

**Yolo County 2030 Countywide General Plan
January 20, 2009 Revised Public Review Draft
Modifications Made by Board of Supervisors (January 20-21, 2009)**

Vision and Principles, page VI-3:

- 1.10 Flood protection for agricultural lands and small communities, processing facilities, and support businesses.

Vision and Principles, page VI-5:

- 3.8 Enhancements to existing communities achieved through development agreements and/or other enforceable mechanisms that ensure timely implementation.

Land Use and Community Character Element, page LU-8, Figure LU-1A, General Plan Land Use Map:

Clarksburg Fire Station property changed from Public and Quasi-Public (PQ) designation to Commercial Local (CL) designation.

Land Use and Community Character Element, page LU-11:

Parks and Recreation (PR) includes developed (or “active”) park facilities, such as regional, community and neighborhood parks; tot lots, sports fields and public pools. Also may include agricultural buffer areas.

Land Use and Community Character Element, page LU-12:

Public and Quasi-Public (PQ) includes public/governmental offices, places of worship, schools, libraries and other community and/or civic uses. It also includes public airports, including related visitor services, and infrastructure including wastewater treatment facilities, municipal wells, and landfills. May include agricultural buffer areas.

Land Use and Community Character Element, page LU-14:

Policy LU-2.1 The intent of this policy is to protect existing farm operations from impacts related to the encroachment of urban uses. The expertise of the County Agricultural Commissioner shall be used in applying this policy. Urban development shall bear the primary burden of this policy. Ensure that development will not have a significant adverse effect on the economic viability or constrain the lawful practices of adjoining or nearby agricultural operations, except for land within the Sphere of Influence (SOI) around a city or within the growth boundary of an unincorporated community. New urban (non-agricultural) development shall ~~shall~~ should be setback a minimum of 300 feet from adjoining agricultural land where possible, but special circumstances can be considered by the decision-making body. The buffer area shall generally be designated Open Space (OS), but may also be designated Public and Quasi-Public (PQ) or Parks and Recreation (PR) based on applicable circumstances. Agricultural buffers are not required for planned urban growth elsewhere within

a growth boundary because the agricultural-urban interface will be temporary until full build-out occurs. 🌍

Land Use and Community Character Element, page LU-17:

TABLE LU-8 ALLOWED RESIDENTIAL GROWTH (IN UNITS)

Town	Existing Units ^a	Buildout Under 1983 GP ^b	New Added Units ^c	Total Allowed Units ^d
Capay	576	53	0	629
Clarksburg	177	22	0	199
Dunnigan	340	173	8,108	8,621 ⁱ
Esparto	905	985	521	2,411
Knights Landing	380	993	420	1,793 ⁱ
Madison	137	83	1,413	1,633 ⁱ
Monument Hills	583	25	0	608
Yolo	155	56	0	211
Zamora	14	14	0	28
Remaining Unincorporated	3,996 ^e	1,610 ^f	322 ^j 0	5,928 5,606
Total	7,263^g	4,014	10,784 10,462^h	22,061 21,739

- ^a Yolo County Planning and Public Works Department estimates of existing “on-the-ground” units based on County address data for 2007.
- ^b Based on vacant residentially designated land at allowed yields.
- ^c Communities/locations where additional residential growth (beyond that allowed under the 1983 General Plan) is allowed under the 2030 General Plan.
- ^d Sum of existing on-the-ground units + buildout allowed under 1983 General Plan + added new units under this General Plan update.
- ^e Difference between DOF unit total and numbers for each community.
- ^f This does not represent potential “full” buildout but rather a projection of the number of future farm dwellings through 2030 based on past trends. Assumes an average of 70 farm dwellings annually over 23 years.
- ^g California Department of Finance, 2007.
- ^h Total includes all 7,500 units in Dunnigan Specific Plan area.
- ⁱ Includes acreage from Specific Plan development capacities.
- ^j Additional 322 farm dwellings countywide assumed with 20 percent density bonus for Agricultural TDR Program (see Action AG-A25).

Land Use and Community Character Element, page LU-21:

Policy LU-6.2 Coordinate with the University of California at Davis regarding the Long Range Development Plan (LRDP), campus facilities, housing, off-campus agricultural and open space property, and joint venture development with the private sector to achieve the best possible outcomes consistent with the General Plan.

Land Use and Community Character Element, page LU-33:

Policy CC-3.5.K Ensure convenient transit service between Dunnigan and other urban areas, provided through appropriate community-based funding.

Land Use and Community Character Element, page LU-37:

Policy CC-3.19 Require buffers between new residential development and Interstates 5, 80, and 505, to protect residents from impacts related to air quality, noise, and other incompatibilities.

Land Use and Community Character Element, page LU-40:

Move Policy CC-4.13 to Policy 7.11 on page CO-75 (see below).

Land Use and Community Character Element, page LU-44:

~~Action CC-A10~~ ~~Prepare a Public Art Ordinance that requires a minimum percentage of the construction budget for development projects (both public and private) over a certain size threshold to be used for public art works. (Policy CC-2.16(v), Policy CC-4.26)~~
~~Responsibility: Planning and Public Works Department~~
~~Timeframe: 2011/2012~~

Land Use and Community Character Element, page LU-53:

Parks and Recreation (PR) Developed (“active park”) facilities. Regional, community and neighborhood parks, tot lots, sports fields and public pools. Agricultural buffer areas.

Land Use and Community Character Element, page LU-54:

Public and Quasi-Public (PQ) Public/governmental offices, places of worship, schools, libraries and other civic uses. Public airports (including related visitor services). Infrastructure including wastewater treatment facilities, municipal wells, landfills and storm water detention basins. Agricultural buffer areas.

Circulation Element, page CI-25:

Policy CI-5.1 Work with local and regional agencies to implement a regional bikeway and/or alternative energy vehicle system that connects the cities, larger unincorporated communities and scenic areas. Implement a dedicated multi-purpose bikeway between Woodland and Davis as a part of this effort. 🌐

Circulation Element, page CI-30:

Action CI-A3 Update the Bicycle Transportation Plan, including the California Delta Trail, a dedicated multi-purpose bikeway between Woodland and Davis, and other potential routes along levees, abandoned railroads, waterways, transmission right-of-ways and willing landowners. (Policy CI-5.1, Policy CI-5.2, Policy CI-5.6, Policy CI-5.11, Policy CI-5.15) 🌐
Responsibility: Planning and Public Works Department
Timeframe: 2014, 2019, 2024, 2029

Circulation Element, page CI-31:

Action CI-A6 Develop a transit plan as a part of each Specific Plan. Condition future development to provide right-of-way or public easements for identified transportation and circulation facilities including bikeways, trails and transit facilities. The transit plan shall include future targets for public transportation ridership, levels of service and measurable steps to achieve the targets. Ensure implementation through the Dunnigan Specific Plan, and other applicable specific plans in each community. (Policy CI-2.1, Policy CI-2.2, Policy CI-2.3, Policy CI-5.1, Policy CI-5.5, Policy CI-5.6, Policy CI-5.8, Policy CI-5.11, Policy CI-5.12, Policy CI-5.14, Policy CI-5.15, Policy CI-6.1, Policy CI-6.2, Policy CI-6.5, Policy CI-6.9, Policy CI-6.11) 🌐
Responsibility: Planning and Public Works Department
Timeframe: Ongoing

Public Facilities and Services Element, page PF-18:

~~Action PF-A31 Change the County Code so that fire sprinklers are not required in communities with adequately staffed and equipped, professional fire service.
Responsibility:
Timeframe:~~

Public Facilities and Services Element, page PF-33:

Policy PF-10.2 Streamline the permitting process for the production of ~~biofuels, biomass, and other~~ energy alternatives (including but not limited to photovoltaic, solar, wind, biofuels, and biomass), to reduce dependency on fossil fuels. 🌐

Agriculture and Economic Development Element, page AG-15:

Policy AG-1.8 The intent of this policy is to protect existing farm operations from impacts related to the encroachment of urban uses. The expertise of the County Agricultural Commissioner shall be used in applying this policy. Urban development shall bear the primary burden of this policy. Ensure that development will not have a significant adverse effect on the economic viability or constrain the lawful practices of adjoining or nearby agricultural operations, except for land within the Sphere of Influence (SOI) around a city or within the growth boundary of an unincorporated community. New urban (non-agricultural) development shall ~~shall~~ should be setback a minimum of 300 feet from adjoining agricultural land where possible, but special circumstances can be considered by the decision-making body. The buffer area shall generally be designated Open Space (OS), but may also be designated Public and Quasi-Public (PQ) or Parks and Recreation (PR) based on applicable circumstances. Agricultural buffers are not required for planned urban growth elsewhere within a growth boundary because the agricultural-urban interface will be temporary until full build-out occurs. 🌐

Agriculture and Economic Development Element, page AG-25:

~~Action AG-A7~~ — ~~Amend the Right to Farm Ordinance to require disclosure of the Ordinance to buyers, as a condition of sale for any transfer of property, in order to increase the general awareness of the provisions of the Ordinance and its application in Yolo County. (Policy AG-1.8)~~

~~Responsibility: Agriculture Department~~

~~Timeframe: 2009/2010~~

~~Action AG-A8~~ — ~~Prepare and promote a voluntary commitment (or “rural oath”) that new residents on agriculturally designated land can sign to acknowledge that they understand the value of the “working landscape” and the consequences of living in a rural area; and accept both the potential nuisances of nearby farming and the lower levels of service available. (Policy AG-1.8)~~

~~Responsibility: Agriculture Department~~

~~Timeframe: 2009/2010~~

Action AG-A7 — Amend the County’s Right to Farm Ordinance to broaden the definition of protected agricultural land to include land designated as AG in the General Plan, and/or zoned agricultural in the Zoning Code. Amend the Ordinance to require more effective disclosure of the County’s regulations at the time of sale of any residential or agricultural parcel in the County, including the following measures:

■ Require recordation in the chain of title of a notice regarding potential inconveniences and discomforts of agricultural operations and practices, and rural living.

■ Include a “rural oath” that new residents on agriculturally designated land will sign to acknowledge that they understand the value of the “working landscape” and the consequences of living in a rural area; and accept both the potential nuisances of nearby farming and the lower levels of service available.

■ Make other appropriate changes consistent with State law and the revised 2030 General Plan. (Policy AG-1.8)

Responsibility: Agriculture Department, County Counsel, Planning and Public Works Department

Timeframe: 2009/2010

Agriculture and Economic Development Element, page AG-30:

Action AG-A25 — Implement a voluntary Agricultural Transfer of Development Rights (TDR) program to facilitate the creation of affordable ~~farm worker~~ agricultural housing. Such a program would allow for the transfer of existing rights to build farm dwellings from areas characterized by large-acreage farm operations to areas characterized by small farms and/or where labor needs are greater. Develop criteria for appropriate transfer and receiver locations that take into account factors such as labor needs, crop types and/or other relevant factors and that preclude non-agricultural related transfers. Allow a density bonus of up to 20 percent for participants. (Policy AG-3.6)

Responsibility: Planning and Public Works Department, Agriculture Department

Timeframe: 2009/2010

Conservation and Open Space Element, page CO-12:

- Policy CO-1.17 Out-of-county mitigation easements in Yolo County for the loss of open space, agriculture, or habitat in other jurisdictions, and flood easements in Yolo County are generally acceptable, provided the easements meet the following criteria:
- Prior notification to Yolo County;
 - Consistency with the goals and policies of the Yolo County General Plan, particularly as related to planned growth, infrastructure, and agricultural districts;
 - Secured water rights and infrastructure to economically maintain the proposed mitigation use;
 - Requirements that existing agricultural operations continue to be farmed for commercial gain;
 - Prohibitions on residential use, ~~except for a caretaker~~;
 - Mandatory wildlife-friendly strategies and practices;
 - Compensation to Yolo County for all lost direct and indirect revenue; and
 - Accommodation of recreational uses, such as hunting, fishing, bird-watching, hiking, etc.

Where proposed easements meet the identified criteria, no further approval is needed. Where one or more criteria are not met, discretionary approval is required.

Conservation and Open Space Element, page CO-30:

- Policy CO-2.3 Preserve and enhance those biological communities that contribute to the county's rich biodiversity including blue oak and mixed oak woodlands, native grassland prairies, wetlands, riparian areas ~~corridors~~, aquatic habitat, agricultural lands, heritage valley oak trees, remnant valley oak groves, and roadside tree rows.

Conservation and Open Space Element, page CO-32:

- Policy CO-2.9 Protect riparian areas ~~corridors~~ to maintain and balance wildlife values.

Conservation and Open Space Element, page CO-34:

- Policy CO-2.22 Prohibit development within a minimum of 100 feet from the top of banks for all lakes, perennial ponds, rivers, creeks, sloughs, and perennial streams. The setback will allow for fire and flood protection, a natural riparian corridor (or wetland vegetation), a planned recreational trail where applicable, and vegetated landscape for stormwater to pass through before it enters the water body. Exceptions to this action include irrigation pumps, roads and bridges, levees, docks, boat ramps, and similar uses, so long as these uses are sited and operated in a manner that minimizes impacts to aquatic and riparian features.

Conservation and Open Space Element, page CO-35:

Policy CO-2.26 ~~Coordinate with local watershed stewardship groups including the Cache Creek Conservancy, Lower Putah Creek Coordinating Committee, Cache Creek Stakeholders Group, Sacramento River Area Conservation Forum, and the Yolo Basin Foundation, to identify opportunities for restoring or enhancing watershed, instream, and riparian enhance biodiversity.~~

Conservation and Open Space Element, page CO-36:

Policy CO-2.35 Recognize, protect and enhance the habitat value and role of wildlife migration corridors for the Sacramento River, Putah Creek, Willow Slough, the Blue Ridge, the Capay Hills, the Dunnigan Hills and Cache Creek.

Conservation and Open Space Element, page CO-37:

Action CO-A27 Protect the habitat value and biological function of oak woodlands, grasslands, riparian areas ~~corridors~~, and wetland habitats. Avoid activities that remove or degrade these habitats and establishment buffers to avoid encroachment into sensitive areas. (Policy CO-2.4, Policy CO-2.14, Policy CO-2.15, Policy CO-2.18, Policy CO-2.19, Policy CO-2.20 through CO-2.24)
Responsibility: Parks and Resources Department
Timeframe: Ongoing

Conservation and Open Space Element, page CO-67:

“Old” Action CO-84 Consider adoption of an ordinance requiring existing homes to be retrofitted with water efficient appliances and fixtures prior to sale. (Policy CO-5.1, Policy CO-5.2, Policy CO-5.3, Policy CO-5.5) 🌐
Responsibility: Planning and Public Works Department
Timeframe: 2011/2012

Conservation and Open Space Element, page CO-75:

Policy CO-7.11 ~~Encourage LEED certification for public and private buildings, whenever possible. Strongly encourage LEED certification or equivalent for all public, private, and existing buildings, and strongly encourage LEED-Neighborhood Design (ND) certification or equivalent for other applicable projects, particularly within the Specific Plan areas. 🌐~~

Conservation and Open Space Element, page CO-82:

Action CO-A123 ~~As part of the regional plan, create a greenhouse gas emissions 2009 inventory for all land uses within unincorporated Yolo County. Based on the inventory, develop a plan to Encourage incorporation of the County's Greenhouse Gas Emissions Plan/Climate Action Plan into a regional climate action plan. ~~halt the total increase in emissions by 2010, and to reduce the 2010 total emissions level by ten percent every five years thereafter.~~ The regional plan should strive to achieve its fair-share contribution towards a minimum 80 percent reduction in regional greenhouse gas emissions by 2050. (Policy CO-8.9) 🌐~~

Responsibility: County Administrator's Office
Timeframe: 2011/2012

Health and Safety Element, page HS-57:

- ...
- Lack of affordable childcare
- Lack of transportation as a health access issue
- Lack of organized after-school activities for teens
- Lack of affordable health care for farm families and agricultural workers

Housing Element, page HO-75:

3. Available Preservation Resources

- ...
- HUD Section 8 Vouchers
- United States Department of Agriculture (USDA)
- Yolo County Housing

Housing Element, page HO-85:

Action HO-A66 Pursue grant funding to assist people at risk of losing their homes due to the threat of foreclosure.

Action HO-A67 Pursue grant funding to continue the Fair Housing Program.