Assist developers in pursuing tax-exempt bond and low-income tax credit allocations to ensure that Yolo County receives its fair share of statewide funding under these programs. The County will assist developers with these allocations as opportunities become available. (Policy HO-3.1)	Ongoing	ONGOING The County Administrator's Office will continue to pursue bond and tax allocations to support housing programs. The County assisted Mercy Housing with tax credit allocations for the Esparto Project.
A25	Establish a County Housing Coordinator position to coordinate County housing activities, and to create partnerships and seek funding that result in expanded housing opportunities. (Policy HO-2.2)	2009/2010	INCOMPLETE Existing staff within the CAO's office is working cooperatively with Yolo Housing Authority to expand housing opportunities; however, a specific Housing Coordinator position has not been created.
A26	Conduct an annual Housing Element Review by the Planning Commission and the Board of Supervisors, as a part of the annual General Plan review. Provide opportunity for public input and discussion and establish annual work priorities for staff. (Policy HO-3.2)	Annually	ONGOING This is an ongoing program; the County maintains a Housing Element that contains current data and is effective in implementing housing goals. In addition, the General Plan and Zoning Ordinance include information regarding the Housing Element and provide annual reviews of the General Plan and Housing Element.
A27	Prioritize the review of applications for affordable, farmworker, and other special needs housing; assist with preparation of the development application; consider project funding and timing needs in the processing and review of the application; and accelerate the permit review process and implementation. (Policy HO-3.2)	Ongoing	ONGOING The County continues to make decisions on a case-by-case basis to support individual affordable housing projects and to assist and prioritize the permit processing. Most recently, PPWES staff has prioritized, granted fee waivers, and provided much assistance to the Mercy Housing 80-unit housing project in Esparto.
A28	Establish an amnesty program for existing illegal second dwelling units that provides a grace period for owners to bring them into compliance. In exchange, the property owner is required to provide assurances to guarantee the affordability of the unit. (Policy HO-3.2)	2014/2015	ONGOING This is an ongoing program to allow and encourage secondary dwelling units in existing residential and agricultural zones while maintaining the character of the existing neighborhood.
A29	Broaden public knowledge of fair housing laws through press releases, presentations to community groups, the distribution of written materials at public locations, and the posting of information on the County website. (Policy HO-4.9)	Ongoing	ONGOING Staff continues discussions of fair housing issues with interest groups as specific situations or development projects may be proposed. Yolo County Housing maintains information of fair housing laws on their website and holds an annual workshop for landlords and applicants each April in conjunction with Legal Services of Northern CA and HUD. Yolo County Housing collaborates with the CAO's office, as well as with DESS.
A30	Work cooperatively with the City of Woodland and the Local Agency Formation Commission (LAFCO) to facilitate the revitalization and annexation of urbanized unincorporated islands along Kentucky Avenue. (Policy HO-5.1)	Ongoing	ONGOING Staff continues to investigate annexation possibilities if and when development applications for properties along Kentucky are submitted to the County. Staff is working on, with the City of Woodland, the inclusion of Westucky Water Association members into the City of Woodland Water Services.
A31	Continue to work cooperatively with Yolo County Housing and the Cities of Davis, West Sacramento, Winters, and Woodland to institute a countywide, centralized, coordinated system of prevention services that improves access to services for people at risk of homelessness. (Policy HO-5.1)	Ongoing	ONGOING The County partnered on the Bridge to Housing Pilot Program with the City of West Sacramento, Yolo County Housing, community partners and many non-profits to provide a Housing First opportunity for temporary housing and an exit to permanent housing for homeless in West Sacramento.
A32	Publicize information about rehabilitation loan programs subsidized housing programs, and the availability of other funding mechanisms to help with home upkeep and maintenance, such as reverse mortgages for seniors on fixed incomes. Publicize information via the County's website as well as through posting in key locations such grocery stores, post-offices, and public libraries. (Policy HO-5.2)	Ongoing	ONGOING This is an ongoing program implemented by the County Administrator's Office.
A33	Continue to offer home inspection services to identify substandard conditions in residential buildings for an inspection fee, or reduced cost for low-income households. (Policy HO-5.2)	Ongoing	ONGOING This is an ongoing mandated program that is implemented in the unincorporated areas of the County. Substandard housing complaints within the city jurisdictions are the responsibility of the city. Environmental Health responds to complaints for substandard housing conditions at rental properties in the unincorporated area. Where able, Environmental Health coordinates with Legal Services of Northern California (LSNC) to assist renters with their rights. The program is partially funded through a contract with LSNC, health realignment and cost recovery through fees. Fees are charged to the home owner and costs are recovered whenever possible. A comprehensive voluntary building code inspection would be performed by the Building Division for an inspection fee that covers the cost of this service. The fee may be waived for dwelling units occupied by low-income households, the owners of which would be offered an opportunity to participate in County housing rehabilitation programs.
A34	Periodically survey housing conditions in the unincorporated area to maintain a current database on housing repair needs. Provide interested non-profit organizations with information on dwelling units in need of repair and assist non-profits in identifying sources of funding for the acquisition and rehabilitation of such dwelling units. Continue to use HOME funds, the Community Development Block Grant Program, and other available funding to finance housing rehabilitation, including CDBG funds for community service programs and to upgrade facilities to ADA requirements. (Policy HO-5.2)	2013/2014 and Ongoing	ONGOING The County continues to maintain current information on the condition of dwelling units in the unincorporated County by periodically updating its housing

