

2022

# Yolo County General Plan Annual Progress Report

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Community Services

# ATTACHMENT A. 2022 General Plan Annual Progress Report



## Contents

Purpose of the Annual Progress Report .....	3
Status of the General Plan .....	3
Background .....	3
Overview of General Plan Status and Consistency with State General Plan Guidelines .....	4
2022 Amendments to the General Plan .....	6
Major Milestones and Projects related to the General Plan in 2022 .....	6
Status of General Plan Implementation Actions .....	9
General Plan Fee .....	9
Grant Administration Summary .....	10
Future General Plan Activities .....	10
Urban Services Line Review .....	13
Capital Improvement Plan Review .....	13
Interagency Coordination .....	13
Housing Element Annual Progress Report .....	14
Regional Housing Needs Plan .....	14
Historical Housing Construction .....	15
New Home Values .....	15
Affordable Housing Units Added in 2022 .....	16
RHNP Progress .....	18

# ATTACHMENT A. 2022 General Plan Annual Progress Report

Housing Element Program Implementation.....	19
Removal of Governmental Constraints to Housing .....	19
Development Activity and Recent Permit Trends .....	21
Planning Applications .....	21
Building Permits.....	22

## 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 .....	11
Figure 3. 2022 New Housing Locations by Affordability.....	17
Figure 4. 2022 New Housing Locations by Type .....	18
Figure 5: Total Planning Applications for Yolo County 2010 - 2022 .....	21
Figure 6: Total Building Permits Issued by Yolo County 2010 - 2022 .....	22
Figure 7: Total Building Permit Valuation for Yolo County (in \$ millions) 2010 – 2022.....	23

### TABLES

Table 1. RHNA for Unincorporated Yolo County (2021-2029) .....	14
Table 2. New Housing Construction in Unincorporated Yolo County 2012 - 2022 .....	15
Table 3. New Home Construction Valuations in Unincorporated Yolo County 2012 - 2022 .....	15
Table 4. 2022 Income Limits for Yolo County .....	16
Table 5. 2022 Affordable Housing Maximum Costs.....	17
Table 6. RHNP Progress (2021-2029) .....	18

### APPENDICES:

- A. Annual Building Activity Report Summary Table
- B. Housing Element Program Implementation Table
- C. Cycle 6 Cumulative Housing Map
- D. 2021-2022 Community Service Budget

# ATTACHMENT A. 2022 General Plan Annual Progress Report

## Purpose of the Annual Progress Report

In accordance with Government Code Section 65400, Yolo County Planning Division staff prepared this annual report 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). which covers the period of January 2022 through December 2022. The report must be submitted to OPR and HCD by April 1<sup>st</sup> of each year.

This report describes the status of the Yolo County 2030 Countywide General Plan and the County's progress in implementing the plan and associated elements during the reporting period. 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. 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

### Background

The 2030 Countywide General Plan was adopted on November 10, 2009. The planning process for the General Plan took several years, many public hearings and meetings, and substantial effort on the part of staff, the Board of Supervisors, the Planning Commission, members of General Plan Citizen Advisory Committees, local organizations, interest groups and the general public.

The General Plan is the guide for both land development and conservation in the unincorporated areas of Yolo County. In its belief that the highest and best use of land within Yolo County is one that combines minimum efficient urbanization with the preservation of productive farm resources, habitat and open space amenities, the General Plan contains the policy framework necessary to fulfill the County's vision for Yolo County in 2030:

**The Vision of Yolo County**, as stated in the 2030 Countywide General Plan, is to remain an area of active and productive farmland and open space. Both traditional and innovative agricultural practices will continue to flourish in the countryside, while accommodating the recreational and tourism needs of residents and visitors. Communities will be kept separated and individual through the use of working agricultural landscapes, while remaining connected by a network of riparian hiking trails, bike paths and transit. While more families will call the cities and towns home, they will live in compact neighborhoods that are friendly to pedestrians and bicyclists and are located within easy access to stores and work. Some limited new growth will be allowed and infill and more dense development within older developed areas will be encouraged, bringing improved infrastructure (e.g. roads, sewer, water, drainage) to rural small communities where service does not presently exist or is inadequate. By implementing this vision, Yolo County can grow and prosper in a way that reflects our unique values.

Yolo County will continue to be a statewide leader in developing innovative solutions that provide comprehensive and balanced land use management. We welcome the

# ATTACHMENT A. 2022 General Plan Annual Progress Report

opportunity to meet new challenges, such as reducing GHG emissions, and to set new standards that reflect our values and preserve our unique quality of life for future generations to enjoy. This Vision Statement provides an overall direction that was used as the basis for preparation of the update to the Yolo County General Plan.

The above stated vision statement is from a land use perspective and differs from the Yolo County Vision, as stated on the County website, which is “Yolo County is a healthy, safe and vibrant community where all have the opportunity to thrive and the environment is protected for future generations.”

Any comprehensive update to the General Plan in the future should work to align the General Plan vision statement with the County’s overall vision and County Strategic Plan, found here: <https://www.yolocounty.org/about-us/mission-values-strategic-plan>

The 2030 Countywide General Plan, Amendments, Community Plans, and related documents are available on the County’s website at the following link: <https://www.yolocounty.org/government/general-government-departments/community-services/planning-division/planning-documents>

## 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.

# ATTACHMENT A. 2022 General Plan Annual Progress Report

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	Knights 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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# ATTACHMENT A. 2022 General Plan Annual Progress Report

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
- 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

## 2022 Amendments to the General Plan

State law allows jurisdictions to amend required Elements of 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 2022, two amendments to the General Plan were approved by the Board of Supervisors. General Plan Amendment (GPA) #2021-03 was adopted in January 2022, to amend the General Plan Land Use Map to extend the Mineral Resources Overlay (MRO) land use designation over an additional 212 acres to cover the 319.3-acre Teichert Shifler Aggregate Mining site (ZF2018-0078). GPA #2022-01 was adopted by the Board in August 2022, to add the Barn at Utter Ranch to the County's list of recognized Historic Landmarks and update the list of addresses for Historic Landmarks within the Conservation and Open Space Element of the General Plan (ZF2021-0047).

## Major Milestones and Projects related to the General Plan in 2022

### Land Use and Community Character Element

- Cannabis Land Use Ordinance (CLUO)  
The CLUO was adopted in 2021 and implementation began in 2022 which includes new zoning regulations and requirements for regulatory compliance and inspections for permitted cannabis cultivation sites and related activities.
- Dunnigan Community Plan  
In July 2022, with funding from a Sustainable Agricultural Lands Conservation (SALC) Planning Grant, Planning staff kicked off the process for a new Dunnigan Community Plan. With the removal of the Dunnigan Specific Plan from the General Plan, the community has been without an updated community plan to guide development. Of particular interest is better access to the northern part of town (aka the Hardwood Grove) and the potential for expanding water and wastewater services. It is expected that the plan will be completed by the summer of 2023.

# ATTACHMENT A. 2022 General Plan Annual Progress Report

## **Circulation Element**

- **Public Works Projects**

The County hosted a ribbon-cutting ceremony to mark the completion of the County Road 40 bridge replacement over Cache Creek in December 2022. The replaced bridge restores fire protection and recreational access to a portion of Yolo County east of State Route 16, north of Rumsey. This project featured coordination efforts with the State, CalFire, and the Yocha Dehe Wintun Nation. Other projects completed in 2022 include the rehabilitation of approximately 20 miles of roadways in the Dunnigan area and new surface treatments to County Road 99W from Dunnigan to Woodland, and to the roads within the Town of Yolo.

## **Public Facilities and Services Element**

- **Yolo County Library Projects**

The renovated Yolo Branch Library opened in December 2022. Local residents and the Yolo County Library recognized an urgent need to replace a 100-year old Carnegie library building in the town of Yolo that had major fire, safety, and environmental deficiencies, with a new library and meeting room for the communities of Yolo, Dunnigan, and Zamora. Accordingly, a new Library was designed to serve these rural communities. The new building was designed to provide residents with 4,000 square feet of space for library programming, stable Wi-Fi, access to computers and technology resources, social activities for adults and seniors, as well as homework help for children and teens. The new facility will also contain a community room for library programs, meetings, classes and community services such as food distribution. This new facility will strengthen the library's role as a community gathering place and hub of civic engagement and education.

Throughout 2019 and 2020, the project architect met with the County staff, Friends of the Yolo Branch Library, and residents to review and refine the design plans for the library. On July 21, 2020, the Board of Supervisors approved the design for the new Yolo Branch Library. Subsequently, a funding plan was approved by the Board on December 15, 2020, which includes \$150,000 raised by the Friends of the Yolo Branch Library and local residents during the 2020 capital campaign.

- **Yolo County Central Landfill Projects**

The Landfill had many accomplishments in organic waste. First, an edible food recovery capacity study began to divert 4,000 pounds of food annually from the Central Landfill to those in need. The In-Vessel Digester became operational and the landfill received more organic waste than ever that was processed to generate biogas which is used to generate electricity and then turned into high-quality compost.

- **A Zoning Code Update of the Telecommunications and Solar Energy Ordinances**

With the adoption of updates to the County Solar Ordinance by the Board in November 2022, the County met the requirements to be awarded a Bronze Designation by SolSmart, a national program that helps local governments become solar energy leaders. The amendments also clarified telecommunications requirements and added permitting requirements for Energy Storage Systems.

# ATTACHMENT A. 2022 General Plan Annual Progress Report

## **Agriculture and Economic Development Element**

- Old Sugar Mill Use Permit  
In November 2022, the Planning Commission approved a Use Permit for the Old Sugar Mill in Clarksburg to allow the facility to operate as an event center with expanded parking and sanitation facilities.

## **Conservation and Open Space Element**

- Natural Resources Projects  
Natural Resources Division staff worked closely with various local agencies and special districts to identify drought relief projects, develop the project details, and submit 12 funding requests to the State Department of Water Resources and State Water Resources Control Board. To date, the County has expended \$125,000 on consultant assistance which has resulted in \$4.7 million in funding assistance, including \$3.8 million for the Madison Drinking Water System Replacement project.

Natural Resources Division staff, in a collaborative effort with Innovation and Technology Services staff, created an online public-facing Mining Project Compliance "Report Card" on the Natural Resources website. This tool provides a real-time snapshot of each mining operation's compliance with local, state, and federal approvals and entitlements.

- Teichert-Shifler Mining Permit and Reclamation Plan  
In January 2022, the Board of Supervisors approved an Off-Channel Surface Mining Permit for the Teichert-Shifler Mining and Reclamation Project site, which would authorize Teichert to extract a maximum of 35,400,000 tons on approximately 264.1 acres over the term of 30 years.
- Historic Landmark  
The Barn at Utter Ranch was added to the County's list of recognized Historic Landmarks as a reflection of Yolo County's agricultural history and its identification with George H. Wilson who contributed to agriculture and farming in Clarksburg, the nation, and the world.

## **Health and Safety Element**

- Environmental Health Projects  
Yolo County identified drought impacts on both domestic drinking water wells and irrigation wells and was recognized as one of 31 counties that fulfilled the initial water quality reporting requirements for State Small Water Systems and Domestic Wells

## **Housing Element**

- A Zoning Code Amendment to facilitate streamlined permitting for housing projects  
As part of a comprehensive review of the County Zoning Regulations, in February 2022, the Board adopted an update of the Subdivision Map Requirements to permit ministerial urban lot splits as allowed by Senate Bill 9 as well as updates to the Residential Zones regulations to clarify and streamline permitting for housing.
- Amendment to the Story Residential Subdivision in Esparto  
In April 2022, the Board adopted an ordinance to amend the Development Agreement for the Story Residential Subdivision. The project was revised to provide a buffer for agricultural land along the eastern boundary of the project and include 'missing middle' multi-family development by adding several fourplex condominiums.

# ATTACHMENT A. 2022 General Plan Annual Progress Report

## 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.

Amendments to the General Plan in 2022, which included a map change and the addition of a Historic Landmark, did not add or remove any Implementation Actions, but did further Implementation Actions including Action CO-A37, which calls for zoning lands containing identified mineral deposits to protect them from incompatible land uses so that they may be mined and Action CO-A56, which calls for a periodic updating of historic resources surveys to reflect changes over time and the availability of new information.

## 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.

Approximately \$62,000 was generated by the fees during Calendar Year 2022 and there were no substantial expenditures. 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 (completed in 2014), including annual minor updates, Housing Element Updates, and any future community and area plans that are required, such as the Dunnigan Community Plan, and the updating of various ordinances related to General Plan policies. There was \$410,655 available in the fund at the end of 2022.

The fee is not substantial enough to pay the full cost of another comprehensive General Plan update. Based on surveys from other Counties, a comprehensive update of the General Plan is estimated at \$4 million to \$6 million, not including staff time. The General Plan is due for a major update in six years. Staff are contemplating a fee study to address the estimated funding needs for the update.

# ATTACHMENT A. 2022 General Plan Annual Progress Report

## Grant Administration Summary

In April 2022, the County was awarded a \$95,000 Sustainable Agricultural Lands Conservation (SALC) Planning Grant from the State Department of Conservation to create a new community plan for Dunnigan. An additional \$40,000 grant was provided by Sacramento Area Council of Governments (SACOG) for a feasibility Study to provide Dunnigan with public water and wastewater treatment services. The SACOG grant was part of the Regional Early Action Planning funds provide by State Housing and Community Development.

The \$250,000 SALC Acquisition Grant the County received in 2021 to draft an Agricultural Conservation Priority Plan was underway in 2022 and explores what agricultural conservation looks like in Yolo County, how is it being done, and are the programs successful.

## 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 and changing state law. The first comprehensive Zoning Code Update was approved by the Board in July 2014 and continues to be updated through minor code revisions as necessary. In 2020, staff launched another comprehensive Zoning Code update and in 2022, staff continued to work on the update to the Zoning Regulations to ensure state requirements related to streamlining housing approvals and processes for accommodating eligible affordable housing projects remain viable. Staff continue to work on various other area plans, ordinance updates, and revisions to bring them into compliance with adopted General Plan policies.

Staff worked with DeNovo Planning Group to address Environmental Justice and Climate Adaptation policies mandated by state law. The Land Use and Community Character, Conservation and Open Space, and Health and Safety Elements were updated in early 2023.

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.

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# ATTACHMENT A. 2022 General Plan Annual Progress Report

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

<b>Plan/ Document</b>	<b>General Plan Policy and/or Action</b>	<b>General Description of Task/Notes</b>	<b>Adopted Schedule of Completion</b>	<b>Status Update</b>
Capay Valley Area Plan	Policy CC-3.1	Update the existing 1983 Capay Valley Area Plan.	Adoption by Fall, 2010.	<b>ADOPTED</b> 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	<b>ADOPTED</b> March 15, 2011.
Cache Creek Area Plan	Action CO-A54	Implement the Cache Creek Area Plan	Ongoing (updated in 2019)	<b>UPDATED</b> December 17, 2019.
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.	<b>COMPLETE</b>
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.	<b>ADOPTED</b> September 29, 2015.
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	<b>IN PROCESS</b> Completion expected in 2023
Yolo-Zamora Area Plan	Action CC-A21	Prepare the Yolo-Zamora Area Plan (new plan).	2015/2016	<b>DELAYED</b> Depending on need, work may not begin until 2024, at earliest.
Yolo Bypass Area Plan	Action CO-A24	Prepare the Yolo Bypass Area Plan (new plan).	2013/2014	<b>DELAYED</b> Depending on need, work may not begin until 2024, at earliest.

# ATTACHMENT A. 2022 General Plan Annual Progress Report

Plan/ Document	General Plan Policy and/or Action	General Description of Task/Notes	Adopted Schedule of Completion	Status Update
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	<b>ADOPTED</b> April 9, 2019.
Monument Hills Community Plan	Action CC-A22	Update the existing 1980 Monument Hills Community Plan.	2016/2017	<b>DELAYED</b> Depending on need, work may not begin until 2024, at earliest.
Knights Landing Community Plan	Action CC-A22	Update the existing 1999 Knights Landing Community Plan.	2016/2017	<b>DELAYED</b> Depending on need, work may not begin until 2023, at earliest.
Madison Community Plan	Action CC-A22	Update the existing 1974 Madison Community Plan.	2016/2017	<b>DELAYED</b> Depending on need, work may not begin until 2023, at earliest.
Covell/Pole Line Community Plan	Policy CC-3.3 Action CC-A16	Prepare Covell/Pole Line Specific Plan (new plan).	2009/2015	<b>ON HOLD</b> On hold until a development application is received.
Zoning Regulations	Action CC-A1	Update the Zoning Code to ensure consistency with the 2030 General Plan	2009/2011	<b>COMPLETE</b> (2014) ongoing updates regularly occur
Design Guidelines	Action CC-A9	Prepare design guidelines and design standards	2010/2011	<b>COMPLETE</b>

Since the General Plan was adopted in 2009, implementation of the schedule above has been slowed due to several factors, including budget constraints and previous lack of developer interest following the economic recession. Although construction activity and interest in private development proposals began to increase in 2019, the 2020 COVID-19 pandemic resulted in additional delays due to staffing and budget constraints, and other consequences due to limitations on public interactions.

# ATTACHMENT A. 2022 General Plan Annual Progress Report

## **Urban Services Line Review**

No Growth Boundary lines were modified in the unincorporated area of the County in 2022.

## **Capital Improvement Plan Review**

Staff has reviewed the Capital Improvement Plan for 2019-2023 and determined it to be consistent with the General Plan.

## **Interagency Coordination**

Staff continues its partnership with the Sacramento Area Council of Governments (SACOG), especially in the areas of grant funding opportunities for meeting regional goals related to housing and related infrastructure needs, and other matters of regional importance.

During the 2022 calendar years County staff continued to coordinate with the City of Davis toward the proposed city annexation of 118.5-acre Davis Innovation & Sustainability Campus (DISC) though the project failed to be approved by Davis voters. County staff also coordinated with the Yocha Dehe Wintun Nation to complete the County Road 41 Washout Realignment project.

County staff 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 adopted Yolo County Habitat Conservation Plan/Natural Communities Conservation Plan (HCP/NCCP).

# ATTACHMENT A. 2022 General Plan Annual Progress Report

## 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 Housing Element Progress Report forms for 2022 are included as an appendix to this General Plan Annual Report.

The Department of Finance mid-year estimates for 2022 saw a huge population increase for unincorporated Yolo County by 26.5% to a population of 35,900 residents, but most of the growth is attributed to the return of University of California Davis students to on-campus dormitories and apartments as the campus reopened following the pandemic. The housing stock in the unincorporated County is 8,735 dwelling units which includes approximately 79 percent single family homes (6,883 homes), nine percent multiple family homes (762 units), and 12 percent mobile homes (1,091 units). The above housing numbers do not include the student housing population composed entirely of students living in group quarters at UC Davis.

### 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 6<sup>th</sup> cycle Housing Element for 2021-2029 RHNP was adopted in 2021.

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.

The RHNP identified a total of 57 dwelling units as the unincorporated County’s “fair share” of the regional needs total for the period from 2021 to 2029. The table below identifies the breakdown of this number for each of the four income categories covered by the RHNP for the unincorporated County.

**Table 1. RHNA for Unincorporated Yolo County (2021-2029)**

Income Category	Income Limit	RHNA for unincorporated Yolo County
Extremely Low	0-30% AMI	7
Very Low Income	30-50% AMI	7
Low Income	50-80% AMI	9
Moderate Income	80-120% AMI	10
Above Moderate Income	120%+ AMI	24
TOTAL		57

# ATTACHMENT A. 2022 General Plan Annual Progress Report

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.

## Historical Housing Construction

Since the economic downturn in 2008, the number of residential units that have been constructed in the unincorporated area has remained relatively low, compared to a high of 78 units in 2008 to an average of about 25 units between 2012 and 2022 (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. The extremely low number of units completed in 2022 is thought to be due to material shortages and the high cost of materials resulting from the pandemic.

**Table 2. New Housing Construction in Unincorporated Yolo County 2012 - 2022**

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
Yolo County	48	31	23	11	54	12	19	28	23	24	5	278

## New Home Values

As previous annual reports document, the valuation of homes that have been constructed since 2012 through 2022 has remained relatively stable, with the majority of homes (58%) valued at between \$100,000 and \$500,000.

**Table 3. New Home Construction Valuations in Unincorporated Yolo County 2012 - 2022**

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
Under \$100,000	40*	2	4	0	1	4	4	5	1	3	0	64 (23%)
\$100,000 – \$249,999	0	1	5	3	44*	6	2	9	11	4	5	90 (32%)
\$250,000 – \$499,999	3	20	4	3	7	0	5	10	9	11	0	72 (26%)
\$500,000 – \$999,999	5	8	9	4	2	2	7	4	1	6	0	48 (17%)
Over \$1,000,000	0	0	1	1	0	0	1	0	1	0	0	4 (2%)
Total	48	31	23	11	54	12	19	28	23	24	5	278 (100%)

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

\* Includes affordable apartments in Esparto in 2012 and 2016.

# ATTACHMENT A. 2022 General Plan Annual Progress Report

## Affordable Housing Units Added in 2022

In 2022, the state Housing and Community Development Department (HCD) defined the median household income for a family of four in Yolo County as \$106,600. In other words, half of the households with four people in Yolo County earned less than this amount, and half earned more in 2022. 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. 2022 Income Limits for Yolo County**

Persons per Household	Extremely Low Income	Very Low Income	Low Income	Median Income	Moderate Income
1	\$20,850	\$34,700	\$55,550	\$74,600	\$89,550
2	\$23,800	\$39,650	\$63,450	\$85,300	\$102,300
3	\$26,800	\$44,600	\$71,400	\$95,950	\$115,100
4	\$29,750	\$49,550	\$79,300	\$106,600	\$127,900
5	\$32,470	\$53,550	\$85,650	\$115,150	\$138,250
6	\$37,190	\$57,500	\$92,000	\$123,650	\$128,350

Using the above affordable income criteria, HCD provides an affordability calculator to determine levels of affordability based on standard assumptions. For all units, the calculator assumes the following:

- A. Household size will exceed bedroom count by one (e.g. the household size of a two bedroom unit will be three persons).
- B. Monthly housing costs will include a utility allowance equal to the Average California Monthly Residential Utility Bill according to the U.S. Energy Information Administration

For owner-occupied units, the calculator assumes the following based on the most recent data available at the time that the calculator is updated:

- A. A 30-year Federal Housing Administration (FHA) mortgage with a down-payment of 3.5% of the sales price.
- B. The highest national average mortgage interest rate from the fiscal year prior.
- C. A private mortgage insurance premium calculated pursuant to HUD's FHA methodology
- D. A property tax rate of 1.1%.
- E. For homeowners' insurance, the Annual Average Written Premium according to the Homeowners Multi-Peril Data[iii] from the California Department of Insurance.
- F. Average annual home maintenance equal to 1% of sales price.
- G. Statewide Average Monthly Water Bill per most recent California Water Boards Drinking Water Needs Assessment.
- H. Monthly sewer costs pursuant to the average California wastewater costs in the State Water Resources Control Board survey.

# ATTACHMENT A. 2022 General Plan Annual Progress Report

I. Monthly trash pickup and residential garbage collection costs in the middle of the range provided by HomeAdvisor.

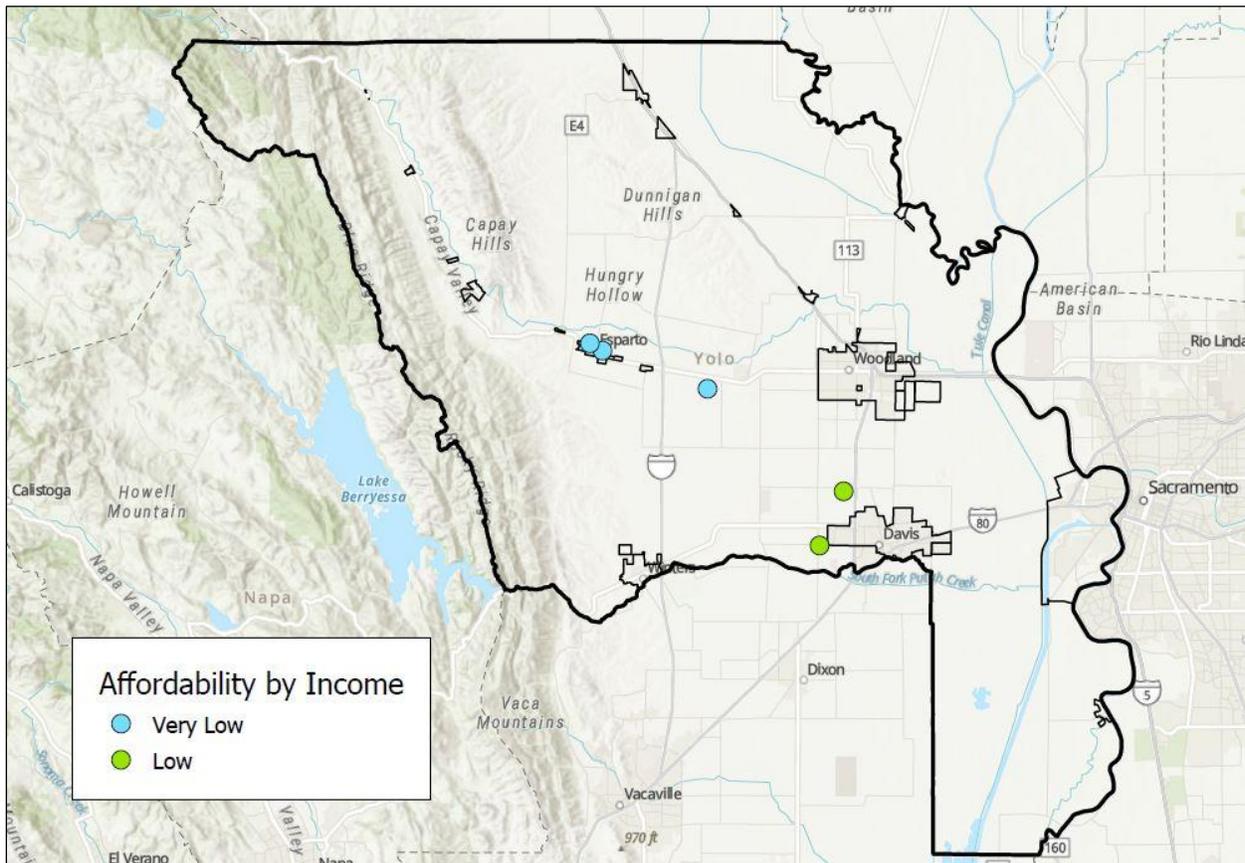
Based on these assumptions, the approximate rents and purchase price limits for a family of four would be as follows:

**Table 5. 2022 Affordable Housing Maximum Costs**

Income Category	Rent	Purchase Price
Extremely Low Income	>\$746	>\$79,000
Very Low Income	>\$1,300	>\$150,000
Low Income	>\$2,000	>\$225,000
Moderate Income	>\$3,350	>\$350,000

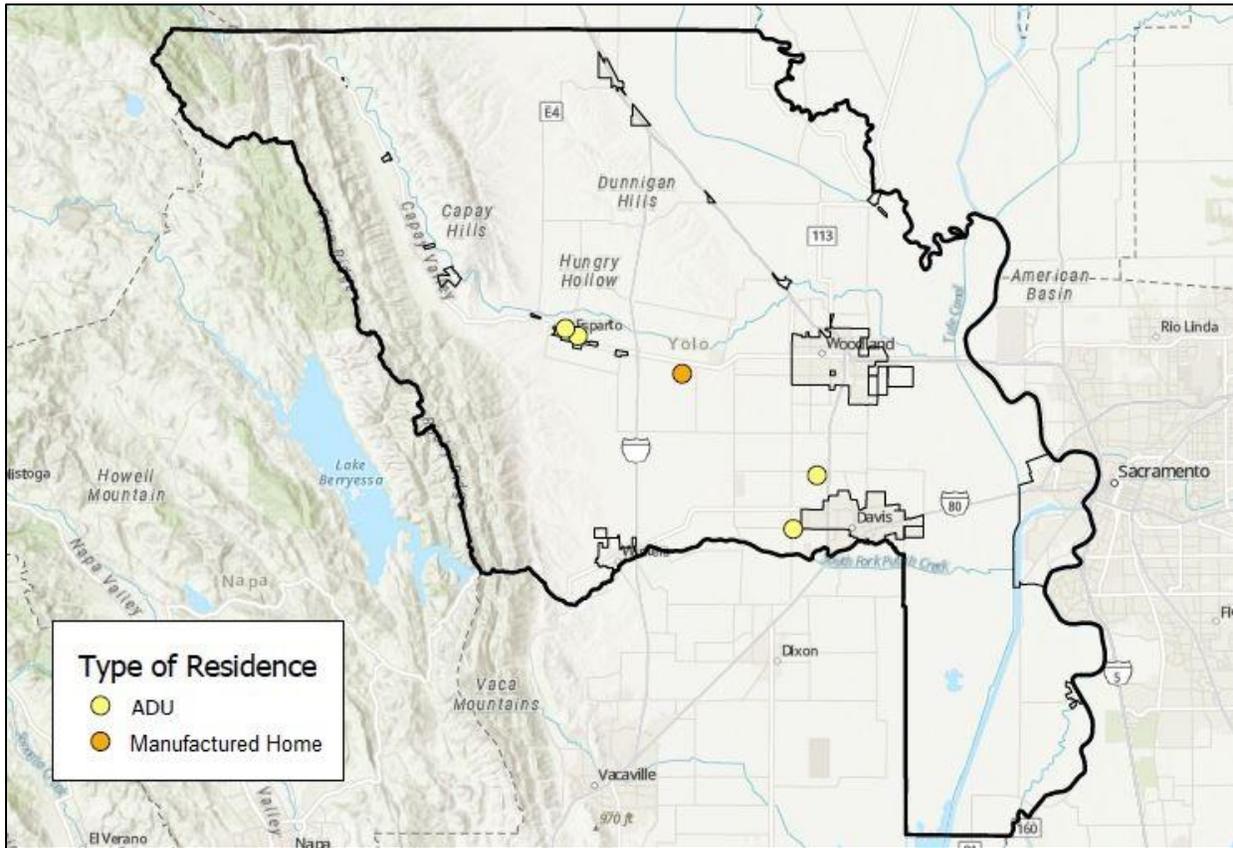
In 2022, a total of 5 dwelling units have received final approval for occupancy (see 2022 Housing Element Annual Progress Report Table A2 attached to this report), which includes three dwelling units affordable to very low-income households and two dwelling units affordable to low-income households. These consisted of four Accessory Dwelling Units (ADU) built in Esparto and around Davis, and one manufactured home off State Route 16 west of CR 93 (Figures 3 and 4).

**Figure 3. 2022 New Housing Locations by Affordability**



# ATTACHMENT A. 2022 General Plan Annual Progress Report

**Figure 4. 2022 New Housing Locations by Type**



## RHNP Progress

The County is expected to meet the 2021-2029 RHNA goal of 57 units. In 2022, a total of 5 dwelling units have received final approval for occupancy (see 2022 Housing Element Annual Progress Report Table A2 attached to this report). The cumulative total for the 6<sup>th</sup> cycle RHNP requirement includes housing completed in the second half of 2021 when the current cycle began.

**Table 6. RHNP Progress (2021-2029)**

Income Category	Homes completed after June in 2021	Homes completed in 2022	6 <sup>th</sup> Cycle Cumulative Total	6 <sup>th</sup> Cycle RHNA requirement
Extremely Low	1	-	1	7
Very Low Income	-	3	3	7
Low Income	-	2	2	9
Moderate Income	9	-	9	10
Above Moderate Income	1	-	1	24
<b>TOTAL</b>	<b>11</b>	<b>5</b>	<b>16</b>	<b>57</b>

# ATTACHMENT A. 2022 General Plan Annual Progress Report

The Housing Element identifies areas available for housing development that exceed the RHNP numbers. Esparto, specifically, has three separate subdivisions, consisting of 318 units (including 89 inclusionary affordable units) that received original tentative subdivision map approval in 2007-2008 and two have since been revised and are likely to proceed to final map and construction within the current RHNP cycle.

Outside of Esparto, housing development in the unincorporated area of Yolo County is limited 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 to 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 2021-2029 Housing Element planning cycle, the existing designated and zoned land in the 2030 Countywide General Plan and current zoning maps is sufficient to achieve the RHNA numbers.

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. Yolo County’s 6<sup>th</sup> Cycle Housing Element provides 34 programs. The Annual Progress Report provided to California Housing and Community Development in Appendix A includes Table D, a list of 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, approximately half or 18 of the 34 programs are ongoing, one action has been completed, nine are in progress, and six are pending.

## **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 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 by staff to remove additional barriers to housing through access to funding from SACOG specific to this task have been ongoing since 2020.

## ATTACHMENT A. 2022 General Plan Annual Progress Report

The adopted (2014) Zoning Regulations include numerous provisions that significantly reduce zoning constraints to transitional housing, emergency shelters, group homes, and other types of affordable housing. The Zoning Regulations were updated in 2022 to comply with State law to allow a ministerial process to split a residential lot in areas that meet the definition of an urban area and clarify and facilitate small multi-unit residential housing permitting.

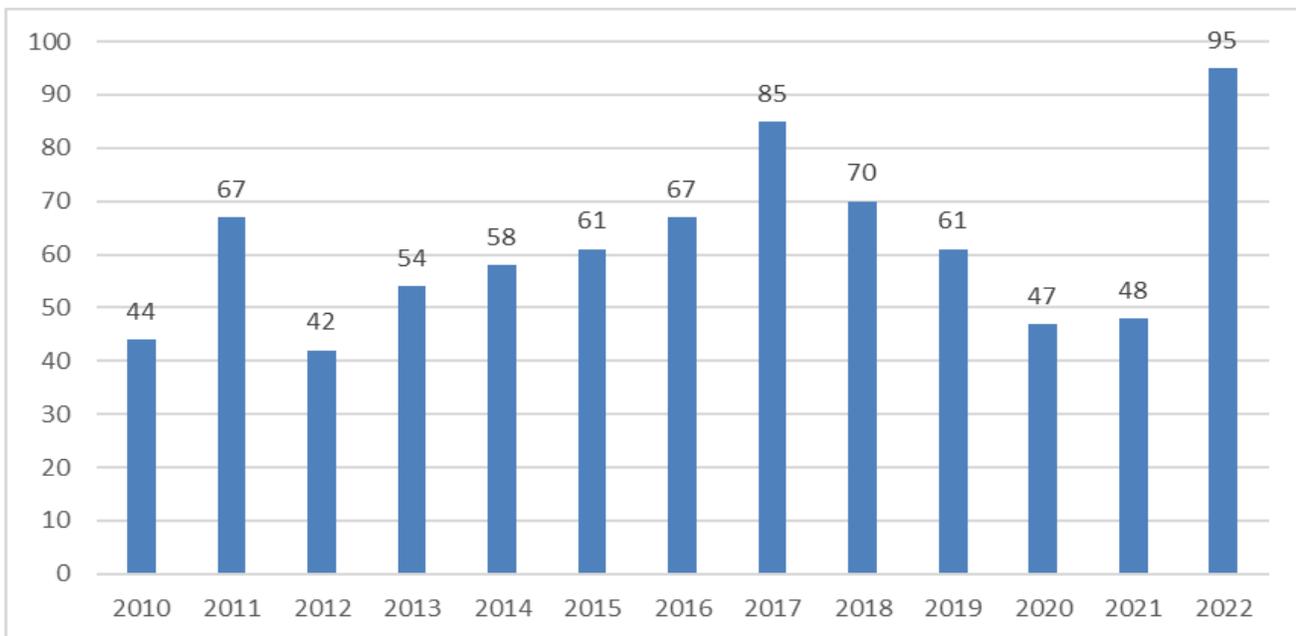
## Development Activity and Recent Permit Trends

### Planning Applications

Over the last decade, the Planning Division has taken in an average of 50 - 60 planning and zoning applications annually, although this number can vary widely. Applications include requests for Tentative Maps, Use Permits, Site Plan Reviews, Lot Line Adjustments, Rezones, and Williamson Act agreements. A figure illustrating the trend in development applications since year 2010 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. In 2010, when the real estate market began to slowly recover from the Great Recession, there was an upward trend in the number of planning applications, which peaked in 2017. A slight decline in development application reviews has been steady since 2018, with a significant decline in 2020 and 2021 likely due to the COVID-19 pandemic. That was followed by a significant rebound in 2022, which also includes applications submitted in compliance with the CLUO.

**Figure 5: Total Planning Applications for Yolo County 2010 - 2022**



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.

# ATTACHMENT A. 2022 General Plan Annual Progress Report

## 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. The number of building permits has rebounded over the last two years to 1,116 permits issued annually.

**Figure 6: Total Building Permits Issued by Yolo County 2010 - 2022**

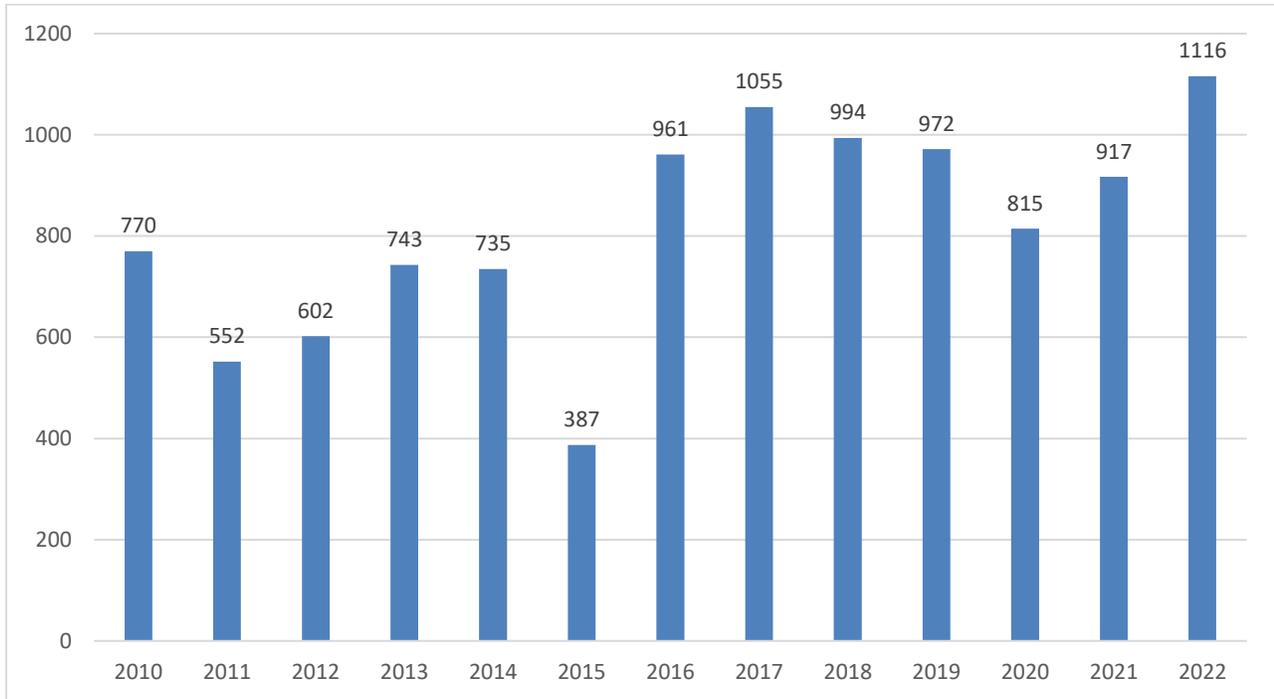
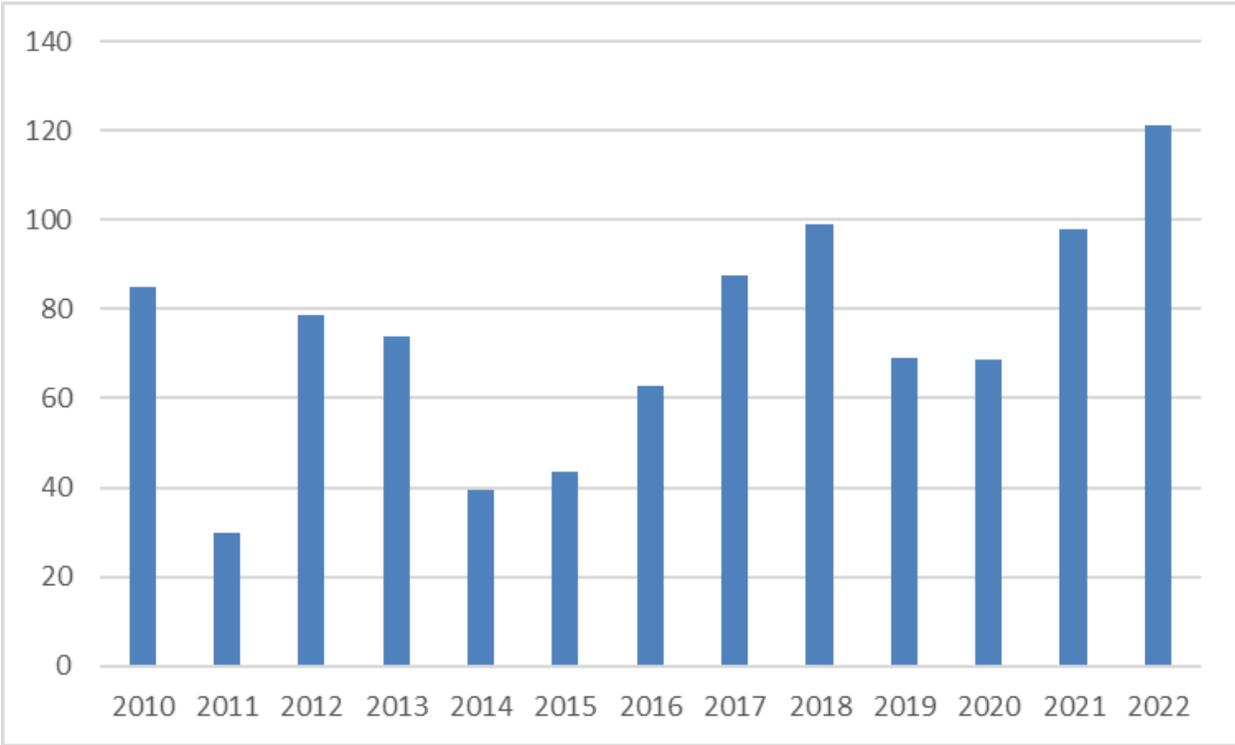


Figure 5, below, provides an overview of building permit valuation within the last decade. Previous annual reports provide an ongoing summary of changes during the last several years and are available as reference documents.

Building permit valuations decreased in 2019 and 2020 and have rebounded in 2021 and exceeded the previous high of \$99 million in 2018 by over 20% to \$121 million. However, the County continued to see construction of high value projects, such as agricultural industrial buildings and ground-mounted solar installations. Permitting for an agricultural storage facility near the intersection of Interstate 5 and CR 99 had a valuation of nearly \$16 million. An office for Sakata Seeds was valued at \$8.4 million and the 3-Megawatt ground mount solar installation at the Bayer Research facility west of Woodland for \$5.4 million.

# ATTACHMENT A. 2022 General Plan Annual Progress Report

Figure 7: Total Building Permit Valuation for Yolo County (in \$ millions) 2010 – 2022



**APPENDIX A.**  
**Annual Building Activity Report Summary Table**

# ATTACHMENT A. 2022 General Plan Annual Progress Report

Project Identifier				Unit Types		Affordability by Household Incomes - Building Permits								
1				2	3	7							8	9
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
						0	8	0	4	0	5	12		29
49448009	17866 Railroad St		BP2019-0999	2 to 4	R				2				5/19/2022	2
60175001	7766 County Road 49		BP2021-0986	MH	O		1						6/8/2022	1
25460003	32484 CR 24		BP2022-0048	MH	O								5/20/2022	0
25010031	34378 CR 17		BP2022-0086	MH	O		1						2/17/2022	1
41120012	24509 CR 99		BP2022-0087	MH	O				1				3/16/2022	1
41120012	24515 COUNTY RD 99		BP2022-0091	MH	O		1						3/16/2022	1
54010041	7846 EUCALYPTUS RD		BP2022-0432	MH	O				1				6/28/2022	1
60070004	7968 COUNTY ROAD 49		BP2022-0474	MH	R		1						10/7/2022	1
60070004	7980 COUNTY ROAD 49		BP2022-0476	MH	R		1						10/7/2022	1
38080018	31179 RUSSELL BLVD		BP2022-0617	MH	O						1		10/19/2022	1
50180025	31606 CR 29A		BP2022-0795	MH	O		1						10/31/2022	1
51183010	3130 CR 88C		BP2022-0980	MH	O						1		12/23/2022	1
38040031	26611 CR 89		BP2019-1261	SFD	O							1	10/7/2022	1
51190013	3216 CR 99W		BP2021-0448	SFD	O							1	5/16/2022	1
36160014	38392 Lanue Way		BP2021-0452	SFD	R							1	4/26/2022	1
36160010	38315 LARUE WAY		BP2021-0593	SFD	O							1	3/9/2022	1
69150003	27276 MEADOWBROOK DR		BP2021-0689	SFD	O							1	4/12/2022	1
49334007	26874 MADISON ST		BP2021-0879	ADU	R		1						2/3/2022	1
55050002	32465 CR 11		BP2021-0901	SFD	O						1		3/21/2022	1
41220029	39398 SPYGLASS PL		BP2021-0963	ADU	R								3/8/2022	0
30180003	27300 CR 87		BP2021-0969	SFD	O							1	3/28/2022	1
49511013	26214 LUCILLE ST		BP2022-0037	ADU	R								4/20/2022	0
30280034	28017 HWY 128		BP2022-0183	SFD	O							1	9/22/2022	1
49326009	16923 ALPHA ST		BP2022-0224	ADU	R								5/5/2022	0
36160028	27028 TIERRA LINDA PL		BP2022-0297	ADU	R								5/2/2022	0
37030012	36153 CR 30		BP2022-0379	ADU	R						1		7/25/2022	1
38090030	27458 CR 92F		BP2022-0403	SFD	O							1	6/30/2022	1
27200007	13280 HWY 113		BP2022-0415	SFD	O						1		10/13/2022	1
6918015	27435 OAKSIDE DR		BP2022-0445	SFD	O							1	7/21/2022	1
6918015	27435 OAKSIDE DR		BP2022-0445	ADU	R							1	7/21/2022	1
38140005	34040 RUSSELL BLVD		BP2022-0450	SFD	O							1	11/1/2022	1
40070030	20300 CR 94A		BP2022-0485	SFD	O							1	7/18/2022	1
37050013	26487 County Road 97		BP2022-0519	SFD	O		1						12/6/2022	1
69010053	43255 MONTGOMERY AVE		BP2022-0608	SFD	O								9/14/2022	0
69180032	43154 MONTGOMERY AVE		BP2022-0659	SFD	O								9/20/2022	0
69010009	28250 MACE BLVD		BP2022-0688	SFD	O								10/6/2022	0
38140003	33245 RUSSELL BLVD		BP2022-0972	SFD	O								11/28/2022	0



# ATTACHMENT A. 2022 General Plan Annual Progress Report

## **Appendix B. Housing Element Program Implementation Table**

# ATTACHMENT A. 2022 General Plan Annual Progress Report

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction		Yolo County - Unincorporated	
Reporting Year		2022	(Jan. 1 - Dec. 31)
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
HO-A1	The County will submit an annual progress report (APR) to the State describing the achievements, progress, and shortfalls in implementing the Housing Element.	Annual	Ongoing
HO-A2	Make available, via the County's website,	Annually	Ongoing
HO-A3	Development projects on sites in the	Annually	Ongoing
HO-A4	The County shall require each community plan update or new specific plan to: Establish standards that set a target ratio of rentals to for-sale housing and a target ratio of single family to multifamily units for new residential growth, Adopt standards to require a range of housing unit sizes and to	Ongoing	Ongoing
HO-A5	Apply resale controls and rent and income restrictions through deed-restrictions of affordable units and, where applicable, the inclusionary housing agreement requirements in the Zoning Code.	Ongoing	Ongoing
HO-A6	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).	Dec-22	In Progress
HO-A7	The County shall update the Zoning Code to remove constraints to a variety of housing types and ensure the County's standards and permitting requirements are consistent with State law.	Dec-21	Completed
HO-A8	Annually review State housing legislation a	Annually	Ongoing
HO-A9	Coordinate input from various stakeholders, including local businesses, housing advocacy groups, neighborhood organizations, Citizens Advisory Committees, and Chambers of Commerce	Annually	Ongoing
HO-A10	When updating community plans, the Zoning Code, and other planning and development regulations, engage a broad spectrum of the public in the development of housing policy.	Annually	Ongoing
HO-A11	Submit applications and assist non-profit organizations and private developers with applications for State and federal grant, loan, bond, and tax-credit programs that provide low-cost financing or subsidies for the production of affordable housing.	Annually	Ongoing
HO-A12	Support the provision, maintenance, and rehabilitation of housing that meets lower income and special housing needs.	Ongoing	Ongoing
HO-A13	Coordinate with staff from Yolo County Housing to market the Housing Choice Voucher program, improve its overall effectiveness for extremely low-income households, and prioritize vouchers to be set aside for extremely low-income households.	Ongoing	Ongoing
HO-A14	Coordinate with major employers and stakeholders in the County, including the Yocha Dehe Wintun Nation Tribe to identify opportunities to provide workforce housing along transit routes in the County that provide access to employment centers.	2022/23	In Progress
HO-A15	Promote the First-time Homebuyers Down Payment Assistance program and Self-Help Housing programs to the public.	Annually	Ongoing
HO-A16	Assist low and moderate-income households in obtaining affordable housing, through: Identifying and maintaining a list of available resources available for lower and moderate income households; Annually coordinate with non-profit organizations serving low-income families to ensure that the information reflects their available resources; providing this information in both English and Spanish at multiple locations.	Dec-22	Pending

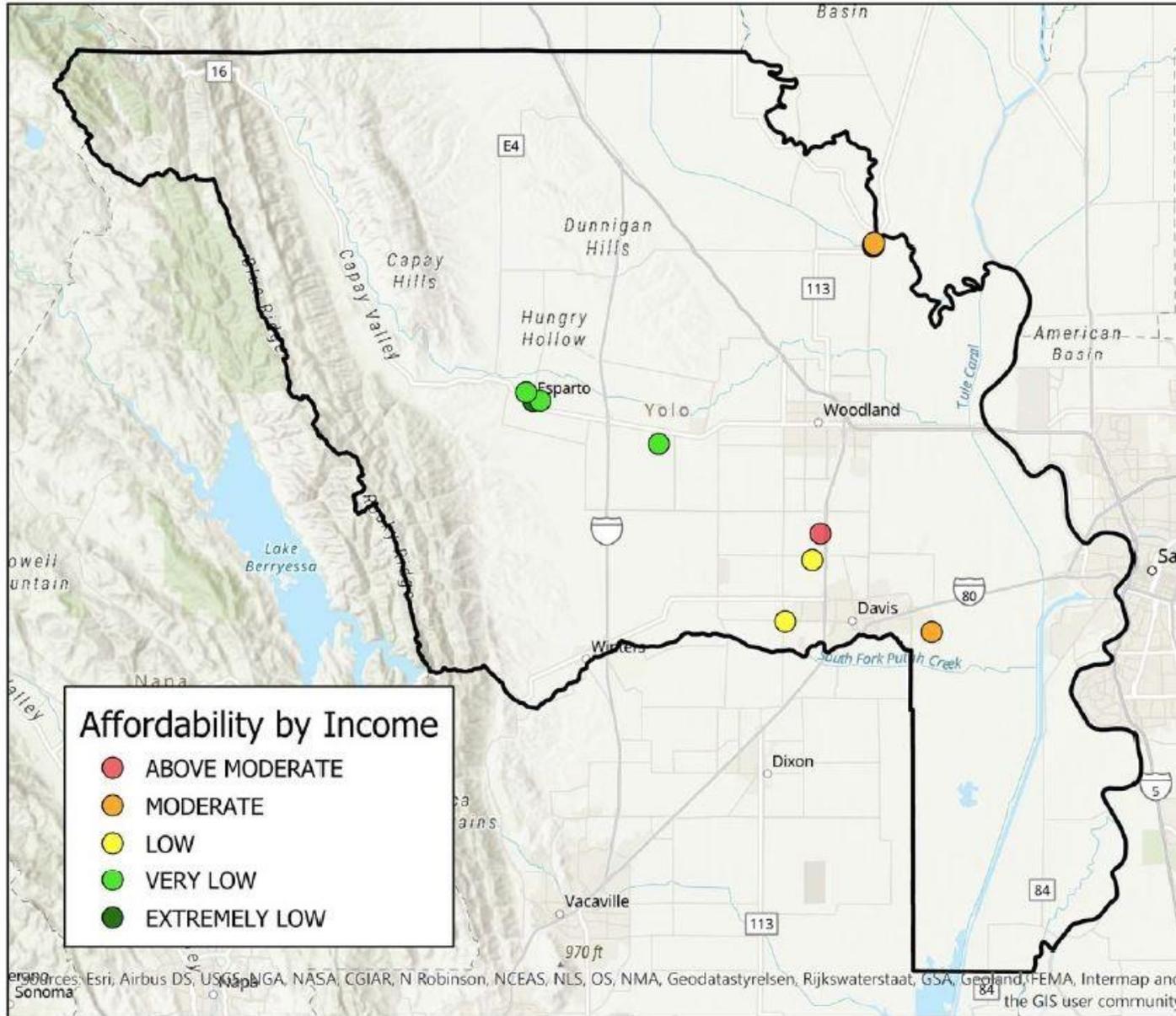
# ATTACHMENT A. 2022 General Plan Annual Progress Report

HO-A17	Review effectiveness of the Regional Council of Rural Counties (RCRC) in assisting County homebuyers with Mortgage Credit Certificates.	Dec-22	Pending
HO-A18	Notify public and/or private sewer and water providers of their responsibility to provide service for new affordable housing projects.	2021	Ongoing
HO-A19	Address the needs of existing disadvantaged areas, and improve access to high resource areas, prioritize public infrastructure improvement projects, including water and sewer infrastructure, and flood hazard risk mitigation projects.	Dec-23	In Progress
HO-A20	Establish a County Housing Planner position to coordinate and report on County housing activities, to create partnerships and seek funding that result in expanded housing opportunities, and to guide affordable housing projects.	2023	Pending
HO-A21	The County shall encourage development of ADUs and JADUs through a variety of measures.	Dec-22	Pending
HO-A22	Continue to work cooperatively with Yolo County Housing and cities through the Yolo County Homeless and Poverty Action Coalition to ensure an on-going, countywide, centralized, coordinated system of prevention services that improves access to services for people at risk of or experiencing homelessness.	Ongoing	Ongoing
HO-A23	Encourage the maintenance, rehabilitation, and revitalization of housing and communities by offering home inspection services to identify substandard conditions; Maintain and update information about rehabilitation loan programs; Contact the owners of substandard rental housing and identify available State funding; distribute information regarding the assistance programs via the County's website	2022/23	In Progress
HO-A24	Periodically survey housing conditions in the unincorporated area to maintain a current database on housing repair needs and document substandard housing units.	Ongoing	Ongoing
HO-A25	Promote financial incentives and assistance programs for energy conservation and assistance with energy bills,	Ongoing	Ongoing
HO-A26	Prior to the 7th Housing Element cycle, work with SACOG on RHNA assignments to ensure the RHNA is consistent with County policies of encouraging growth in cities, recognizes flood hazard limitations, and lack of infrastructure	2027	Pending
HO-A27	Promote foreclosure prevention resources by continuing to post information on the County website about foreclosure prevention hotlines and services offered by HUD-approved housing counseling agencies.	Bi-annually	Ongoing
HO-A28	Continue to implement the County's Inclusionary Housing Ordinance to ensure new residential development addresses its fair-share of housing needs for all income levels.	Bi-annually	Ongoing
HO-A29	Through the effort with the Yolo County Homeless and Poverty Action Coalition request a working session with the group and interested stakeholders to identify new ways to partner with non-profits.	2022/23	In Progress
HO-A30	Implement housing strategies of the Agricultural Labor Report to increase affordable housing for farmworkers and ensure quality of affordable rental facilities.	2021-23	In Progress
HO-A31	Affirmatively Further Fair Housing Outreach and Coordination Program: Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing services and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through providing information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers.	2022/23	In Progress
HO-A32	Implement the following strategies from the Yolo County 2020 – 2025 Strategic Plan to address broadband equity issues.	2022-2024	In Progress



**Appendix C.  
RHNP Cycle 6 Cumulative Housing Map**

# RHNP Cycle 6 New Housing (2021-2022)



Map sources: Esri, Airbus DS, USGS, NOAA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

**Appendix D.**  
**2021-2022 Community Service Budget**

# Community Services



**Taro Echiburú**  
*Director*



## OUR MISSION

*The mission of Community Services is to provide road maintenance, land use planning, building inspections, code enforcement, consumer and environmental protection, hazardous materials and hazardous waste inspection and emergency response, integrated waste management and fleet services through excellent customer service and responsible financial management.*

## Major Services

Community Services oversees land use planning and development, building permitting and inspection, code enforcement, floodplain management, consumer and environmental protection, hazardous materials and waste inspection and emergency response, integrated waste management, hazardous waste disposal and recycling services, engineering services, including construction and maintenance of roads, and bridges, County fleet services, cannabis regulatory compliance, inspection and enforcement, and county service areas.

## Summary of Budget by Program

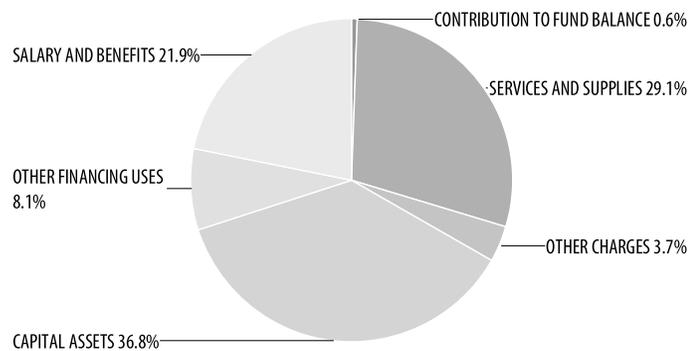
Program	Expenditures	Revenue	Use of Fund Balance	Net County Cost
Building	1,775,333	1,709,489	65,844	0
Cannabis Taskforce	3,545,861	1,874,326	1,671,535	0
Code Enforcement	230,744	17,000	0	213,744
Environmental Health	4,207,401	3,738,815	361,390	107,196
Fleet Services	2,163,047	1,844,101	318,946	0
Integrated Waste Management	37,481,504	27,825,282	9,656,222	0
Planning	1,944,293	1,197,237	3,500	743,556
Roads/Public Works	33,275,563	36,495,293	(3,219,730)	0
Surveyor	70,000	70,000	0	0
<b>Total</b>	<b>84,693,746</b>	<b>74,771,543</b>	<b>8,857,707</b>	<b>1,064,496</b>

### Summary of Budget by Category

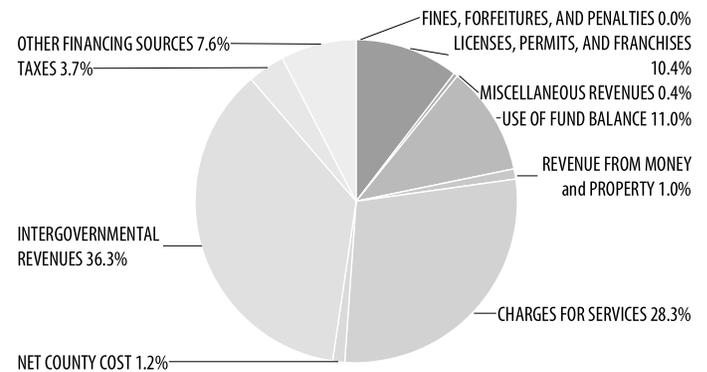
	FY 2018 / 2019 Actuals	FY 2019 / 2020 Actuals	FY 2020 / 2021 Adopted	FY 2021 / 2022 Requested	FY 2021 / 2022 Recommended
<b>REVENUE</b>					
TAXES	2,540,750	2,857,487	3,002,922	3,164,077	3,164,077
LICENSES, PERMITS, AND FRANCHISES	8,965,187	8,400,313	9,130,903	8,885,428	8,885,428
FINES, FORFEITURES, AND PENALTIES	18,573	21,216	17,000	14,500	14,500
REVENUE FROM MONEY & PROPERTY	1,977,500	1,977,956	357,220	885,064	885,064
INTERGOVERNMENTAL REVENUES	14,555,301	13,865,433	22,581,851	30,936,684	30,936,684
CHARGES FOR SERVICES	19,119,728	20,073,224	23,589,362	24,120,601	24,120,601
MISCELLANEOUS REVENUES	500,497	328,255	182,894	300,100	300,100
OTHER FINANCING SOURCES	8,948,237	29,138,623	6,731,990	6,465,089	6,465,089
<b>TOTAL REVENUE</b>	<b>56,625,772</b>	<b>76,662,508</b>	<b>65,594,142</b>	<b>74,771,543</b>	<b>74,771,543</b>
<b>APPROPRIATIONS</b>					
SALARY AND BENEFITS	14,904,615	16,104,617	17,842,085	18,752,541	18,613,296
SERVICES AND SUPPLIES	18,178,229	20,445,759	26,400,098	25,123,782	24,748,782
OTHER CHARGES	2,228,393	2,797,507	2,221,818	2,413,668	3,122,531
CAPITAL ASSETS	17,739,390	17,711,258	27,715,161	31,321,363	31,321,363
OTHER FINANCING USES	9,720,941	14,777,723	7,017,117	6,887,774	6,887,774
<b>TOTAL APPROPRIATIONS</b>	<b>62,771,567</b>	<b>71,836,864</b>	<b>81,196,279</b>	<b>84,499,128</b>	<b>84,693,746</b>
<b>USE OF FUND BALANCE</b>	<b>5,246,620</b>	<b>(6,043,423)</b>	<b>14,728,085</b>	<b>8,063,704</b>	<b>8,857,707</b>
<b>NET COUNTY COST</b>	<b>899,175</b>	<b>1,217,779</b>	<b>874,052</b>	<b>1,663,881</b>	<b>1,064,496</b>

FUNDED STAFFING	121	129	128	131	131
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### Expenditures

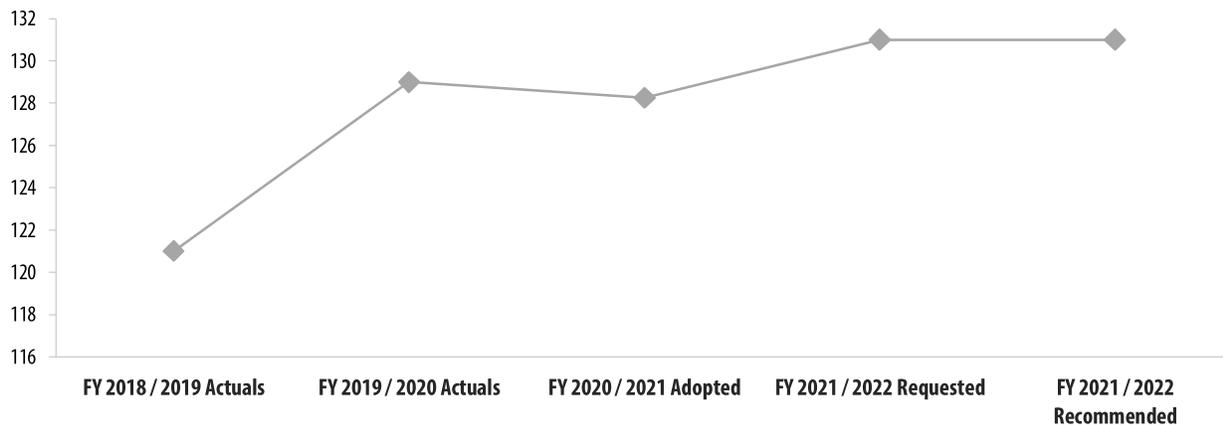


### Revenues

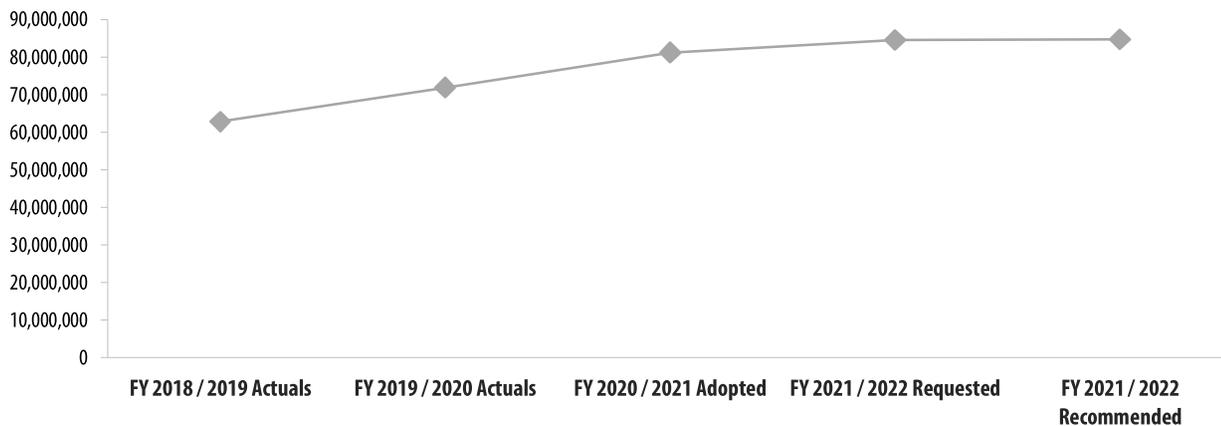




## Four Year Staffing Trend



## Four Year Expenditures Trend



## Significant Budget Changes

The Recommended Budget includes an increase in expenditures for the Cannabis division to move staff from 120 W. Main Street to a new modular building on the Beamer campus. Within the Planning division, the Sacramento Area Council of Governments (SACOG) Green Region Program grant requiring a county match has been transferred to the General Services department. The division also added a new Senior Administrative Services Analyst position to coordinate the Climate Sustainability Project.

Additionally, the Recommended Budget includes funding related to road and bridge improvement projects and Integrated Waste Management (IWM) capital improvement projects, including the completed construction of waste management unit 6F. Due to the significant increase in IWM capital projects, capital assets have increased approximately \$3.3 million since 2020-21.

## Prior Year Goals, Strategies & Accomplishments

### Goal 1: Improve online access to information and services in building, planning and code enforcement



#### *Strategies 2020-21*

- Improve online services, including electronic plan submittal and more “touchless” paper processing.
- Update the Zoning Regulations to promote an increase in residential development through a focused revision and reorganization that will simplify content in an up-to-date, consistent, and user-friendly document. The update will provide streamlined review and approval of projects and will accommodate a range of housing types in appropriately zoned areas while still protecting agriculture. Some key elements of the update include removing discretionary permitting requirements, where appropriate, to minimize building setbacks and other impediments that otherwise delay and deter medium density and affordable residential projects and, revising parking requirements to encourage more compact development and efficient use of land.
- Implement updated Code Enforcement Ordinance and improve efficiency in achieving compliance. Improve cost recovery through application of fines and fees, where appropriate.

#### *Accomplishments*

- Building staff worked together to utilize existing programs in the department to implement online plan submittals and worked to improve on the “touchless” paper processing goal. This has worked great during the COVID-19 office closures.
- Staff completed an update to the Residential Zoning Regulations to bring definitions and requirements for streamlining approval and construction of Accessory Dwelling Units into compliance with state law, and reduced building setbacks to encourage more compact residential development. A more comprehensive update to the Zoning Code remains underway that will revise and reorganize the regulations to simplify content in an up-to-date, consistent and user-friendly document. Some key elements of the update include removing discretionary permitting requirements and other impediments, where appropriate, that otherwise delay and deter medium density and affordable residential projects, continued protection of agriculture, and encouraging more compact development and efficient use of land.
- The Code Enforcement Ordinance was approved by the Board of Supervisors. The ordinance has helped with more efficient enforcement actions and cost recovery.

## Prior Year Goals, Strategies & Accomplishments

### Goal 2: Continue program development in the cannabis program



#### **Strategies 2020-21**

- Continue efforts for educating cannabis licensees on program requirements during monthly inspections and through cultivator meetings and correspondence and address public complaints.
- Continue development of the Cannabis Land Use Ordinance (CLUO) and associated Program Environmental Impact Report with the goal of Board adoption and implementation in early 2021. Modifications to the Cannabis interim licensing ordinance to reflect consistency with the CLUO will follow.

#### **Accomplishments**

- The Cannabis Unit's monthly routine inspection program has made progress over the past year in educating cannabis licensees with the knowledge necessary to succeed and stay compliant with the Yolo County Marijuana Cultivation Ordinance (Chapter 20 of the Yolo County Code). Of the 25 citable non-compliance violations, about half have seen a decrease in being cited from 2019 to 2020. Most of the non-compliance notices issued in 2020 revolved around Track and Trace compliance. There has been an overwhelming decline in the number of Notice of Violations issued, which are considered major offenses, decreasing from 22 in 2019 to 13 in 2020. There has also been a decrease in the number of complaints from the public. Specifically, the number of complaints related to lights decreased from 5 in 2019 to 2 in 2020 and the number of complaints related to odor decreased from 16 in 2019 to 9 in 2020.
- The Board is currently considering the CLUO. It is anticipated to be adopted by the end of the Fiscal Year. Implementation will begin in the second half of 2021.

### Goal 3: Protect the public and environmental health through effectively delivered environmental health services



#### **Strategies 2020-21**

- Continue working on the development of ArcGIS web applications for Land Use programs. Specifically publishing the small Public Water Systems web application that has been completed and developing the Onsite Wastewater Treatment Systems (OWTS) web application. These will be added to the county data as layers available for different purposes,

## Prior Year Goals, Strategies & Accomplishments

including planning and emergency preparedness. They can be made available for public viewing too.

- Develop a program to recognize the food facilities that have been shown to have exceptional food safety during inspections.
- Maintain and strengthen our relationship with the local fire departments by meeting on a regular basis, participating in drills, etc. This will improve coordination when responding to hazmat emergencies.
- Continue to improve online resources for customers by focusing on refreshing and updating all the Environmental Health webpages.

### ***Accomplishments***

- Staff has completed the development of both the Public Water Systems and the Onsite Wastewater Treatment System web applications, and both are now layers in our GIS viewer.
- Staff has communicated with other jurisdictions in the State who have existing food facility recognition programs. Staff is currently reviewing the information received about these programs. Staffing vacancies have reduced the amount of time staff has been able to work on this goal. Next steps to be completed in 2021-2022 are for staff to develop a proposal for the Yolo County program and conduct outreach to food facilities for feedback on the proposal.
- Staff began regularly attending the Yolo County Fire Chief’s meeting in 2020-2021. Staff also regularly attend the Yolo County Office of Emergency Services meetings which is helpful in keeping up to date with different fire agency activities, emergency/disaster preparedness trainings, tabletop drills and organizational changes. There have not been any drills this past year due to the COVID-19 pandemic.
- Environmental Health staff have updated many of the webpages, including, but not limited to the main Environmental Health page, pages for the food program and onsite wastewater programs. Staff recently spent time updating the links that were broken during the County’s website update. Staff will continue to update the webpages in the coming year.

## **Goal 4: Safe, efficient, and fiscally manageable County roadway system**



### ***Strategies 2020-21***

- Public Works Staff have identified various projects needed to ensure the continued viability of the county’s roadway infrastructure. Some of these projects include Guard Rail replacement on Old River Road, Widening of CR 27, relocation of the Railroad Crossing for CR32A and the completion of CR 95 bridge over Dry Slough. In addition, Public Works staff is scheduling

## Prior Year Goals, Strategies & Accomplishments

several preservation projects including the rehabilitation pavement in Zamora and will be working on the right-of-way acquisition for the Rumsey Bridge project.

- Public Works Division continues to practice fiscally sound management through grant funding for projects such as the Madison Flood Mitigation Study and State Route 16 Flood Improvement Study.
- Sustainable efforts will continue into the upcoming year through the CR 98 Bike & Safety Improvement Project.

### ***Accomplishments***

- The CR 98 Bike & Safety Improvement Project right-of-way phase will begin with the fiscal year with plans to complete the right-of-way acquisition and utility relocation by the Spring of 2022.

## **Goal 5: Operation of a fully integrated County/City waste management system**

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### ***Strategies 2020-21***

- Start a new landfill Environmental Impact Report (EIR) to incorporate current and future projects at the Yolo County Central Landfill.
- Negotiate and execute a private-public partnership agreement for a state-of-the-art composting facility and C&D facility at the Yolo County Central Landfill.
- Complete installation and begin operation of In-Vessel Digester to divert food waste from the landfill and generate additional biogas for transportation fuel.
- Evaluate public-private partnership for installation of large-scale floating Photovoltaic (PV) system at the Yolo County Central Landfill for power generation and potential off-site power sale.
- The Integrated Waste Management Division continues to apply and secure grant funding to reduce the financial burden on the division for the implementation of its various programs and goals. This includes efforts for reduction of greenhouse gas emissions and the installation of deterrents in response to illegal dumping throughout the county.

### ***Accomplishments***

- The landfill EIR will be completed this summer.
- The composting facility and C&D facility agreement is completed. Construction started on the project in March 2021. The project has an estimated completion date in December 2022.
- The final phase of the In-Vessel Digester project is currently under construction.

## Prior Year Goals, Strategies & Accomplishments

- Staff is currently working on a Request for Information for installation of a large-scale floating PV system to be released soon.
- Staff is working on a grant for the implementation of its various programs and goals.

### **Goal 6: Building a sustainable environment**

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#### ***Strategies for 2020-21***

- Continue coordinated staff support in partnership with CAO staff of regional resiliency efforts.

#### ***Accomplishments***

Most activities related to regional resiliency were through the Yolo Resiliency Collaborative, an ad-hoc group of staff from the County, the cities, UC Davis and Yolo County Housing. The group had been meeting regularly during the last two years to coordinate the shared work each agency does on resiliency. The Yolo Resiliency Collaborative hired CivicSpark fellows to help with specific projects two years in a row until the COVID-19 pandemic began last spring.

Meetings of this group have been placed on hold due to the pandemic and related priorities in each member jurisdiction continue. Staff continued to work on the County's Sustainability Plan and implementation of the Board's resolution on climate emergency.

## Current Year Goals & Strategies

### Goal 1: Preserve agricultural resources while maintaining quality of life for rural residents through the planning process.

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#### **Strategies 2021-22**

- Complete the 2021-2029 Housing Element.
- Implement the CLUO by accepting and processing Use Permit applications after the adoption of the CLUO.

### Goal 2: Protect the public and environmental health through effectively delivered environmental health services.

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#### **Strategies 2021-22**

- Integrate new regulatory requirements into the Cannabis regulatory compliance and routine inspection program after adoption of the CLUO and update of the licensing ordinance.
- Develop a program to recognize the food facilities that have been shown to have exceptional food safety during inspections.
- Update the County Underground Storage Tank Ordinance, which was originally written in 1984.
- Compile necessary water quality data for domestic drinking water wells to fulfill the State's SB200 requirements.

### Goal 3: Operation of a fully integrated County/City waste management system

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#### **Strategies 2021-22**

- Start construction of the Northern Recycling Composting facility at the landfill.
- Secure green waste and food waste contracts with Yolo County cities and other commercial customers.
- Evaluate the potential of a private/public partnership at the landfill.

## Current Year Goals & Strategies

### Goal 4: Safe, efficient, fiscally sound county roadway system

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#### **Strategies 2021-22**

- Public Works Staff have identified various projects needed to ensure the continued viability of the County's roadway infrastructure. Four key projects are:
  - Rehabilitate pavement and replace the guardrails on South River Road
  - Begin Construction on County Road 40 Bridge over Cache Creek
  - Construction of County Road 29 Bridge over Dry Slough
  - Rehabilitate roads in Zamora

### Goal 5: Build a sustainable environment

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#### **Strategies 2021-22**

- Continue coordinated staff support in partnership with CAO staff on regional resiliency efforts. Implement the Board's resolution on climate emergency and Sustainability Plan by preparing a new Climate Action Plan.



## Program Summary

### Planning



*Protect agriculture, sustain environmental integrity, increase public safety related to code violations, and enhance the development of distinctive communities.*

Responsible for reviewing land use activities within the unincorporated areas of the county by implementing a variety of local and State laws. Provides public outreach by serving as liaison to eight community advisory committees and the Planning Commission. Works with landowners to correct existing zoning and/or building violations. Houses activities related to the implementation of the Climate Action Plan and Community Choice Energy.

### Building



*Ensure the safety of property in accordance with established codes and minimize public and private losses due to flood.*

Responsible for inspection services, plan review and customer service to every architect, engineer, developer, contractor, business and property owner that resides or works within the County relative to life, safety and the safeguard of property through enforcement of California Codes and local ordinances. Responsible for code enforcement and flood plain management to protect Yolo County residents.

### Environmental Health



*Prevent and mitigate environmental hazards.*

Implements mandated programs, including retail food safety and sanitation, public swimming pool safety and

sanitation, body art sanitation, substandard housing complaint response (unincorporated areas only), water well and boring construction and monitoring, public water system oversight, solid waste inspection and enforcement, septic system construction, waste tire disposal, land use review, hazardous materials business plans, hazardous waste generator and treatment program, underground and aboveground petroleum storage, California Accidental Release program, and hazardous materials emergency response.

### Cannabis



*Allowing cannabis cultivation in a regulated commercial market while protecting the health and safety of our communities.*

Implements a comprehensive local program to permit and regulate cannabis cultivation. This program assures compliance with state and local laws and ordinances and ensures the cannabis industry contributes positively to the economic vitality of Yolo County

### Public Works



*Maintain and improve the county road system. Ensure cost efficient use and proper maintenance of all fleet vehicles.*

Maintains and improves the county road system in collaboration with regional partners. Plans and designs capital improvement projects and manages public rights of way. Maintains traffic data and researches potential safety improvements. Supports Yolo County public transportation via general State sales tax.

Fleet Services ensures all County vehicles are properly reported, managed and maintained, and works to reduce costs and environmental impact. Imminent

changes to Fleet staff are expected to bring more vehicle services in-house.

County Surveyor receives, reviews and processes maps and associated documents prior to recording to ensure accuracy and compliance. The program is currently staffed by a contracted surveyor under the public works budget unit.

**Community Service Areas (CSAs)**



*Ensure quality and cost-efficient delivery of services to designated unincorporated communities.*

Management of CSAs includes the delivery of services and customer support, as well as compliance with all local, State and Federal regulations. CSAs are established to fund a service by charging a direct assessment or property-related fee for services such as water and/or sewer services, road and/or drainage maintenance, street lighting, fire protection and/or landscaping.

**Integrated Waste Management**



*Reduce the environmental impacts and emissions from waste disposal and increase waste diversion.*

Oversees the franchised curbside waste, yard waste and recycling collection programs, Construction & Demolition Recycling Plan program, Household & Small Business Hazardous Waste programs, the County’s waste disposal and recycling operations at the Yolo County Central Landfill and the Esparto Convenience Center (transfer station), and coordinates the activities of the Waste Advisory Committee. Operates as an enterprise fund, which means user fees must cover all costs of the programs and facilities, including capital improvements and eventual landfill closure and post closure costs.