

A. LAND USE AND HOUSING

This section assesses the effects of the Draft General Plan on the land uses and housing in the County. The following subsections describe the existing land use setting, the policies within the Draft General Plan related to land use and housing; the criteria of significance used to determine potential environmental effects on land use and housing that may result from implementation of the Draft General Plan; and identified impacts and mitigation measures, where applicable.

1. Setting

This subsection describes topics related to the land use setting for the County: land uses patterns within the County; lands under the jurisdiction of the County and lands within the County that are under the jurisdiction of other agencies; population, housing and employment patterns; and the land use regulatory framework for the County.

a. Existing Land Use Patterns. Yolo County as a whole is generally rural with over 96 percent of the County area designated for agricultural and open space uses. As shown in Table IV.A-1, in 2008, the County's population was approximately 199,066 people, of which approximately 22 percent (23,265 people) live in the unincorporated towns, community areas, the UC Davis campus, and farms.¹ The County contains an estimated 73,113 housing units. Of these housing units, approximately 10 percent (7,263 dwelling units) are located in the unincorporated area.

Four incorporated cities are located in the County: Davis, West Sacramento, Winters, and Woodland. The total incorporated area of the County accounts for 32,325 acres, which is approximately 5 percent of county lands. The four cities have independent land use authority and are not subject to the County's General Plan. Woodland is the County seat, and is located in the central/eastern portion of the County along Interstate 5 (I-5) and State Routes 16 and 113 (SR 16 and SR 113). Woodland has a population of 55,866 persons and has 19,451 housing units.² Davis is the largest city in the County with a population of 65,814 persons and 25,876 housing units. It is located in the southern portion of the County along Interstate 80 (I-80) and SR 113. West Sacramento is the third largest city in the County with a population of 47,068 persons

Table IV.A-1: County Population and Housing Statistics (2008)

Area/Jurisdiction	Population	Housing Units	Acres	Percent of County Lands
Unincorporated County	23,265	7,263 ^a	621,224	95
Incorporated Cities				
Davis	65,814	25,876	6,355	--
West Sacramento	47,068	18,254	14,723	--
Winters	7,052	2,269	1,629	--
Woodland	55,866	19,451	9,618	--
Total Incorporated Area	152,535	65,850	32,325	5
Total County	199,066	73,113	653,549	100

^a Existing housing units based on County address data for 2007.

Source: County of Yolo, 2008. State of California, Department of Finance, 2008. County of Yolo, Planning and Public Works Department, 2008.

¹ State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2008, with 2000 Benchmark. Sacramento, California, May 2008.

² Ibid.

and 18,254 housing units, and is located in the eastern county, along Interstates 50 and 80 (I-50 and I-80) and State Route 84 (SR 84). Winters, located at the southwest corner of the County along I-505 and State Route 128 (SR 128), is the smallest city in the County, with a population of 7,052 persons and 2,269 housing units.

(1) Community Areas. The unincorporated County consists of 35 community areas, which are areas with land uses designations other than agriculture or open space. These community areas are categorized into 11 towns and 24 other places. The towns are: Capay, Guinda, Rumsey,³ Clarksburg, Dunnigan, Esparto, Knights Landing, Madison, Monument Hills, Yolo, and Zamora. The other places are: Tribal (Casino), Cache Creek Open Space, County Airport, Elkhorn, Davis Migrant Center, DQ University, I-505/CR14 or 12A, Covell/Pole Line, Binning Farms, North Davis Meadows, Patwin Road, UC Davis, Jury Industrial, Royal Oak Mobile Home Park, Willow Bank, El Macero, Chiles Road, County Landfill, El Rio Villa, Putah Creek Recreational Vehicle Park, Spreckels, North Woodland, Willow Oak, and East Woodland.

These community areas are described below and shown in Figure III-2 and Figures III-2a to -2g. Tables 1 and 2 in Appendix B provide detailed land use acreages within the community areas for the 1983 General Plan and 2030 General Plan.

- **Capay Valley.** Capay Valley (103,038.5 acres) is located between the scenic Blue Ridge and Capay Hills and includes the towns of Capay (26.8 acres), Guinda (61.3 acres), and Rumsey (1.2 acres), and the tribal trust lands of the Rumsey Band of Wintun Indians (482.8 acres). These four areas have a combined population of 1,613 persons, 576 residential units, and 2,440 jobs.
- **Clarksburg.** Clarksburg (35,171.2 acres) is located south of West Sacramento along the Sacramento River, just east of State Route 84. This area includes the town of Clarksburg (297.7 acres) and an Agricultural District which is one of the County's primary wine-growing regions. The town has a population of 496 persons, 177 housing units, and 207 jobs.
- **Dunnigan.** Dunnigan (4,017.1 acres) is located at the junction of I-5 and I-505. This area includes the town of Dunnigan (3,089.5 acres) which is the highway commercial center for the northern portion of the county. The town has a population of 952 persons, 340 housing units, and 133 jobs.
- **Esparto.** Esparto (3,364.8 acres) is located along SR 16. This area includes the town of Esparto (648.7 acres) which serves as the gateway to the Capay Valley. By population, it is the County's largest town, with 2,534 persons, 905 housing units, and 278 jobs.
- **Knights Landing.** Knights Landing (419.4 acres) is located along SR 113, County Road 116 and the Sacramento River. The town provides recreational opportunities for hunting and fishing in the region. The town has a population of 1,064 persons, 380 housing units, and 106 jobs.
- **Madison.** Madison (494.0 acres), located at the junction of I-505 and SR 16, has 384 residents, 137 housing units, and 61 jobs. This town has a long farming history and includes one of two migrant labor camps located in the County.

³ The towns of Capay, Guinda, and Rumsey, and the community area referred to as "Tribal/Casino" are often collectively referred to as part of the Capay Valley.

- **Monument Hills.** Monument Hills (1,670.2 acres), which includes the Wild Wings community and the Watts-Woodland Airport, is located along SR 16 and County Road 94B. This community area has a population of 1,632 persons, 583 housing units, and 260 jobs. The area is generally characterized by large lots (primarily 5-acre lots outside of Wild Wings). It is the largest of the few designated rural residential areas in the County.
- **Yolo.** Yolo (125.8 acres) is located northwest of Woodland along I-5. Yolo, which previously served as the County seat, has a population of 434 persons, 155 housing units, and 83 jobs.
- **Zamora.** Zamora (29.9 acres) is located on I-5, between Dunnigan and Yolo, at County Road 13. Zamora is the County's smallest town, with a population of 39 persons, 14 housing units, and 20 jobs.
- **Other Areas.** The following other areas are shown Figures III-2a to -2g, in Chapter III, Project Description.
 - The **Davis Area** (6,442.2 acres) includes the following 11 subareas: Binning Farms, Chiles Road, County Landfill, Covell/Pole Line Road, El Macero, Jury Industrial, North Davis Meadows, Patwin Road, Royal Oak Mobile Home Park (MHP), Willow Bank, and UC Davis.
 - The **Winters Area** (126.4 acres) includes the following two subareas: El Rio Villa and Putah Creek RV Park.
 - The **Woodland Area** (675.9 acres) includes the following four subareas: Spreckels, North Woodland, Willow Oak, and East Woodland.

Other Outlying Areas (3,334.3 acres) include Cache Creek Open Space, County Airport, Elkhorn, Davis Migrant Center, DQ University, Plainfield Elementary, and the highway commercial area to be located at the intersection of I-505 and either County Road 14 or 12A..

(2) **Nonjurisdictional Lands.** In addition to the four incorporated cities, there are other local, State and federal agencies with jurisdiction over lands within the County that have varying degrees of independent land use authority and all are not subject to the County's General Plan.

Special Districts. There are multiple special districts that may or may not be outside of the County's jurisdiction, depending on the type of district and the activity at issue, among other considerations. These special districts include 15 fire districts,⁴ six water districts,⁵ seven school districts,⁶ 14 active reclamation districts,⁷ four community service districts,⁸ eight county service areas,⁹ and six cemetery districts.¹⁰

⁴ Capay Fire Protection District, Clarksburg Fire Protection District, Dunnigan Fire Protection District, East Davis Fire Protection District, Elkhorn Fire Protection District, Esparto Fire Protection District, Knights Landing Fire Protection District, Madison Fire Protection District, No Man's Land Fire Protection District, Springlake Fire Protection District, West Plainfield Fire Protection District, Willow Oak Fire Protection District, Winters Fire Protection District, Yolo Fire Protection District and Zamora Fire Protection District.

⁵ Colusa County Water District, Knights Landing Water District, Dunnigan Water District, Yolo-Zamora Water District and Yolo County Flood Control and Water Conservation District and North Delta Water Agency.

⁶ Davis Joint Unified School District, Esparto Unified School District, Pierce Joint Unified School District, River Delta Joint Unified School District, Washington Unified School District, Winters Unified School District and Woodland Unified School District.

State Agency Lands. The State of California owns lands within the County which are not subject to the County's General Plan.

- **UC Davis.** Although UC Davis is not subject to the County General Plan, the on-campus housing units are assigned to the County for purposes of determining the Regional Housing Needs Analysis (RHNA) prepared by the Sacramento Area Council of Governments (SACOG). The approximately 5,300-acre UC Davis Campus is located south of the City of Davis and is governed by the Regents of the University of California. The majority of the campus (4,350 acres) is located within Yolo County, with a portion of the campus located in Solano County. The campus is composed of four general areas: the central campus, the south campus, the west campus and Russell Ranch. The southeast portion of the west campus and the south campus are located in Solano County. The majority of laboratory, office, and classroom-based academic and extracurricular activities are located within the central campus. The daytime campus population, including students and employees, was approximately 36,445 persons in 2001 to 2002.¹¹ The physical development of the campus is guided by the UC Davis 2003 Long Range Development Plan, a comprehensive land use plan for campus growth from 2003 through 2015.¹²
- **California Department of Fish and Game.** California Department of Fish and Game (CDFG) manages approximately 16,770 acres within the Yolo Bypass Wildlife Area. This area is managed wildlife habitat and agricultural land located within the southern floodway of the Yolo Bypass, spanning a portion of I-80, between the cities of Davis and West Sacramento. The Vic Fazio Yolo Bypass Wildlife Area is a public and private restoration project managed by the CDFG in consultation with the Yolo Basin Foundation.

Federal Lands. The federal government owns lands in Yolo County, primarily through the U.S. Department of Interior's Bureau of Land Management (BLM) and the Bureau of Indian Affairs.

- **Bureau of Land Management.** The BLM has land holdings primarily in the western portion of County in the Blue Ridge Mountains, including Cache Creek Natural Area/Camp Haswell Park in the northwest corner and lands along the southern portion in Blue Ridge, as well as scattered other locations. The Cache Creek Natural Area is jointly managed by the BLM and the CDFG. The area is designated as a "primitive area," where facilities, developed campgrounds, and motorized vehicles are not permitted.

⁷ Reclamation District 150, Reclamation District 307, Reclamation District 537, Reclamation District 730, Reclamation District 765, Reclamation District 785, Reclamation District 787, Reclamation District 811, Reclamation District 827, Reclamation District 900, Reclamation District 999, Reclamation District 1600, Reclamation District 2035 and Reclamation District 2120.

⁸ Cacheville Community Service District, Esparto Community Service District, Knights Landing Community Service District and Madison Community Service District.

⁹ Dunnigan County Service Area, El Macero County Service Area, Garcia Bend County Service Area, Madison-Esparto Regional County Service Area, North Davis Meadows County Service Area, Snowball County Service Area, Wild Wings County Service Area and Willowbank County Service Area.

¹⁰ Capay Cemetery District, Cottonwood Cemetery District, Davis Cemetery District, Knights Landing Cemetery District, Mary's Cemetery District and Winters Cemetery District.

¹¹ URS Corporation, 2003. UC Davis 2003 Long Range Development Plan Environmental Impact Report.

¹² Moore Iacofano Goltsman, Inc., 2003. UC Davis Long Range Development Plan 2003-2015. October.

- Tribal Lands.** The US Department of the Interior, Bureau of Indian Affairs administers tribal trust lands in Yolo County. Tribal trust lands are not subject to the County’s jurisdiction. The Rumsey Band of Wintun Indians is the only federally-recognized tribe with trust landholdings in Yolo County. The Rumsey Tribe also has separate landholdings in the County that are not tribal trust lands and these lands are subject to the County’s General Plan. A second tribe, the Cortina Band of Wintun Indians, is also a federally recognized tribe whose range extends into Yolo County. However, the Cortina Band does not have any known landholdings within the County. D-Q University (DQU) is a private two-year college that is part of a federal trust for tribal colleges. DQU is located on 640 acres on County Road 31, between Winters and Davis. The lands are conditionally granted to the college by the federal government.

(3) Existing Land Use Designations. As shown in Table IV.A-2, approximately 603,544 acres, or 97 percent of unincorporated County lands, are designated for agricultural uses. Approximately 2,722 acres, or half of one percent of unincorporated County lands are designated as Open Space. The largest areas of designated Open Space are the BLM lands in the Cache Creek Natural Area and CDFG lands and other State owned lands within the Yolo Bypass. Other land use designations include: approximately 3,237 acres (0.5 percent) residential; approximately 406 acres (0.1 percent) commercial; approximately 1,195 acres (0.5 percent) industrial; approximately 694 acres (0.1 percent) public; approximately 1,121 acres (0.2 percent) recreation; 145 acres mixed use; and approximately 8,160 acres of roadways, highways, and railways. Urban land uses, such as residential, commercial and industrial uses, are generally located along transportation routes including SR 16, I-5, and I-80.

Table IV.A-2: Extent of Existing 1983 General Plan Land Use Designations

1983 General Plan Land Use Categories	Acreage	Percent of Total
Agriculture	603,544	97.1
Open Space	2,722	0.5
Residential	3,237	0.5
Recreation	1,121	0.2
Industrial	1,195	0.2
Commercial	406	0.1
Public	694	0.1
Mixed Use ^a	145	0.0
Other (roadways, railroads, highways)	8,160	1.3
Total Unincorporated County	621,224	100.0

^a Includes the Multiple Use designation for 145.0 acres in Knights Landing.

Source: Yolo County Planning and Public Works Department, 2009. Staff Report to the Board of Supervisors. January 20.

- b. Population, Housing and Employment.** This subsection describes population, housing and employment trends and projections for the County.

(1) **Population.** Based on the California Department of Finance population estimates, the population of Yolo County increased annually by approximately 2.28 percent from 1990 to 2008, as shown in Table IV.A-3. The incorporated cities grew the greatest amounts. West Sacramento experienced the greatest population growth, with an average annual increase of 3.49 percent. Winters, Davis, and Woodland experienced population increases of approximately 2.89, 2.34 and 2.16 per year, respectively. The unincorporated County areas experienced substantially less growth of approximately 0.56 percent annually.

Table IV.A-3: County Population 1990-2000

Area/Jurisdiction	1990	2000	2008	Annual Percent Growth
Unincorporated County	21,121	21,356	23,265	0.56
Incorporated Cities				
Davis	46,322	59,796	65,814	2.34
West Sacramento	28,898	31,476	47,068	3.49
Winters	4,639	6,044	7,052	2.89
Woodland	40,230	48,879	55,866	2.16
Total County	141,210	167,551	199,066	2.28

Source: State of California, Department of Finance, 2007.

(2) **Household Size.** As shown in Table IV.A-4, the average household size in the unincorporated County was 2.82 persons per household in 2000. By 2008, average household size decreased to 2.79 persons per household. For the incorporated cities, average household size was 2.70 persons per household in 2000 and 2.69 persons per household in 2008. Overall, the County household size decreased slightly for the same period, from 2.71 persons per household to 2.70 persons per household in 2008.

Table IV.A-4: County Household Size 2000-2008

Area/Jurisdiction	Average Household Size	
	2000	2008
Unincorporated County	2.82	2.79
Incorporated Cities	2.70	2.69
Total County	2.71	2.70

Source: State of California, Department of Finance, 2008.

(3) **Housing.** As shown in Table IV.A-5, the number of housing units in the unincorporated Yolo County increased by approximately 526 residential units between 2000 and 2008, resulting in a total of approximately 7,263 housing units in 2008. This represents an annual increase of approximately 1 percent in the unincorporated County for that period. The incorporated cities in the County experienced an average annual growth in residential units of approximately 2.5 percent, and countywide, residential units increased annually by 2.3 percent.

Table IV.A-5: County Household Trends 2000-2008

Area/Jurisdiction	Housing Units		Annual Percentage Change
	2000	2008	
Unincorporated County	6,762	7,263	1.0
Incorporated Cities	54,825	65,850	2.5
Total County	61,587	73,113	2.3

^a Existing housing units based on County address data for 2007. Source: State of California, Department of Finance, 2008. County of Yolo, Planning and Public Works Department, 2008.

The housing vacancy rate for the unincorporated County area was 5.9 percent in 2000 and the County average, including the cities, was 3.59 percent. This rate remained the same for the unincorporated

areas of the County but dropped slightly for the cities, resulting in a total County average of 3.5 percent in 2008.¹³

(4) Housing Stock. The housing stock in Yolo County as a whole (cities and unincorporated area) is characterized by a majority of single-family homes and a smaller percentage of multi-unit buildings. In 2008, approximately 64 percent of the housing units in the unincorporated County were single-family homes, approximately 32 percent were multi-family homes and approximately 4 percent were mobile homes. The majority of the County's multi-family units were in buildings with five or more units, which composed 25 percent of the County's housing units, whereas approximately 7 percent of units were in buildings with 2 to 4 units.¹⁴

Approximately 60 percent of households in the unincorporated County are owner-occupied and the remaining 40 percent are renter-occupied.¹⁵ The median value of an owner-occupied housing unit in the County as a whole was approximately \$444,700 in 2007.¹⁶

(5) Employment. As shown in Table IV.A-6, total employment in Yolo County as a whole (cities and unincorporated area) grew an average rate of 1.4 percent per year, from 92,400 jobs in 2000 to 100,400 jobs in 2006.¹⁷ Growth across industry sectors was variable with the greatest growth occurring in the government services, education and health services, and leisure and hospitality sectors (average annual growth above 3 percent). The greatest losses occurred in the retail trade sector, nondurable goods manufacturing, professional and business services, and farming sectors.

While the County's economy is based primarily on agriculture, the government sector is the largest employment sector consisting of approximately one third of County employment. This sector is comprised primarily of State agencies and includes UC Davis employees.

(6) Jobs/Housing Balance. The concept of jobs/housing balance is used to examine whether a community or a region has a balance between its housing supply and its employment base. The primary functions of an analysis of the relationship between jobs and housing are: 1) to provide a generalized measure of employment or housing need in areas where the relationship between these two characteristics is out of balance; and 2) to indicate the potential severity and trending direction of such a condition on traffic flows, air quality, and housing affordability.

¹³ State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2008, with 2000 Benchmark. Sacramento, California, May 2008.

¹⁴ State of California, Department of Finance, May 2008. Op. cit.

¹⁵ Yolo County Planning and Public Works Department, 2009. 2030 Countywide General Plan, Revised Public Review Draft. January 20. Table HO-3.

¹⁶ U.S. Census Bureau, 2008. 2005-2007 American Community Survey 3-Year Estimates.

¹⁷ Yolo County Planning and Public Works Department, 2009. 2030 Countywide General Plan, Revised Public Review Draft. January 20. Table HO-10. California Employment Development Department, 2008; Bay Area Economics, 2008.

Table IV.A-6: County Jobs by Industry Sector (2000 to 2006)

Industry Sector	2000	2006	Annual Percent Change	Percent of Total Employment (2006)
Farm	4,900	4,200	-2.0	4.2
Natural Resources and Mining	300	300	0.0	0.3
Construction	4,500	5,400	2.9	5.4
Durable Goods Manufacturing	3,300	3,600	1.3	3.6
Nondurable Goods Manufacturing	3,500	3,000	-2.0	3.0
Wholesale Trade	4,900	5,100	0.6	5.1
Retail Trade	8,600	6,900	-2.8	6.9
Transportation, Warehousing and Utilities	7,400	7,600	0.4	7.6
Information	1,100	1,200	1.3	1.2
Financial Activities	3,100	3,700	2.8	3.7
Professional and Business Services	9,200	7,900	-2.0	7.9
Educational and Health Services	5,000	6,200	3.4	6.2
Leisure and Hospitality	5,600	6,800	3.1	6.8
Other Services	1,700	1,900	1.7	1.9
Government	29,300	36,600	3.6	36.4
Total, All Industries^a	92,400	100,400	1.4	100

Source: Yolo County Planning and Public Works Department, 2009. 2030 Countywide General Plan, Revised Public Review Draft. January 20. Table HO-10. California Employment Development Department, 2008; Bay Area Economics, 2008.

A region that has too many jobs relative to its housing supply is likely to experience escalation in housing prices (with a concurrent decline in affordability for the lower-income segments of the community) and intensified pressure for additional residential development. Conversely, if a region has relatively few jobs in comparison to dwelling units, this may be a good indication that many workers are commuting to jobs located elsewhere. The resulting commuting patterns can lead to traffic congestion and adverse effects on both local and regional air quality.

Even if a community has a statistical balance between jobs and housing, sizeable levels of in-commuting and out-commuting are still possible especially where employment opportunities do not match the skills and educational characteristics of the local labor force. Intra-regional commuting tends to result in such instances. A community can also have a balance between jobs and housing, but with a housing stock that is not affordable to its workers. In the Yolo County Draft General Plan this is referred to as jobs/housing “match.” Jobs/housing analyses (which examine either the “balance” issue or the “match” issue) are often more useful for examining the *potential* for “self-containment,” particularly at the county or larger regional level, than they are for determining whether this self-sufficiency actually exists in a given community or will result.

Although the term “jobs/housing balance” is typically used to refer to a relationship between jobs and housing units within any given community, the key relationship is between jobs and the number of employed residents within a community, because some households have no workers. A jobs/housing ratio of 1.2 to 1.6 indicates a balance between the two variables and takes into account that not every resident will hold a job. As noted above, this ratio does not, however, take into account

intra-regional commuting due to job/labor mismatches or housing affordability. Nevertheless, the jobs/housing ratio is still a useful way of comparing jobs/housing balance between different areas.

As shown in Table IV.A-7, Yolo County in total currently has more jobs than dwelling units (du) with a ratio of 1.53 jobs/du. The incorporated cities generally are more balanced in regards to the number of jobs and dwelling units at 1.38 jobs/du. However, the majority of the unincorporated community areas have fewer jobs than dwelling units. Capay Valley (4.24 jobs/housing ratio) and Zamora (1.43 jobs/housing ratio) are exceptions, with jobs/housing ratios above 1.2. The large number of jobs in the Capay Valley is related to the Cache Creek Casino Resort which is located on the tribal lands of the Rumsey Band of Wintun Indians. Clarksburg also has a higher than typical jobs/housing ratio of 1.17. Other places within the unincorporated County that have high jobs/housing ratios are the Davis and Woodland areas. Their ratios indicate that these areas include job centers for the adjacent cities.

Table IV.A-7: Yolo County Existing Jobs/Housing Balance

Area/Jurisdiction	Jobs	Dwelling Units	Jobs/Housing Ratio
Towns			
Capay Valley	2,440	576	4.24
Clarksburg	207	177	1.17
Dunnigan	133	340	0.39
Esparto	278	905	0.31
Knights Landing	106	380	0.28
Madison	61	137	0.45
Monument Hills	260	583	0.45
Yolo	83	155	0.54
Zamora	20	14	1.43
Other Areas			
Elkhorn	285	4	-- ^a
County Airport	41	0	-- ^a
I-505/CR14 or 12A	0	0	-- ^a
Davis Area	14,531	882	16.48
Winters Area	10	125	0.08
Woodland Area	1,671	55	30.38
Remaining Unincorporated	692	2,930	0.24
Total Unincorporated	20,818	7,263	2.87
Cities	89,037	64,492	1.38
Total County	109,855	71,755	1.53

^a Meaningful jobs/housing ratio cannot be calculated for the area due to lack of housing.

Sources: Yolo County Planning and Public Works Department, 2009. Tschudin Consulting Group, 2009.

c. Regulatory Framework. This subsection describes the plans and regulations that address land uses and development within the County and includes County authored plans as well as plans authored by other agencies with jurisdiction over County lands. This subsection also describes plans and polices that may indirectly influence development in the unincorporated County, such as plans for areas within the County that are not under the County’s jurisdiction and for areas adjacent to the County.

Regulatory plans and policies that pertain to the other environmental topics analyzed in this EIR are described in the subsequent appropriate sections of this EIR.

(1) County Plans and Regulations. This subsection describes County-authored plans that regulate development of the unincorporated County.

Yolo County General Plan. The existing General Plan was adopted in 1983 and contains goals and policies that guide land use and development including the location of uses, population, housing and job growth. The General Plan contains an Agricultural Element and an Open Space and Recreation Element adopted in 2002, and the 2002 to 2007 Housing Element adopted in 2003.

Yolo County Zoning Ordinance. Title 8 of the Yolo County Code, Land Development and Zoning, contains the zoning code (Article 2) and describes the permitted land uses and development standards within each zoning district. As the primary regulatory tool for implementing the General Plan, the Zoning Ordinance provides specific requirements for each district, consistent with the land use designations within the General Plan. Development standards include height, setback and parking requirements.

Yolo County Subdivision Ordinance. Title 8 of the Yolo County Code includes subdivision land development regulations for all matters related to the division or subdivision of land in the County. The subdivision regulations found in the County Code meet the requirements of the Subdivision Map Act of the State (Government Code Division 2, Chapter 4, Article 1).

Yolo County Improvement Standards. The Yolo County Improvement Standards (August 2008) provide minimum standards for improvements to be built within County rights of way or easements, and private works that may be required as a condition for any entitlement granted by the County under Title 8 of the Yolo County Code. The Standards also serve to regulate and guide the design of streets, highways, alleys, site access, storm drainage, sewers, water supply facilities, street lighting, and related public works.¹⁸

Community/Area Plans. The County has 14 community and area plans which serve to implement the General Plan for the particular geographical area. These plans are: the Cache Creek Area Plan (1996); the Capay Valley Area Plan (1983); the Central East Yolo Specific Plan (1982); the Clarksburg General Plan (2002); the Davis Area General Plan (1976); the Dunnigan General Plan (2001); the East Yolo General Plan (1976); the Esparto General Plan (2007); the Knights Landing General Plan and County Airport Master Plan (1999); the Madison Community Plan (1974); the Monument Hills Specific Plan (1985); the Southport Specific Plan (1982); the Winters Area Plan (1958); and the Woodland Area Plan (1980).

Other County Plans. Other County planning documents that address various issues important to the County are: the Parks and Open Space Master Plan (2006), the Energy Plan (1982), the Bicycle Transportation Plan (2006), the Oak Woodland Conservation and Enhancement Plan (2007), and the Integrated Regional Water Management Plan (2007). These plans are described in the other sections of this EIR that pertain to the topics addressed in the plans.

¹⁸ Yolo County, 2008. *County of Yolo Improvement Standards*. August 5.

(2) **Regional Plans.** Applicable regional plans, including plans from the Sacramento Area Council of Governments (SACOG), the regional planning organization for Yolo County, are described below.

SACOG Preferred Blueprint Scenario for 2050. SACOG is the regional planning organization for Yolo County. As an association of local governments, its members include the six counties in the Sacramento Region, which are El Dorado, Placer, Sacramento, Sutter, Yolo and Yuba counties, as well as 22 cities. SACOG provides transportation planning and funding for the region and prepares the region's long-range transportation plan. SACOG addresses regional planning issues and approves the distribution of affordable housing in the region.

In 2004, SACOG published a study of future development in the region called the Sacramento Region Blueprint Transportation/Land Use Study, which depicts how the region can grow through the year 2050.¹⁹ The study examined four growth scenarios, including the Base Case, showing how the region would look if existing growth patterns ("business as usual") were projected into the future. SACOG also developed the Preferred Blueprint Scenario, which depicts an alternative scenario based on a set of seven key growth principles.

The Preferred Blueprint Scenario serves as a framework to guide local government decisions related to growth and transportation planning through 2050 and the Blueprint is part of SACOG's Metropolitan Transportation Plan for 2035, the long-range transportation plan for the region, which is described in Section IV.C , Transportation, Circulation and Parking, of this EIR.

The Blueprint principles described in the Discussion Draft Blueprint Preferred Scenario for 2050 Map and Growth Principles are listed below.

- Transportation choices
- Mixed-use developments
- Compact development
- Housing choice and diversity
- Use of existing assets
- Quality design
- Natural resources conservation.

SACOG Regional Housing Needs Allocation. Pursuant to State law, SACOG is responsible for developing the Regional Housing Needs Plan (RHNP), which allocates to cities and counties their "fair share" of the region's projected housing needs. The SACOG Board of Directors adopts an update of the RHNP every five years and each city and county in the RHNP will receive a Regional Housing Needs Allocation (RHNA) of the total number of housing units for which it must plan within a 7.5 year time period through its General Plan Housing Element.

¹⁹ Sacramento Area Council of Governments, 2004. Sacramento Region Blueprint Transportation/Land Use Study.

SACOG has allocated housing unit production needs to all jurisdictions within the Sacramento Region for this Housing Element update cycle, from January 1, 2008 through June 30, 2013. A total of 1,403 housing units are allocated to unincorporated Yolo County for this Housing Element planning period and are distributed among the four economic income categories as follows:

- 20 percent are very-low-income units (284 units);
- 17 percent are low-income units (233 units);
- 21 percent are moderate-income units (298 units); and
- 42 percent are above moderate-income units (588 units).

Local Agency Formation Commission. Each county has a Local Agency Formation Commission (LAFCO), per State law. The LAFCO is responsible for the coordination of changes in local governmental boundaries in order to promote the efficient provision of services, prevent urban sprawl, and preserve agriculture and open space. The LAFCO is responsible for adopting a sphere of influence (SOI), which demarcates the physical boundary and service area for each city and special district in its County.

The General Plans of the four cities in the County provide land use designations for lands within their respective SOIs. Since these lands are outside of the city limits and are legally under the County's jurisdiction, the controlling land use designations for purposes of development are those within the County's General Plan, until the lands are annexed into a city's boundaries.

Airport Plans. There are four general aviation airports in Yolo County, and a fifth airport, Sacramento International Airport, is located immediately outside of the County boundaries.

SACOG is the designated Airport Land Use Commission (ALUC) for the counties of Yolo, Sacramento, Sutter, and Yuba. Airport comprehensive land use plans (CLUPs) for the airports within Yolo County are prepared by the ALUC, except for the University Airport, which has an Airport Layout Plan (ALP) prepared by UC Davis.

- **Yolo County Airport.** Yolo County Airport is owned by Yolo County and is located approximately 6 miles northwest of the City of Davis. The Yolo County Airport Comprehensive Land Use Plan²⁰ serves as the CLUP for the airport. The County Airport is undergoing its third and final stage of expansion and improvements. The final phase of the project, expected to be completed in 2015, includes the development of a parallel connecting taxiway and holding apron.
- **Watts-Woodland Airport and Borges-Clarksburg Airport.** The Watts-Woodland Airport and the Borges-Clarksburg Airport are privately-owned. The Watts-Woodland Airport is located approximately 4 miles west of Woodland at Monument Hills and the Watts-Woodland Airport Comprehensive Land Use Plan²¹ governs the land uses in the vicinity. The Borges-Clarksburg Airport is located approximately 2 miles northeast of Clarksburg and the Borges-Clarksburg

²⁰ Airport Land Use Commission for Sacramento, Sutter, Yolo and Yuba Counties, 1999. Yolo County Airport Comprehensive Land Use Plan. October.

²¹ Airport Land Use Commission, 1993. Watts-Woodland Airport Comprehensive Land Use Plan. March.

Airport Comprehensive Land Use Plan²² serves as the CLUP for the airport. Neither airport facility is expected to substantially increase facilities or airport traffic.

- **University Airport.** The University Airport is owned by the University of California is located approximately 2 miles south of the City of Davis. No expansion or increase in service levels is planned for the airport. The UC Davis Long Range Development Plan addresses land use compatibility with the airport.²³
- **Sacramento International Airport.** Sacramento International Airport is a commercial airport located just west of Yolo County, which provides hundreds of daily domestic and international departures. The Sacramento International Airport is expected to expand to adjacent properties, increase flight frequencies for aircraft, and provide additional airport related infrastructure through its current planning horizon of 2020.²⁴

Adjacent Planning Jurisdictions. Six counties border Yolo County (see Figure III-2) and land uses within these adjacent jurisdictions influence land uses in Yolo County. The jurisdictions and land uses in the vicinity of Yolo County are described below.

- **Lake County.** Lake County is located northeast of Yolo County and the majority of their shared border is within the Cache Creek Natural Area. The Lake County Land Use Map designates lands adjacent to Yolo County as follows: Public Lands, Resource Conservation, Agriculture, and Rangelands.²⁵ Lake County is in the process of updating their General Plan.
- **Colusa County.** Colusa County is located north of Yolo County and forms the majority of Yolo County's northern border. Colusa County lands adjacent to Yolo County are primarily rural; lands east of I-5 adjacent to Yolo County are primarily general agricultural lands and lands west of I-5 are primarily orchards and rangeland.²⁶ Lands along the border with Yolo County are generally designated Agriculture-Uplands, Agriculture-General, and Resource Conservation. Approximately 700 acres of industrially designated lands are located east of I-5, along Yolo County's northern border, near the town of Dunnigan. Colusa County is undertaking a General Plan update.
- **Sutter County.** Sutter County is located northeast of Yolo County. Land uses within Sutter County are generally rural in nature in the vicinity of Yolo County and the Sutter County General Plan designates lands proximate to Yolo County for Open Space and Agricultural uses.²⁷ Sutter County is undergoing a General Plan update.
- **Sacramento County.** Sacramento County is located east of Yolo County. The Sacramento International Airport and agricultural lands are located adjacent to Yolo County, north of the City

²² Airport Land Use Commission, 1994. Borges-Clarksburg Airport Comprehensive Land Use Plan. April.

²³ Moore Iacofano Goltsman, Inc., 2003. UC Davis Long Range Development Plan 2003-2015. October.

²⁴ Airport Land Use Commission, 1994. Sacramento International Airport Comprehensive Land Use Plan. Amended January.

²⁵ Matrix Design Group and Mintier & Associates, 2006. Lake County General Plan Goals and Policies Report-Hearing Draft. July.

²⁶ County of Colusa, 1989. Colusa County General Plan. January.

²⁷ County of Sutter, 1996. Sutter County General Plan. November 25.

of Sacramento, which is located immediately east of the City of West Sacramento and extends to the south. City of Sacramento lands bordering Yolo County are primarily designated for low density residential uses. Further south, Sacramento County lands are primarily designated for Agricultural uses with interspersed low density residential areas.²⁸ Sacramento County published a draft General Plan update in May 2007.

- **Solano County.** Solano County is located south of Yolo County. Urban land uses are generally located along the I-80 corridor, which passes through Solano County. Solano County lands adjacent to Yolo County are generally rural and are designated for Watershed, Agriculture and Agricultural Reserve Overlay, Rural Residential, and Park and Recreation.²⁹ The County updated their General Plan in 2008.
- **Napa County.** Napa County is east of Yolo County. Rural Napa County lands in the Blue Ridge Mountains and Lake Berryessa area border Yolo County. Lands adjacent to Yolo County are designated for Agriculture, Watershed and Open Space uses.³⁰ Napa County updated their General Plan in 2008.

(3) **State Plans.** State-authored plans and programs for the unincorporated County lands in the Delta region are described below.

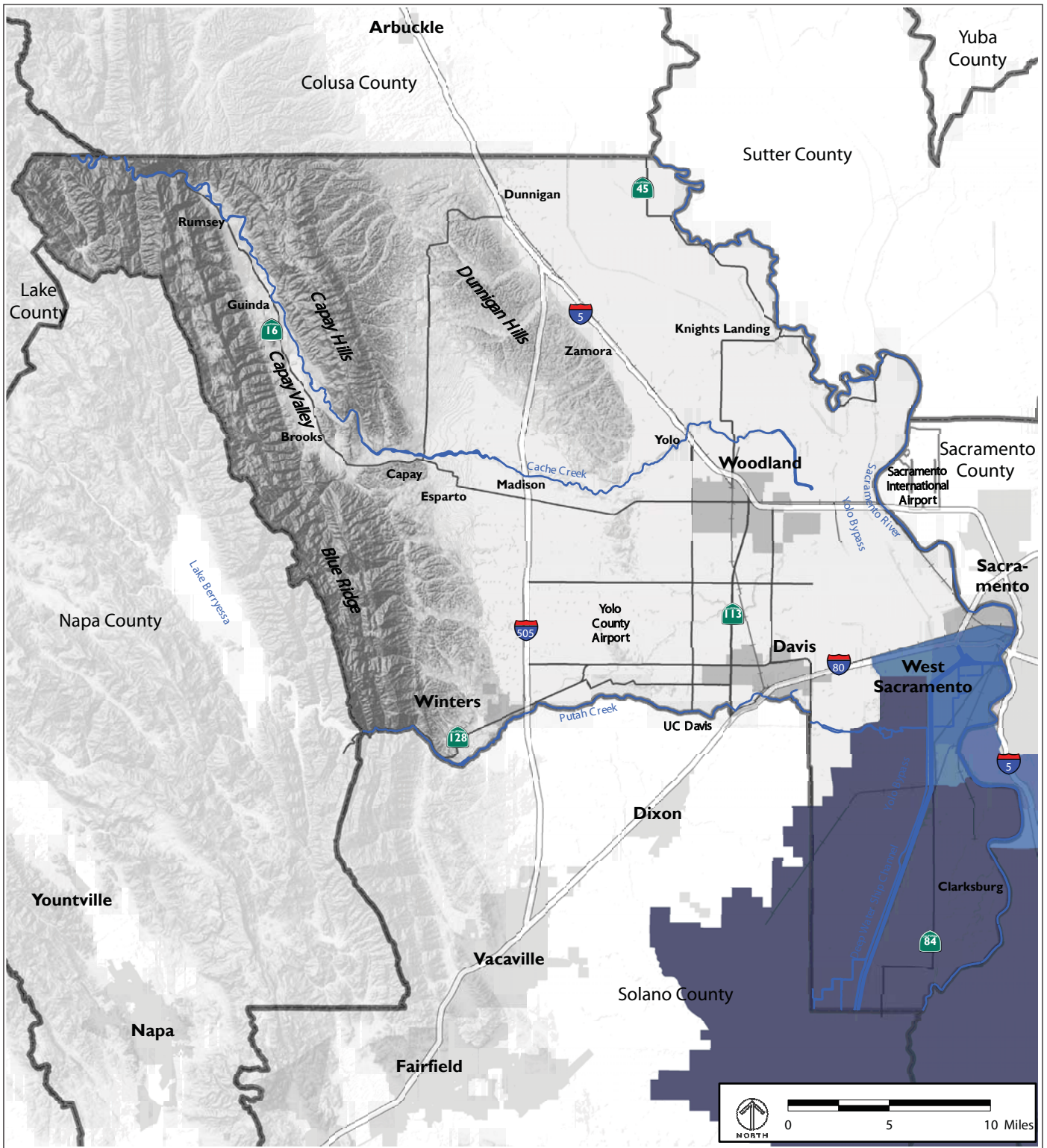
Delta Protection Commission Land Use and Resource Management Plan for the Primary Zone of the Delta. Pursuant to the Delta Protection Act of 1992, the State Delta Protection Commission (DPC) adopted the Land Use and Resource Management Plan (LURMP), which outlines the long-term land use requirements for the Sacramento-San Joaquin Delta and provides direction for land use decisions by the local jurisdictions in the Delta region. The Act defines two delta zones: the Primary Zone comprises the principal jurisdiction of the Delta Protection Commission; and the Secondary Zone is the area outside the Primary Zone and within the "Legal Delta." The Primary Zone is within the planning area of the DPC but the Secondary Zone is not.

Both Primary and Secondary Delta Zones overlay unincorporated land in Yolo County as shown in Figure IV.A-1. County lands in the Primary Zone are located south of I-80 and southwest of West Sacramento and include the majority of County lands west of the Sacramento River. Approximately half of the land within the Primary Zone is located in the Yolo Bypass. The Primary Zone includes the agricultural area around the town of Clarksburg, including Merritt Island, and agricultural lands in Reclamation Districts 999 and 307. The Secondary Zone is located north of Babel Slough and includes the City of West Sacramento.

²⁸ County of Sacramento, 1993. 1993 County of Sacramento General Plan. December 15.

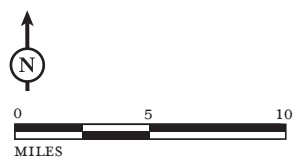
²⁹ County of Solano, 2008. County of Solano, 2008 General Plan. August 5.

³⁰ County of Napa, 2008. Napa County General Plan. June 3.



LSA

FIGURE IV.A-1



- Primary Delta Protection Zone
- Secondary Delta Protection Zone

*Yolo County 2030 Countywide
General Plan EIR
Delta Protection Zones*

The LURMP, adopted by the DPC in 1995, provides guidance on the environment, utilities and infrastructure, land use, agriculture, water, recreation and access, levees and boater safety. The LURMP was adopted by the County as a General Plan amendment on March 18, 1997 by Resolution No. 97-34. Because lands within the County fall within the Delta Primary Zone, the Draft General Plan must be consistent with the LURMP.

Applicable policies of the LURMP specifically related to land use issues that are relevant to the analysis contained in this EIR are listed below. Policies related to the other environmental topics in this EIR are listed in the appropriate section.

- Environmental Policy P-1: The priority land use of areas of prime soil shall be agriculture. If commercial agriculture is no longer feasible due to subsidence or lack of adequate water supply or water quality, land uses which protect other beneficial uses of Delta resources, and which would not adversely affect agriculture on surrounding lands, or viability or cost of levee maintenance, may be permitted. If temporarily taken out of agriculture production due to lack of adequate water supply or water quality, the land shall remain reinstatable to agricultural production for the future.
- Land Use Policy P-2: Local government general plans, as defined in Government Code Section 65300 et seq., and zoning codes shall continue to strongly promote agriculture as the primary land use in the Primary Zone; recreation land uses shall be supported in appropriate locations and where the recreation uses do not conflict with agricultural land uses or other beneficial uses, such as waterside habitat. County plans and ordinances may support transfer of development rights, lot splits with no increase in density, and clustering to support long-term agricultural viability and open space values of the Primary Zone. Clustering is intended to support efficient use of agricultural lands, not to support new urban development in the Primary Zone. Local governments shall specifically indicate when, how, and why these options would be allowed in the Primary Zone.
- Land Use Policy P-3: New residential, recreational, commercial, or industrial development shall ensure that appropriate buffer areas are provided by those proposing new development to prevent conflicts between any proposed use and existing agricultural use. Buffers shall adequately protect integrity of land for existing and future agricultural uses. Buffers may include berms and vegetation, as well as setbacks of 500 to 1,000 feet.
- Land Use Policy P-4: New non-agricultural residential development, if needed, shall be located within the existing Primary Zone communities where support infrastructure and flood protection are already provided.
- Land Use Policy P-5: Local government general plans shall address criteria under which general plan amendments in the Primary Zone will be evaluated under Public Resources Code Section 29763.5. Proposed amendments to local government general plans for areas in the Primary Zone shall be evaluated in terms of consistency of the overall goals and program of the Delta Protection Commission.
- Land Use Policy P-6: Subsidence control shall be a key factor in evaluating land use proposals.
- Land Use Policy P-7: Structures shall be set back from levees and areas which may be needed for future levee expansion.
- Agriculture Policy P-9: Local governments may continue to retain agricultural zoning and minimum parcel sizes as described in zoning codes in place January 1, 1992. Where minimum parcel size is less than 40 acres, local governments shall describe how smaller parcel sizes will support long-term viability of commercial agriculture in the Primary Zone. This policy shall not be construed to require the re-zoning of subminimum parcels.

- Agriculture Policy P-10:
 - (i) Local governments may develop programs to cluster agriculture-dependent residential units or transfer development rights (TDRs) to off-site locations. Clustering on a single farm would be for family members or employees and would not exceed maximum number of units allowed under existing zoning as of January 1, 1992. Clustering would be accompanied by conditions to preserve agricultural use and open space values on the balance of the property. TDRs may involve transfers from farms to Primary Zone communities with adequate flood protection to protect residential use, or to sites out of the Primary Zone.
 - (ii) Local governments that pursue clustering or transfer of development rights shall proceed with adoption procedures to implement such programs as part of the local government implementation of the resource management plan.
 - (iii) Where portions of cities are located within the Primary Zone, cities shall indicate zoning which was in place on January 1, 1992. Future changes to city general plans or zoning ordinances shall conform to the resource management plan.
- Levee Policy P-3: Through flood ordinances based on Flood Emergency Management Act model ordinances, developed by the International Conference of Building Officials and included in the Uniform Building Code, local governments shall carefully and prudently carry out their responsibilities to regulate new construction within flood hazard areas to protect public health, safety, and welfare. Increased flood protection shall not result in densities beyond those allowed under zoning and general plan designations in place on January 1, 1992, for lands in the Primary Zone.
- Levee Policy P-5: Local governments shall use their authority to control levee encroachments that are detrimental to levee maintenance.

As of 2008, the DPC is in the process of updating the LURMP. The update will address recent court decisions related to water export, Delta ecosystem issues, levee stability, and global climate change. The updated Draft LURMP is expected to be released in 2009. Once the State adopts the LURMP update, Yolo County will be required to review its General Plan for consistency and make amendments as necessary.

Within 180 days of the adoption of the LURMP, all local governments are required to submit proposed amendments to their General Plans that would make them consistent with the LURMP for the areas in the Primary Zone. The local governments can adopt the language in the Commission adopted Plan as a special area plan for the Delta area of the County, the local governments can identify which policies in their existing General Plans carry out the policies in the Commission adopted plan, or can prepare and submit a special area plan of their own for the Delta area of the County.

The DPC must ensure that proposed amendments to the General Plan, and any development approved or proposed that is consistent with the General Plan, will be consistent with the regional plan and will not result in the following:³¹

- wetland or riparian loss;
- degradation of water quality;

³¹ Public Resources Code, Section 29763.5.

- increased nonpoint source pollution;
- degradation or reduction of Pacific Flyway habitat;
- reduced public access, provided the access does not infringe on private property rights;
- expose the public to increased flood hazard;
- adversely impact agricultural lands or increase the potential for vandalism, trespass, or the creation of public private nuisance on public or private land;
- degradation or impairment of levee integrity; or
- increased requirements or restrictions upon agricultural practices in the Primary Zone.

Bay Delta Conservation Plan. The Bay Delta Conservation Plan (BDCP) is being prepared by State, federal and local agencies as part of the planning and environmental permitting process for the State Water Project Delta facilities and the federal Central Valley Project. A final Plan is not available for public review. The BDCP's purpose is to provide for the conservation of at-risk species in the Delta and improve the reliability of the State's water supply system. The BDCP is being developed under the Federal Endangered Species Act (ESA) and the California Natural Community Conservation Planning Act (NCCPA) and will:

- Identify conservation strategies to improve the overall ecological health of the Delta;
- Identify ecologically friendly ways to move fresh water through and/or around the Delta;
- And address toxic pollutants, invasive species, and impairments to water quality; and
- Provide a framework and funding to implement the plan over time.

Among the recommendations being considered by the agencies is the construction of a new facility to convey water from the North Delta to the South Delta. There are two potential alignments for an alternative conveyance: one going through Sacramento County and one through Yolo and Solano Counties. Extensive habitat restoration to mitigate for the plan is also under consideration, including the lower Yolo Bypass and the Clarksburg region. The Department of Water Resources is the lead agency for an EIR/EIS that is being prepared to evaluate the potential effects of the BDCP. The BDCP and draft EIR/EIS is expected to be ready for public review and comment in 2010.

Delta Vision Strategic Plan. The Delta Vision Blue Ribbon Task Force (Task Force) was initiated by the Governor's Executive Order (Executive Order S-17-06) in 1996 to develop recommendations on the overall management and governance of the Delta, including goals related to improving safety, ensuring water supply and water quality, expanding recreation, coordinating emergency response, and protecting infrastructure and public safety. The Task Force recommended two co-equal goals: to restore the Delta ecosystem and to create a reliable water supply for California.

The Task Force adopted the Delta Vision Strategic Plan in October 2008, which emphasizes the two-co-equal goals, and in total, contains seven goals, 22 strategies, and 73 actions to achieve these goals.³² The seven goals of the Strategic Plan are listed below.

³² Delta Vision Blue Ribbon Task Force, 2008. Delta Vision Strategic Plan. October.

- Goal 1: Legally acknowledge the co-equal goals of restoring the Delta ecosystem and creating a more reliable water supply for California.
- Goal 2: Recognize and enhance the unique cultural, recreational, and agricultural values of the California Delta as an evolving place, an action critical to achieving the co-equal goals.
- Goal 3: Restore the Delta ecosystem as the heart of a healthy Estuary.
- Goal 4: Promote statewide water conservation, efficiency, and sustainable use.
- Goal 5: Build facilities to improve the existing water conveyance system and expand statewide storage, and operate both to achieve the co-equal goals.
- Goal 6: Reduce risks to people, property, and state interests in the Delta by effective emergency preparedness, appropriate land uses, and strategic levee investments.
- Goal 7: Establish a new governance structure with the authority, responsibility, accountability, science support, and secure funding to achieve these goals.

The Strategic Plan proposes a governance structure for the Delta based on a new California Delta Ecosystem and Water (CDEW) Plan to be developed and adopted by the California Delta Ecosystem and Water Council. The CDEW Plan would have legal standing, and the CDEW Council would have the authority to determine if other agencies are in compliance with the CDEW Plan. All State, regional and local agencies with planning responsibilities would be required to carry out their actions consistently with the CDEW Plan.

Senate Bill 375. Senate Bill 375 (SB 375),³³ which passed in September 2008, requires that each region in California create a preferred growth scenario that will minimize greenhouse gas emissions. SB 375 links planning for transportation and housing and creates specified incentives for the implementation of the strategies. SB 375 provides a mechanism to develop regional targets to reduce vehicle greenhouse gas emissions; these regional targets will help achieve the goals of AB 32 and California Air Resources Board's (CARB) Climate Change Scoping Plan through changed land use patterns and improved transportation systems. The CARB will set targets for greenhouse gas reduction based on land use in each region. Subsequently, metropolitan planning organizations, including SACOG, will be required to create sustainable community strategies to meet the target emissions reductions as part of their regional transportation plans. See Section IV.F, Global Climate Change, of this EIR for further detail.

(4) Federal Plans. The only applicable federal plan that pertains to the unincorporated County lands is the Cache Creek Coordinated Resource Management Plan, described briefly below and in further detail in Section IV.J, Biological Resources, of this EIR.

Cache Creek Coordinated Resource Management Plan. The Cache Creek Coordinated Resource Management Plan was adopted by the BLM in 2004³⁴ and provides the framework for the

³³ An act to amend Sections 65080, 65400, 65583, 65584.01, 65584.02, 65584.04, 65587, and 65588 of, and to add Sections 14522.1, 14522.2, and 65080.01 to, the Government Code, and to amend Section 21061.3 of, to add Section 21159.28 to, and to add Chapter 4.2 (commencing with Section 21155) to Division 13 of, the Public Resources Code, relating to environmental quality. Approved by Governor September 30, 2008.

³⁴ U.S. Department of the Interior, Bureau of Land Management, 2004. Cache Creek Coordinated Resource Management Plan Final. December 14.

future management direction of BLM lands included within the Cache Creek Natural Area. Other collaborating agencies include the CDFG, which manages the Cache Creek Wildlife Area, and Yolo County Parks and Resources Management, which manages Cache Creek Canyon Regional Park.

2. Draft 2030 Countywide General Plan for Yolo County

The Draft General Plan provides a guide for land use planning and future development in Yolo County through 2030. It identifies community priorities and values to guide public decision-making for the County. Policies, and actions of the Draft General Plan that are pertinent to land use and that mitigate the potential impacts of the Draft General Plan are listed below.

Land Use and Community Character Element

- 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 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.
- Policy LU-2.2: Allow additional agricultural commercial and agricultural industrial land uses in any designated agricultural area, where appropriate, depending on site characteristics and project specifics. Agricultural commercial and/or agricultural industrial development is anticipated as shown in Table LU-7 (Anticipated Agricultural Commercial and/or Agricultural Industrial Growth) and in Figure LU-X (New Targeted Future Agricultural Commercial and Agricultural Industrial Sites).
- Policy LU-2.3: Manage agricultural parcels of less than 20 acres, including antiquated subdivisions where appropriate, to create compatibility with surrounding agricultural uses to the greatest extent possible, including: 1) discourage residential development; 2) encourage lot mergers to achieve larger parcel sizes; 3) encourage clustering of units either within parcels or near existing homes on adjoining parcels to preserve farmland and natural resources; 4) encourage transfers of development rights to areas where additional farm dwellings are desired (e.g. organic farms that are labor intensive); 5) encourage deed restrictions, site design and development themes that support the agricultural use of the land; and 6) aggressively limit the impact of residential development where it does occur.
- Policy LU-2.4: Prohibit the division of land in an agricultural area if the division is for non-agricultural purposes and/or if the result of the division will be parcels that are infeasible for farming.
- Policy LU-2.5: Vigorously conserve, preserve, and enhance the productivity of the agricultural lands in areas outside of adopted community growth boundaries and outside of city SOIs.
- Policy LU-3.4: Refer applications for General Plan Amendments which would, in the judgment of the Planning and Public Works Director, represent a substantive departure from the direction of the General Plan as adopted, to the Board of Supervisors for consideration prior to acceptance for filing. The Board of Supervisors shall be asked to determine whether: (a) the application shall be processed, or (b) the application shall be immediately scheduled for denial.

- Policy LU-3.5: Locate and design services and infrastructure to only serve existing and planned land uses. Actions that will induce growth beyond planned levels are prohibited.
- Policy LU-3.6: Avoid or minimize conflicts and/or incompatibilities between land uses.
- Policy LU-3.7: Maintain the compatibility of surrounding land uses and development, so as not to impede the existing and planned operation of public airports, landfills and related facilities and community sewage treatment facilities.
- Policy LU-3.9: The intent of allowing residences in the agricultural areas is to provide dwellings for those directly involved in on-site farming activity, including farm employees, the landowners and their immediate families. All such dwellings shall be encouraged to locate on lands best suited for agricultural use and/or in “clustered” configurations to minimize the conversion of agricultural lands to any other uses.
- Policy LU-4.2: Continue active involvement with State and regional efforts to establish policy, regulation and management for the Delta, to promote the economic and social sustainability of the town of Clarksburg, the viability of the Agricultural District, the habitat needs of the Yolo Natural Heritage Program and the water resources needed for the success of each of these efforts.
- Policy LU-6.1: Continue to develop strong working relationships and effective inter-governmental review procedures with the Rumsey Band of Wintun Indians regarding their landholdings and interests, including the Cache Creek Casino Resort, to achieve the best possible outcomes consistent with the General Plan.
- Policy LU-6.3: Coordinate with community college districts and tribal colleges within Yolo County regarding their long-term development plans for campus facilities and property, to achieve the best possible outcomes consistent with the General Plan.
- Policy LU-6.5: Encourage schools and other special districts to locate new schools and other appropriate service facilities within the growth boundaries of the unincorporated communities.
- Policy LU-6.6: Encourage independent special districts to locate offices and other facilities (where appropriate) within the downtown areas of the communities being served.
- Policy CC-1.8: Screen visually obtrusive activities and facilities such as infrastructure and utility facilities, storage yards, outdoor parking and display areas, along highways, freeways, roads and trails.
- Policy CC-2.10: Strive to achieve a minimum jobs/housing balance of 1.2 jobs for every dwelling unit on average within each unincorporated community.
- Policy CC-2.11: Strive to achieve a match between the prices of dwelling units and the salaries of the jobs provided within each unincorporated community.
- Policy CC-2.14: Encourage local hiring and buying practices within local communities and within the County as a whole, including County operations, where legally and economically feasible.
- Policy CC-2.16: Require the following sustainable design standards as appropriate for projects located within the growth boundaries of the unincorporated communities:
 - A. Imaginative and comprehensive planning that seeks to make best use of existing community features and fully integrate new development.
 - B. Compact and cohesive communities that promote walking, bicycling and public transit.
 - C. Well defined neighborhoods served by parks, schools, greenbelts and trails.
 - D. The fiscal impacts of development projects shall be revenue neutral or positive in terms of impacts to the County General Fund. Appropriate exceptions for socially beneficial projects such as affordable housing, parks, etc. may be allowed.
 - E. Distinct neighborhood focal points such as a park and/or school and/or small neighborhood-serving retail site.

- F. Narrow streets lined with evenly-spaced trees of the same or alternating species forming a shade canopy.
- G. Vertical curbs and sidewalks separated from the street by landscaping.
- H. Street lighting and trail lighting, as appropriate, at a scale appropriate for pedestrians and bicycles.
- I. Maximum block lengths of 600 feet.
- J. Schools within walking distance of a majority of the homes served.
- K. A wide range of housing types, densities, sizes and affordability.
- L. Where housing is not near the downtown area, allow small neighborhood commercial nodes that provide retail and small office opportunities for neighborhood residents with the goal of accommodating routine daily needs within walking distance of most residents.
- M. Incorporate a grid street network that provides safe and efficient travel for all modes throughout the community with multiple connections to exterior routes.
- N. Orient the grid pattern of new streets to align north/south and east/west, to give a sense of place and direction in new community areas, as well as to maximize solar access.
- O. Downtown streets shall have parking on both sides.
- P. Downtown areas shall have one or more civic nodes such as a central park, town square, fountain plaza, etc.
- Q. Homes that do not back onto roads, parks, schools, greenbelts, trails, or water bodies. Instead, homes that front on these features shall access by way of single-loaded streets or other designs to improve public aesthetics and neighborhood security.
- R. Development regulations and design standards shall emphasize healthy community design and safe neighborhoods.
- S. Avoid noise walls to the greatest possible extent.
- T. Entry features shall be provided at all main community entrances and exits and shall announce the community by name.
- U. Except for parking provided onsite for individual residential lots, parking shall be located to the rear of the facility being served and screened from public view. Parking shall be landscaped to achieve a minimum of 50 percent shading.
- V. Development and incorporation of community art and activities.
- W. Encourage specific land uses and designs that support community diversity.
- X. Protect and preserve to the greatest feasible extent creeks, riparian areas and other biological values within or adjoining an area.
- Y. Incorporate low-water use appliances, drought tolerant landscaping and other water efficient features.
- Z. Provide convenient and secure bicycle parking in downtown areas.
- AA. To the greatest possible extent, avoid cul-de-sacs that create barriers for pedestrian and bicycle access to adjacent areas.
- BB. Include recharging stations, preferred parking, and other incentives for alternative energy vehicles.
- CC. Limit the amount of turf in yards for new residential developments to a maximum of 25 percent of the yard area.
- DD. Require the installation of low output sprinklers, such as drip, soaker hoses, and microspray in new residential development whenever possible.
- EE. Use recycling systems for chillers and cooling towers.

FF. Demonstrate adherence to LEED Neighborhood Design Standards or the equivalent, for new development, including Specific Plans.

GG. Demonstrate consistency with the County's Greenhouse Gas Emissions Reduction/Climate Action Plan(s), upon adoption.

- Policy CC-2.3: Include open space corridors and trails throughout each community to provide off-street bicycle and pedestrian access, as well as connections to intra-county corridors and trails.
- Policy CC-2.5: Plan future land uses within communities so that more dense/intense uses are located within the downtown area and/or at neighborhood centers, transitioning to less dense/intense uses at the growth boundary edge. There is no intent to create or allow a ring of "transitional" rural residential development outside the growth boundaries.
- Policy CC-3.2: Ensure the consistency of Specific Plans with the County General Plan. Project specific goals and policies for new development will be established in the Specific Plan, as well as design standards that address the character of the existing community.
- Policy CC-3.3: Ensure that jobs are created concurrent with housing. Include requirements to ensure a reasonable ongoing balance between housing and jobs and/or other mechanisms to constrain housing to stay balanced with job creation through build-out of the area. Each phase of housing shall be required to be accompanied by balanced job-generating development. Strive to match overall wages to home prices.
- 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.
- Policy CC-4.15: Reflect a human scale in architecture that is sensitive, compatible and distinctive to both the site and the community.
- Policy CC-4.21: Discourage gated and/or walled communities.
- Policy CC-4.28: Design highway service commercial uses at identified rural interchanges to preserve surrounding agriculture, rural character, scenic quality and the natural environment.
- Policy CC-4.29: Provide appropriate buffers or barriers between incompatible residential and non-residential uses. The last-built use shall be responsible for design and construction (and/or other related costs) of the buffer/barrier.
- Policy CC-4.37: Where an agricultural industrial project or an agricultural commercial project is allowed adjoining an existing residential neighborhood, an appropriate buffer shall be provided. Any project intended for the site at Interstate 505 and State Route 128 shall include a buffer for the adjoining existing El Rio Villa project and shall proceed only if it will result in a net fiscal benefit to the County.
- Action CC-4.38: Each community shall have a "town center" where the public has access to meeting and event space (e.g., school, library, fire department, community center, social organization, etc.).
- Action CC-A1: Update the County Zoning Code to reflect appropriate zoning consistent with each land use designation and to establish appropriate new zone categories and regulations to implement the goals, policies and actions of this General Plan. The update shall include development of a form-based zoning code. (Policy LU-1.1, Policy LU-2.3, Policy LU-2.5, Policy LU-3.1, Policy LU-3.2, Policy LU-3.3, Policy LU-3.9, Policy CC-2.7, Policy CC-2.16)
- Action CC-A6: Establish formal buffers between cities. Direct conservation easements to buffer areas between unincorporated communities to reinforce community separation and keep each town distinct and unique. (Policy CC-1.7, Policy CC-2.5, Policy CC-2.6)

Public Facilities and Services Element

- Policy PF-11.4: Pipelines that cross agricultural areas shall be buried at a depth that avoids conflicts with expected agricultural practices.
- Policy PF-11.5: Increase the availability and reliability of power to rural areas, including underserved communities.
- Policy PF-12.5: Within the Delta Primary Zone, ensure consistency of permitted land use activities with applicable public and services policies of the Land Use and Resource Management Plan of the Delta Protection Commission.
- Policy PF-12.13: Include Community Service Districts in the County's development review process for new residential developments and provide them with adequate time to review and evaluate proposals that could impact infrastructure and/or service facilities.
- Policy PF-12.14: Identify appropriate locations for infrastructure sites, in consultation with the Community Service Districts, as early in the planning process as possible.
- Policy PF-3.5: Include buffers, hedgerows, directed lighting, and other features to ensure the compatibility of recreational activities with surrounding land uses.
- Policy PF-6.5: Support infrastructure and programs that encourage children to safely walk or ride a bicycle to school.
- Policy PF-8.1: Encourage the location of dependent care facilities in areas with compatible land uses and character, such as employment centers, homes, schools, community centers, places of worship and recreation facilities.
- Action PF-A33: Coordinate with school districts to ensure that school sites have safe access and trails that encourage walking or bicycling to schools. Develop a Safe Routes to School program in each community. (Policy PF-6.3, Policy PF-6.4)
- Action PF-A58: Designate lands in the vicinity of the landfill and other waste-related processing and transfer facilities through the Yolo County Zoning Code to ensure that potential incompatible land uses which may lead to safety hazards and/or which may imperil the continued operation of these facilities are prohibited. (Policy PF-9.2)

Agriculture and Economic Development Element

- Policy AG-1.4: Prohibit land use activities that are not compatible within agriculturally designated areas.
- 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 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.
- Action AG-A6: Work with agricultural interests to develop farm dwelling site criteria. Proposed homes that comply with the criteria would be issued building permits, while those that are not consistent with the

criteria would require prior approval of a use permit. Criteria would apply to both the primary and the ancillary home and may include the following:

- Size and mass of the home(s).
- Location of the homes(s) to avoid areas of excessive slope, higher quality agricultural soils, native vegetation, flooding, lack of water availability, or other physical constraints.
- Location of the home(s) within the property to avoid restricting the extent of pesticide/herbicide spray on adjoining farm operations.
- Approval of a stewardship plan demonstrating how the property would be farmed.
- Cluster homes in a location within the parcel with the least impact to agricultural operations. New farm dwellings may be clustered in proximity to existing homes on adjoining properties.
- Consideration of an agricultural conservation easement deed restriction or similar instrument on all or a portion of the remainder of the property, outside of any home site(s).
- Recordation of a "rural oath" acknowledging the potential for nuisances to occur, such as dust, agricultural chemical applications, etc.
- Recordation of a deed notice acknowledging the County's right-to-farm ordinance. (Policy AG-1.7)
- Action AG-A13: Reduce development restrictions for new and/or expanded agricultural processing, on-site agricultural sales, and biodiesel and ethanol production. (Policy AG-3.2, Policy AG-3.16, Policy AG-3.19)
- Action AG-A16: Prepare and implement a farm marketing ordinance to streamline permitting requirements for agricultural retail operations to the extent possible at the local level's areas of focus including special events, handicrafts and prepared foods, agricultural product and byproduct processing, alcoholic beverage sales, education, overnight accommodations, signage, parking, recreation, sanitation, dining, camping and RVs, access and other standards to the extent possible at the local level. (Policy AG-3.2, Policy AG-3.9, Policy AG-3.16)
- Action AG-A20: Collaborate with farming interests to develop and implement a program for each Agricultural District to include tailored zoning requirements, financial incentives, marketing requirements and/or other benefits as they are determined. Specific tools for use within each district may include the following:
 - Reduce building permit fees to promote improvements and structures related to agricultural processing, rural tourism and other value-added activities.
 - Revise standards for parking (e.g. use of permeable surfaces), occupancy (e.g. use of barn structures for limited events), roads (e.g. reduced rural road widths and/or improvements) and sanitation for special events (e.g. use of portable toilets instead of permanent systems).
 - Subsidize participation in specialized marketing efforts to target "branding" and name recognition of products grown or processed within each district.
 - Prepare County-sponsored CEQA documents (e.g. Master EIRs) that broadly analyze agricultural tourism uses (e.g. dude ranch, winery, restaurant, bakery, cheese production, oil press, wine crush, outdoor entertainment/music, culinary classes, tourist cab-ins, etc.).
 - Establish impact thresholds for rural roadways that allow higher traffic levels for agriculturally related events while maintaining the rural setting and design of the existing roadways.
 - Streamline permit processing for the development of on-site housing for agricultural families and farm-workers (e.g. mobile home parks, labor camps, etc.).

As the districts mature and the County is able to document successes and failures, programs within the agricultural districts may be modified in response to changing market direction and may encompass new areas or evolve into countywide programs. (Policy AG-3.1)

Responsibility: Planning and Public Works Department, Health Department, Agriculture Department, County Administrator's Office

- Policy ED-3.1: Create a vibrant mix of residential development, retail and other commercial services, employment opportunities, governmental services, restaurants, entertainment and cultural/recreational opportunities in downtowns.
- Policy ED-3.3: Create jobs in tandem with housing. Strive for a minimum ratio of permanent 1.2 jobs per home and seek to match local wages with community housing prices.
- Action ED-A19: Provide flexibility for development in downtown areas through mixed use and planned development zoning standards. (Policy ED-3.1, Policy ED-3.2) □
- Action ED-A2: Amend the Zoning Code to include incentives for targeted businesses and infill development, including flexible development standards; fast-track processing; and fee exemptions, reductions, or deferrals. (Policy ED-2.1)
- Action ED-A20: Amend the zoning code to allow limited off-site signage in rural areas. (Policy ED-4.1)
- Action ED-A27: Create a new "agricultural commercial" zoning designation that will allow direct marketing opportunities with limited discretionary review. (Policy ED-1.13)

Conservation and Open Space Element

- Policy CO-1.13: Within the Delta Primary Zone, ensure compatibility of permitted land use activities with applicable, properly adopted, natural open space policies of the Land Use and Resource Management Plan of the Delta Protection Commission.
- Policy CO-3.2: Ensure that mineral extraction and reclamation operations are compatible with land uses both on-site and within the surrounding area, and are performed in a manner that does not adversely affect the environment.
- Policy CO-3.3: Encourage the extraction of natural gas where compatible with both on-site and surrounding land uses, and when performed in a manner that does not adversely affect the environment.
- Policy CO-3.4: Within the Delta Primary Zone, ensure compatibility of permitted land use activities with applicable, natural gas policies of the Land Use and Resource Management Plan of the Delta Protection Commission.
- Policy CO-4.14: Within the Delta Primary Zone, ensure compatibility of permitted land use activities with applicable cultural resources policies of the Land Use and Resource Management Plan of the Delta Protection Commission.
- Policy CO-5.9: Within the Delta Primary Zone, ensure compatibility of permitted land use activities with applicable, water policies of the Land Use and Resource Management Plan of the Delta Protection Commission.
- Policy CO-9.19: Recognize the special character of "heritage" or "legacy" communities in the Delta (such as Clarksburg) and promote their economic vitality.
- Action CO-A112: Actively participate in State and regional efforts to establish land use policy, regulation, and governance for the Delta to ensure the consideration of Yolo County's interests. (Policy LU-4.2, Policy CO-20, Policy CO-9.19)

Health and Safety Element

- Policy HS-2.5: Within the Delta Primary Zone, ensure compatibility of permitted land use activities with applicable flood control and protection policies of the Land Use and Resource Management Plan of the Delta Protection Commission.
- Policy HS-2.7: Manage the floodplain to improve the reliability and quality of water supplies.
- Policy HS-2.8: Consider and allow for the ecological benefits of flooding while balancing public safety and the protection of property.
- Policy HS-5.1: Ensure that land uses within the vicinity of airports are compatible with airport restrictions and operations.
- Policy HS-5.2: Ensure that new development is consistent with setbacks, height, and land use restrictions as determined by the Federal Aviation Administration and the Sacramento Area Council of Governments Airport Land Use Commission.
- Policy HS-5.3: Respect and conservatively enforce airport safety zones as identified in airports CLUPs.
- Policy HS-5.4: Within the Delta Primary Zone, ensure compatibility of permitted land use activities with applicable airport policies of the Land Use and Resource Management Plan of the Delta Protection Commission.
- Action HS-A69: Designate appropriate zoning that avoids placing significant new noise sensitive land uses in proximity of existing or planned commercial and industrial uses. (Policy -HS-7.1)
- Action HS-73: Minimize potential noise conflicts by establishing compatible land uses and larger setbacks adjoining truck routes and other critical transportation corridors that tend to generate greater levels of noise. (Policy HS-7.1, Policy HS-7.5)
- Action HS-A14: Require a minimum 50-foot setback for all permanent improvements from the toe of any flood control levee. (Policy HS-2.2)
- Action HS-A15: Restrict proposed land uses within 500 feet of the toe of any flood control levee, including but not limited to:
 - Prohibit permanent unlined excavations;
 - Large underground spaces (such as basements, cellars, or swimming pools, etc) must be engineered to withstand the uplift forces of shallow groundwater;
 - Prohibit below-grade septic leach systems;
 - Engineered specifications for buried utility conduits and wiring;
 - Prohibit new water wells;
 - Prohibit new gas or oil wells;
 - Engineered specifications for levee penetrations; and
 - Require landscape root barriers within 50 feet of the toe. (Policy HS-2.2)

Housing Element

- Policy HO-1.1: Include a mix of housing types, densities, affordability levels, and designs, including, but not limited to the following:
 - owner and rental housing;
 - small for-sale homes (e.g. less than 1,000 square feet);

- large apartments (e.g. four or more bedrooms);
 - single and multi-family housing;
 - housing close to jobs and transit;
 - mixed use housing;
 - single room occupancy units;
 - shared living opportunities;
 - co-housing;
 - manufactured housing;
 - self-help or “sweat equity” housing;
 - cooperatives or joint ventures between owners, developers, and non-profit groups in the provision of affordable housing;
 - eco-housing;
 - assisted living; and
 - supportive housing.
 - cottages and lofts.
- Policy HO-1.2: Ensure that amendments to the General Plan do not result in a net loss of zoned land upon which the inventory for meeting the County’s RHNA allocation relies.
 - Policy HO-1.4: Protect mobile home parks as an important source of affordable housing.
 - Policy HO-1.5: Coordinate with the University of California Board of Regents to expand housing opportunities for students.
 - Policy HO-1.6: Coordinate with the cities to expand affordable housing opportunities within incorporated areas to be closer to urban services.
 - Policy HO-2.1: Aggressively pursue funding from local, State, and federal sources that supports the development of affordable and special needs housing.
 - Policy HO-4.1: Promote the development and rehabilitation of housing to meet the needs of special needs groups, including seniors, people living with disabilities, farmworkers, the homeless, people with illnesses, people in need of mental health care, single parent families, large families, and others.
 - Policy HO-4.2: Encourage the development of housing for senior households.
 - Policy HO-4.3: Allow group homes with special living requirements in residential areas, consistent with the County’s land use regulations.
 - Policy HO-4.4: Provide for housing to meet the needs of extended, multi-generational, and/or large families.
 - Policy HO-4.5: Encourage the removal of architectural barriers in the rehabilitation of existing residential units and ensure that new units comply with visit ability standards.
 - Policy HO-4.6: Encourage the inclusion of single room occupancy units and efficiency apartments in multi-family and mixed use areas.
 - Policy HO-4.7: Support programs to provide for a continuum of care for the homeless including emergency shelters, transitional housing, supportive housing, and permanent housing in areas of the County where these services are most needed.

- Policy HO-4.8: Coordinate County, other agency, and non-profit programs to deliver effective support for homeless or “at risk” individuals, recognizing the unique needs of groups within the County’s homeless population, including adults, families, youth, seniors, and those with mental disabilities, substance abuse problems, physical and developmental disabilities, veterans, victims of domestic violence, and economically challenged or underemployed workers.
- Policy HO-4.9: Ensure that individuals and families seeking housing are not discriminated against on the basis of race, color, religion, marital status, disability, age, sex, family status, national origin, sexual orientation, or other arbitrary factors, consistent with the Fair Housing Act.
- Policy HO-4.10: Expand housing opportunities for farmworkers.
- Policy HO-7.1: Provide affordable housing and farmworker housing within the Clarksburg region, consistent with the Land Use and Resource Management Plan.
- Action HO-A14: Submit applications for funding from State and Federal programs that provide low-cost financing or subsidies for the production of affordable housing and require the County’s direct participation. These programs include, but are not limited to the following:
 - State Predevelopment Loan Program (PDLP);
 - Multi-Family Housing Program (MHP);
 - Rural Development Assistance Program;
 - State Joe Serna Farmworker Grant Program (FWHG);
 - Community Development Block Grant Program (CDBG);
 - Water and Waste Disposal Program,
 - USDA Rural Development, Section 515 Program;
 - USDA Rural Development, Section 523/524 Technical Assistance Grants;
 - Home Investment Partnerships Program (HOME). (Policy HO-2.1)
- Action HO-A15: Seek additional federal and State funding for housing for elderly households. (Policy HO-2.1, Policy HO-4.2)
- Action HO-A16: Apply for funding from the State of California and the USDA Rural Development to expand the supply of housing for farmworkers. (Policy HO-2.1, Policy HO-4.10)

3. Impacts and Mitigation Measures

This section provides an assessment of the potential adverse impacts related to land use and housing associated with implementation of the Draft General Plan, the proposed project. It establishes the thresholds of significance for impacts and then evaluates the Draft General Plan. Where potentially significant impacts of the proposed project are identified, mitigation measures are recommended.

a. Significance Criteria. The Draft General Plan would have a significant adverse impact on land use and housing if it would:

- Disrupt or physically divide an established community;
- Create substantial incompatibilities between land uses;
- Substantially alter the type or intensity of land use within an area;

- Displace a substantial number of existing housing units or people, necessitating the construction of replacement housing elsewhere;
- Exacerbate the existing jobs/housing imbalance; fail to achieve the proposed jobs/housing balance and match;
- Fail to accommodate the State Regional Housing Needs Allocation;
- Substantially conflict with applicable plans, policies and regulations of other agencies where such conflict would result in an adverse physical change in the environment; or
- Result in new policies that would result in significant adverse physical impacts as compared to the 1983 General Plan policies.

b. Impacts Analysis. The following section provides an evaluation and analysis of the potential impacts of the Draft General Plan related to land use and housing for each of the criteria of significance listed above.

(1) Disrupt or Divide an Established Community. The physical division of an established community typically refers to the construction of a physical feature (such as an interstate highway or railroad tracks) or removal of a means of access (such as a local road or bridge) that impairs mobility within an existing community, or between a community and outlying areas. For instance, the construction of an interstate highway through an existing community may make it harder for people to travel from one side of the community to another; similarly, such construction may also impair the ability of community members to travel easily to areas outside of the community.

The Draft General Plan proposes changes to land use designations, which would allow for additional growth in the unincorporated County. Future development would be accompanied by the extension or construction of public services, infrastructure, and roadway improvements needed to accommodate the build-out of the Draft General Plan, which could divide established communities. Similarly, the introduction of new land uses, if not compatible with the established community, can also create a division in a community.

Impact LU-1: Build-out of the Draft General Plan could disrupt or physically divide established communities. (S)

Draft General Plan policies and actions address the potential for the division of communities by physical and visual obstructions. The Draft General Plan provides for the orderly extension of roadways and infrastructure to serve the existing and proposed new growth. The majority of the new urban growth allowed under the Draft General Plan would occur within the communities of Dunnigan, Knights Landing, Madison, Esparto and Elkhorn. Dunnigan, Madison, Knight's Landing and Elkhorn are identified as Specific Plan areas (totaling 3,285 acres), and the necessary infrastructure improvements would be planned, designed and integrated into the existing communities as part of the Specific Plan development process and evaluated under separate CEQA documents. Issues of disruption or division of communities would be evaluated during the Specific Plan process as well. The potential for disruptions and physical divisions and the Draft General Plan policies that address these issues for the remainder of the urban growth areas (4,738 acres) targeted for development are discussed below.

To reduce the visual disruption to existing communities, Policy CC-4.28 supports designing highway service commercial uses in rural areas in order to preserve surrounding agriculture, character, and aesthetics, and policies CC-1.8 and CC-1.9 require the placement of utility and telecommunications infrastructure underground where feasible and the screening of visually obtrusive uses. Draft General Plan policies also discourage the establishment of gated or walled communities that can create barriers between neighborhoods (Policy CC-4.21).

The Draft General Plan also contains policies and actions that are intended to increase connections between communities as a beneficial impact. These policies support open space corridors and trails (Policy CC 2.3), infrastructure and programs for safe access to schools including walking and biking routes (Policy PF-6.5, Action PF-A33), grid pattern streets with multiple connections, appropriate placement of parking lots, and avoidance of constructing new walls, which can create barriers to communities (Policy CC-2.16).

However, there are a number of growth areas where new land uses are proposed that may be separated from the existing community by a major roadway or freeway, and potential impacts related to the division of a community may occur. In Dunnigan, new growth, under the Specific Plan, is proposed on both sides of I-5 which would divide the community. However, the County has generally planned for residential and commercial uses on the west side of the freeway, and primarily industrial uses are planned for the east side of the freeway. While the Draft General Plan would result in the division of the community, it would be a beneficial effect in this case, because it would separate incompatible uses. In Elkhorn, the Specific Plan area would be divided by I-5, and growth is proposed on both sides of the freeway. However, because there is no established community in Elkhorn (with only four dwelling units) and no residential uses are proposed, the Draft General Plan would not result in the division of a community in this case.

In Esparto, residential and commercial growth is planned for lands along both sides of SR 16. In the 1983 General Plan, lands on the south side of the highway were generally designated for industrial uses and lands on the north side were generally designated for residential and commercial uses so that SR 16 provided a buffer between the industrial and residential uses. The Draft General Plan introduced a new mixed-use residential area (per Policy CC-3.13) on lands south of SR 16. Therefore, this proposed land use change would create a physical division in the Esparto community resulting in a significant impact.

Implementation of the following mitigation measure would reduce this impact to a less-than-significant level. The County has considered the land use mix at the Elkhorn site in prior deliberations. Should the County reject Mitigation Measure LU-1c the impact would remain significant and unavoidable.

Mitigation Measure LU-1a: Amend Policy CC-2.16 of the Draft General Plan as follows:

Policy CC-2.16: Require the following sustainable design standards as appropriate for projects located within the growth boundaries of the unincorporated communities:

HH. Provide multiple connections for all modes through the community and with existing and planned development so that individual development projects are integrated with the surrounding communities.

Mitigation Measure LU-1b: Amend Policy CC-3.5 of the Draft General Plan as follows:

Policy CC-3.5: In addition to Table LU-10, achieve the following within the Dunnigan Specific Plan growth boundary:

H. Develop an internal road system that directs local trips to local roadways, rather than the freeways, to the greatest practical extent. Plan for multi-modal access between the communities separated by I-5.

I. The need for interchange improvements on Interstate 5 at County Road 6 and County Road 8 shall be identified as part of the Dunnigan Specific Plan consistent with the policy thresholds of the Draft General Plan.

J. Identify and provide an alternate water source (e.g. surface water from Tehama-Colusa Canal) to prevent subsidence from use of groundwater needed to serve growth in Dunnigan.

Mitigation Measure LU-1c: Amend Policy CC-3.13 of the Draft General Plan as follows:

Policy CC-3.13: Amend Policy CC-3.13 and the Draft General Plan Land Use Map for Esparto to change the designation on the new mixed-use residential area (79 acres) south of State Route 16 to Industrial use to avoid dividing the existing community and allow for an increase in the number of jobs in that community. Reconsider and rebalance the land use designations in Esparto in an effort to attain a jobs/housing ratio of 1.2 during preparation of the new or updated Area/Community Plan or Specific Plan for Esparto as required under Policy CC-3.1

~~The following development capacities shall guide development of new Esparto mixed-use residential area (79 acres) southeast of town, south of State Route 16 and east of County Road 86A:~~

- ~~○ 10 acres CG (assumes 781 existing industrial jobs are replaced with 160 new commercial jobs)~~
- ~~○ 2 acres CL (assumes 46 existing commercial jobs)~~
- ~~○ 36 acres of residential uses in various densities allowing for approximately 590 new units:
31 acres RM (range of 310 to 619 units [typical 465])~~

~~5 acres RH (100 to 200 or more units [typical 125]; no new jobs assumed)~~

~~Potential range 310 to 819 or more units [typical 590]~~

~~31 acres OS (300-foot agricultural buffer on east and south) (LTS)~~

(2) Create Land Use Incompatibilities. The Draft General Plan proposes 1,758.6 additional acres of residential uses, 2,516 additional acres of commercial/industrial acres, and an additional 854 acres of anticipated agricultural commercial/agricultural industrial uses as compared to existing conditions. Development of the proposed land uses could create substantial land use incompatibilities among existing and proposed uses, such as between proposed residential uses and existing agricultural uses, or between proposed commercial/industrial uses and adjacent existing or proposed residential uses. Specific Plans are required to be prepared for urban growth identified in Dunnigan, Knights Landing, Madison, and Elkhorn. The majority of this growth would occur in Dunnigan (with approximately 31 percent of the available industrial/commercial acreage at build-out and 72 percent of the available residential acreage at build-out). Issues of land use incompatibilities in these communities would be evaluated and resolved as part of the Specific Plan process. The potential for land use incompatibilities to occur associated with projected new growth outside of the Specific Plan areas and the Draft General Plan policies that address the potential for land use incompatibility are discussed below.

Impact LU-2: Build-out of the Draft General Plan could create substantial incompatibilities between land uses. (S)

In the following sections, potential incompatibilities associated with community character, agricultural uses, commercial /industrial uses, and public services, and the Draft General Plan policies that minimize land use incompatibilities are discussed.

Community Character. The Draft General Plan would minimize land use incompatibilities through policies that support the preservation of existing community character, seek to preserve the rural setting and small town character, and require that infrastructure be sited to prevent growth inducement beyond planned levels (Policies LU-3.5, LU-3.6, CC-1.2). Policies also support planned development where the density/intensity of land uses is consistent with surrounding development, and direct denser uses to be located in the downtown area or neighborhood centers and transition to less dense uses at the growth boundary (Policy CC-2.5). The Draft General Plan policies support the provision of buffers between incompatible residential and non-residential uses and ensure recreational activities are compatible with surrounding land uses (Policies CC-3.19, CC-4.29 and PF-3.5), and actions require the establishment of formal buffers between cities and conservation easements in unincorporated areas to reinforce unique community characteristics (Action CC-A6).

Agricultural Uses. The goals and policies of Draft General Plan preserve agriculture as the primary use and industry in Yolo County. Under the Draft General Plan, new residential uses could be constructed in proximity to agricultural uses, resulting in land use incompatibles and nuisances related to odors, noise, dust, and pesticides from agricultural uses. The presence of residential uses near farmland can also result in impacts to agricultural practices including rising costs of land, which can make farming less lucrative and drive farmers off the land. Parcelization of land on the urban fringe can result in conversion of land from agricultural uses. Policies in the Draft General Plan focus

on preserving agricultural uses and ensuring that new development occurs in a manner that does not result in incompatibilities with agricultural uses.

Policies prohibit incompatible land uses within agriculturally designated areas (Policy AG-1.4), and emphasize growth management strategies including the use of growth boundaries around unincorporated areas and the SOIs for incorporated areas that restrict urban development and clearly define protected agricultural uses (Policies LU-2.5, LU-3.1).

In order to reduce land use conflicts with agricultural uses, the Draft General Plan policies require a minimum 300-foot buffer between uses along the growth boundary where development will permanently adjoin agricultural land (Policies LU-2.1, AG-1.8, CC-4.29, and CC-4.37). Policies also provide tools for the management of small parcels and provide restrictions on land subdivision to ensure compatibility with agricultural uses (Policy LU-2.3 and LU-2.4).

Residential development is allowed on agricultural land to provide dwellings for farmers; however, policies are provided to guide the siting and development of such uses to minimize the conversion of agricultural land to other uses and to minimize restrictions on farming practices (Policy LU-3.9 and Action AG-A6). Policies also streamline the issuance of building permits for proposed homes that meet criteria specified within the General Plan, and require discretionary review for proposals that do not meet the requirements.

Commercial/Industrial Uses. The Draft General Plan allows commercial and industrial uses within the commercial, industrial, and agriculture land use designations. Commercial uses are also allowed in areas designated for mixed use, and as home occupations within residentially designated areas. Under the Draft General Plan, areas with the greatest amount of land designated for commercial and industrial uses are Dunnigan (566.7 acres and 40 percent of the total 1,416.3 acres), Elkhorn (305 acres), Madison (152.9 acres), Clarksburg (129.2 acres), and Capay Valley (119.1 acres). Specific plans are required prior to any development in Dunnigan, Elkhorn, Knights Landing, and Madison, and the location and types of uses would be determined and land use incompatibilities addressed at the time the Specific Plans are prepared. However, the construction of new or existing commercial/ industrial uses on lands outside of the specific plan areas could result in land use incompatibilities.

Potential land use incompatibilities could result from the construction of new industrial uses under the Draft General Plan. For example, the 383.7 acres of industrial uses allowed in the Covell/Pole Line Road area in the Davis Area would be adjacent to existing residential uses and, depending on the type of new industrial that ultimately develops, incompatibilities between uses may occur. Similarly, land designated for industrial uses in North Woodland would be located in proximity to residential uses, and industrial acres in Spreckels would be surrounded by lands designated for agriculture. Conflicts with existing or future land uses may also result from development on lands designated for agricultural commercial/agricultural industrial in Madison, Winters, Clarksburg, and Zamora.

Similarly, potential land use incompatibilities could result from allowed commercial and mixed uses under the Draft General Plan. For example, commercial uses (Commercial Local) along SR 16 within Monument Hills would be surrounded by residential uses and commercial uses (Commercial General or Agriculture Commercial) located along I-505/CR 14 or I-505/CR 12A would be surrounded by

agricultural lands. Areas that are designated for commercial uses may also have accessory and upper floor residential uses by right. These mixed use areas are opportunities for “smart growth” and would help achieve a reduction in vehicle miles travelled (and emissions of greenhouse gases), improve the quality of life for residents through access to services and amenities, and strengthen community core areas. However, mixed use areas may also result in potential land use incompatibilities.

Draft General Plan actions address the placement of sensitive land uses in proximity to commercial and industrial uses and the placement of appropriate land use types adjacent to truck routes and other transportation corridors (Actions HS-A70 and HS-A73). The Draft General Plan also supports agricultural commercial/agricultural industrial uses within agricultural areas as a component of economic development and requires buffers for adjoining existing residential uses (Policies LU-2.2, CC-4.29, and CC- 4.37). Actions also reduce development restrictions for certain types of agricultural commercial/agricultural industrial uses including: new and/or expanded agricultural processing, on-site agricultural sales, and biodiesel and ethanol production (Action AG-A13). While Action AG-A20 supports the preparation of environmental review documents to broadly analyze agricultural tourism, potential impacts from land use incompatibilities may continue to result. Policies require that mineral extraction and natural gas extraction, operations that are important to the County’s economy, be compatible with surrounding land uses (Policies CO-3.2 and CO-3.3). Draft General Plan policies would help to reduce potential impacts through the policies described above and by requiring development to reflect a human scale in architecture that is sensitive, compatible and distinctive to both the site and the community (Policy CC-4.15). Nevertheless, land use incompatibilities could still result from growth allowed under the Draft General Plan.

Public Services and Facilities. The Draft General Plan prioritizes the operation of public facilities and provides policies to ensure their continued operation. Policies require that proposed development be compatible with surrounding land uses so that the operation and expansion of public facilities, including airports, landfills, sewage treatment and other facilities, is not impeded by the new development (Policy LU-3.7 and Action PF-A58). Policies address the compatibility of childcare facilities and private recreational facilities and require that the siting of such facilities take into account the surrounding land uses (Policies PF-8.1 and ED-4.8). Policies also encourage the County to coordinate with school districts and other special districts to facilitate the placement of new facilities and offices within growth boundaries and in downtown areas in support of the goals and policies of the Draft General Plan (Policies LU-6.5 and LU-6.6). Airport operations pose a safety risk to the community and also need to be protected from community encroachment that may be bothered airport activities and ultimately prevent their operation. Enforcement of Policy HS-5.1 would ensure that land uses in the vicinity of airports are compatible with airport restrictions and operations.

The following mitigation measure addresses potential impacts associated with the creation of land use incompatibilities.

Mitigation Measure LU-2a: Amend Policy CC-3.1 of the Draft General Plan as follows:

- Policy CC-3.1: Require that a Specific Plan be prepared for the entire area within the growth boundary for the communities of Dunnigan, Knights Landing and Madison, to replace each of the existing Area General Plans, as shown in Figure LU-4. The growth allowed in Elkhorn shall also require a Specific

Plan. See Table LU-X for a summary of allowed growth within the four Specific Plan areas. Update the Area General Plans for Capay Valley, Clarksburg, Esparto and Monument Hills in the form of new or updated Area Community Plans or Specific Plans. Prepare an area community plan for Yolo/Zamora. Prepare a Specific Plan or Master Plan for the Covell/Pole Line Road property. During the planning process, require that target land uses and development capacities identified for the Specific Plan areas be modified to ensure that the community park threshold of 5 acres/1,000 population is met.

Mitigation Measure LU-2b: Amend Policy CC-4.11 of the Draft General Plan as follows:

Policy CC-4.11: ~~Require~~ Site specific information shall be required for appropriate to each application, subject to site conditions and available technical information as determined by the County lead department, in order to enable informed decision-making and ensure consistency with the General Plan. Technical information and surveys requested shall include, including but not be limited to the following: air quality and/or greenhouse gas emissions calculations, agricultural resource assessment/agricultural and evaluation and site assessment (LESA), biological resources assessment, cultural resources assessment, fiscal impact analysis, flood risk analysis, hydrology and water quality analysis, geotechnical/soils study, land use compatibility analysis, noise analysis, Phase One environmental site assessment, sewer capacity and service analysis, storm drainage capacity and service analysis, title report, traffic and circulation study, visual simulation and lighting study, and water supply assessment.

Each technical study must cover the entire acreage upon which development is being proposed including any off-site improvements (e.g. wells; pumps; force mains; new roads; dirt borrow sites; etc.) that may be necessary. Technical studies must meet CEQA standards and the standards in the applicable industry. As necessary, the technical studies shall include recommendations that are to be implemented as part of the project.

Mitigation Measure LU-2c: Amend Action CC-A34 of the Draft General Plan as follows:

Action CC-A34: The discretionary review of development proposals shall evaluate and address impacts on the rural landscapes and views. (Policies CC-1.1 through CC-1.19)

This review shall also evaluate the potential for land use incompatibilities and require incorporation of design features to reduce potential impacts, to the greatest extent feasible.

Responsibility: Planning and Public Works Department

Timeframe: 2009/2010

While implementation of these mitigation measures and the policies and actions included in the Draft General Plan would reduce the severity of land use incompatibilities, no additional feasible mitigation measures are available to reduce this impact on a cumulative level within the unincorporated County to less-than-significant levels. Therefore, this impact would remain significant and unavoidable. (SU)

(3) Alter Land Use Type or Intensity. The Draft General Plan changes certain land use designations for the unincorporated areas of the County and increases the amount of acres designated for residential uses, commercial and industrial uses, and agricultural commercial and/or agricultural industrial uses. In total, the Draft General Plan would result in 14,756 acres of development within the unincorporated County. Of this amount, the total amount of vacant land designated for urban growth³⁵ under the Draft General Plan is 4,738 acres. It is projected that there would also be: 5,684 acres of farm dwellings and agricultural industrial/agricultural commercial land uses; 4,103 acres of future open space acquisitions; 69 acres of planned roadways improvements; and 162 acres for trails, as described in Chapter III, Project Description (see subsection 3. Draft General Plan Area of Potential Effect). For the purposes of this EIR and to allow for a conservative assessment of potential impacts, build-out of this growth is assumed to have occurred by 2030 the planning horizon for the Draft General Plan. The reader should note however, that full build-out is unlikely to occur given past trends (i.e., the amount of allowed growth still available from the 1983 General Plan) and market conditions. The changes in land use designations and allowed uses under the Draft General Plan would substantially alter the type and intensity of land uses in the unincorporated County.

Impact LU-3: Build-out of the Draft General Plan would substantially alter the type and intensity of land uses within the community areas of the unincorporated County. (S)

Approximately 2,516 acres of the urban growth allowed under the Draft General Plan would result from commercial and industrial uses. Of this growth, approximately 93 percent would occur in seven areas, which are: Dunnigan (790.5 acres), Davis Area (404.8 acres), Woodland area (345 acres), Elkhorn (303.2 acres), County Airport (236 acres), Madison (138.6 acres), and Capay Valley (127.6 acres). Specific Plans would be prepared for the majority of these commercial/industrial uses within Dunnigan (450 acres), Elkhorn (131 acres) and Madison (305 acres), which would be subject to subsequent CEQA review through the specific plan process. The remaining approximately 1,630 acres (2,516 acres – 886 acres) of commercial/industrial uses may be developed by right if consistent with the Draft General Plan and could result in significant land use impacts which are analyzed herein.

Approximately 1,758.6 acres of the urban growth allowed under the Draft General Plan would result from residential uses. Build-out of residential growth would be greatest in Dunnigan (1,256.9 acres), Esparto (216.1 acres), Madison (135.5 acres), and Knights Landing (1,14.4 acres). These areas would have approximately 98 percent of the available residential build-out, with Dunnigan alone at 71.5 percent. The majority of this acreage in Dunnigan (1,136 acres), Madison (71 acres), and Knights Landing (125 acres) would be developed under Specific Plans, which would be subject to subsequent CEQA review. The remaining 426.6 acres (1,758.6 acres – 1,332 acres) of residential development

³⁵ Urban growth includes all land uses except agriculture and open space and would be located within the community area growth boundary.

may be developed by right if consistent with the Draft General Plan and therefore would not be subject to subsequent CEQA analysis and could result in significant land use impacts related to increases in the type and intensity of proposed land uses which are analyzed herein.

The proposed changes in land use types and intensities under the Draft General Plan would govern growth in the County through 2030. The increase in total acres designated for various land uses would be consistent with the type and pace of growth allowed in the prior 1983 General Plan, relieve pressure to convert agricultural land to development, allow for improved services that make existing towns more sustainable, and could improve the quality of life in existing unincorporated communities. These beneficial outcomes are consistent with the County's intent for the General Plan update. However, the additional growth allowed under the Draft General Plan is significant for the County and could result in significant impacts which are analyzed herein.

Allowed Land Uses. The changes in land use designations, allowed uses and allowed densities/intensities under the Draft General Plan would alter the type and intensity of land uses in the unincorporated County.

The Draft General Plan provides 12 land use designations, which represents a reduced number of land use categories compared to the 1983 General Plan. Land uses are: Open Space (OS); Agriculture (AG); Parks and Recreation (PR); Residential Rural (RR); Residential Low (RL); Residential Medium (RM); Residential High (RH); Commercial General (CG); Commercial Local (CL); Industrial (IN); Public and Quasi-Public (PQ); and Specific Plan (SP).

The Plan also provides six land use overlays which further regulate uses associated with the land use designation for the underlying parcels. The overlays are: Specific Plan Overlay (SPO); Delta Protection Overlay (DPO); Natural Heritage Overlay (NHO); Agricultural District Overlay (ADO); Mineral Resource Overlay (MRO); and Tribal Trust Overlay (TTO). As described in Table III-4, 128,226 acres of unincorporated County area are designated with a Land Use Overlay.

Lands within Dunnigan, Madison, Knights Landing and Elkhorn that are within a Specific Plan area total 3,285 acres, and these areas have been planned for residential, commercial, industrial, open space, and other uses per Draft General Plan policies (see Table III-6). While land designated for residential uses in the Draft General Plan decreased by 149 acres to 3,088 acres, actual acres to be developed with residential uses would increase by approximately 1,332 acres to 4,420 acres, when residential acres within the Specific Plan areas are included in this total. Similarly, land designated for industrial uses under the Draft General Plan decreased by 146 acres to 1,049 acres compared to the 1983 General Plan land use designations, but the overall acreage will increase by approximately 366 acres for a total of 1,415 acres when Specific Plan acreages are included. Commercial acreages, which increased by 245 acres to 651 acres under the Draft General Plan, would increase by approximately 558 acres for a total of 1,209 acres when commercial uses within Specific Plan areas are included in the total. It should be noted that the precise acreages designated for each land use within Specific Plan areas will not be determined until a Specific Plan is adopted.

The range of land use densities, intensities, floor area ratios and allowed uses for land use designations may indirectly result in increased development beyond the amount allowed by the Draft General Plan. Changes in residential densities would result in the greatest amount of potential increase above development allowed under the Draft General Plan. As shown in Table IV.A-8, the

Table IV.A-8: Proposed Change in Land Use Development Envelopes

	1983 General Plan Allowed Density	Draft 2030 General Plan Proposed Land Use Density/Intensity/FAR^a / Maximum Impervious Surface (MIS)
Open Space	NA	One caretaker unit. FAR = 0.001 MIS = >0.01%
Agriculture^b	NA	Two farm dwellings per legal parcel. FAR = 0.1 MIS = 20%
Parks and Recreation	NA	One caretaker unit for regional community parks/campgrounds. FAR = 0.025 MIS = 10%
Residential		
Residential Rural	1-3 du/ac (Esparto 34.4 acres)	1 du/5ac to < 1 du/ac Assume 1du/2.5ac typical yield
Residential Low	≤ 6 du/1 net ac (Madison 26.9 acres; Knights Landing 88.6 acres)	1 du/ac to <10 du/ac Assume 7du/ac typical yield
Residential Medium	12 du/ac (Dunnigan 76.0 acres) 7-12 du/1 net ac (Knights Landing 8.2 acres)	10 du/ac to <20 du/ac Assume 15 du/ac typical yield
Residential High	<20 du/1 net ac	≥ 20 du/ac Assume 25 du/ac typical yield
Commercial		
Commercial General	NA	Upper floor residential and ancillary attached residential at any density. FAR = 0.5 for commercial; 1.0 for mixed use with residential MIS = 85%
Commercial Local ^d	NA	Upper floor residential and ancillary attached residential at any density. Restricted to small plate users (< 40,000 square feet). FAR = 1.0 for commercial; 2.0 for mixed use with residential MIS = 90%
Industrial	NA	One caretaker unit per operation. FAR = 0.5 MIS = 90%
Public and Quasi-Public	NA	FAR = 0.5 MIS = 80%
Specific Plan	NA	Per the Specific Plan, using designations above as maximums.

Note: NA means that this information was not available or included in the 1983 General Plan.

^a Floor Area Ratio.

^b For Agricultural Industrial and Agricultural Commercial see Industrial and Commercial, respectively.

^c Woodland Area General Plan, pages 14, 15 and 34.

^d Commercial Local is represented as Neighborhood Commercial within the 1983 General Plan.

Source: Yolo County 1983 General Plan. Yolo County Planning and Public Works Department, 2009. Revised Public Review Draft 2030 Countywide General Plan. January 20. Tschudin Consulting Group, 2009

primary difference for residential densities is for Residential Low (RL), which would increase from up to 6 dwelling units per net acre under the 1983 General Plan to less than 10 dwelling units per acre, with a minimum of 1 dwelling unit per acre and a typical yield of 7 dwelling units per acre. Additionally, both Commercial General (CG) and Commercial Local (CL) designations allow for residential uses on the upper floor and attached ancillary units by right. Caretaker units are allowed for open space, parks and recreation, and industrial uses. The Draft General Plan also includes new intensities for non-residential uses in the form of maximum floor area ratios (FARs) and maximum impervious surfaces.

As a result of the allowed increase in residential density ranges in the Draft General Plan over the ranges in the 1983 General Plan, a total of 1,067 units, in addition to the development specifically identified in the Draft General Plan, may be constructed. These changes in residential density would effect Dunnigan (608 units), Knights Landing (420 units), Madison (108 units), and Esparto (loss of 69 units), per General Plan Policy LU-1.3. In other areas, where the changes in the residential density ranges would have resulted in additional units, Policy LU-1.3 holds the number of units to no more than would have been allowed under the 1983 General Plan (as shown in Table III-8).

Reclassification of Land Uses. As shown in Table IV.A-9, the Draft General Plan land use designations result in a substantial change in the amount of land designated for agricultural uses. As part of the General Plan update process, changes to the existing land use designations were made to ensure that the designation reflected the actual uses or facilities that already exist. The most substantive changes to the land use map entailed changes to the designations for agriculture, open space, parks, and public and quasi-public uses. Appendix B contains tables summarizing acres of land use within each designation for the 1983 General Plan and the Draft General Plan, and a summary list of the land use designation changes within the community areas. As shown, lands designated for agricultural would decrease by approximately 58,821 acres or approximately 9.4 percent under the Draft General Plan. However, the majority of this change (approximately 85 percent) is the reclassification of lands with existing natural resource management uses for the following areas: the Yolo Bypass Wildlife Area (16,858 acres); the western boundary of the County in the Blue Ridge (29,059 acres); County parks outside of existing communities, major waterways; and agricultural buffers within communities. Approximately 11 percent of the decrease in agricultural lands is a result of the re-classification of lands with existing government and community facilities, which are now designated as Public/Quasi-Public under the Draft General Plan. These lands include UC Davis (4,355 acres), the County Central Landfill, the City of Davis Wastewater Treatment Plant (915 acres), the DQ University campus (635 acres), and other public uses.³⁶

Certain areas within the lands designated for Specific Plan under the Draft General Plan do have urban designations in the 1983 General Plan, such as Knights Landing, the industrial conversion of property in Esparto, and Covell/Pole Line Road, but these lands have not been developed and are currently used for farm production. Therefore, these lands would still be part of the cumulative loss of agricultural lands under the build-out of the Draft General Plan. See Section IV.B, Agricultural Resources, for further discussion regarding the conversion of agricultural lands to urban uses.

³⁶ Lands re-classified as Public/Quasi-Public also include airports, fire stations, post offices, schools, cemeteries, road corporation yards, municipal water wells, churches, libraries, utility substations, meeting halls, and other city-owned lands.

The following mitigation measure addresses potential impacts associated with the change in land use types and intensity.

Mitigation Measure LU-3: Implement Mitigation Measure LU-2b to revise Policy CC-4.11.

While implementation of the above mitigation measure and the policies and actions included in the Draft General Plan would reduce the severity of this impact, no additional feasible mitigation measures are available to reduce the potential impacts related to the changes in land use type and intensity to less-than-significant levels. Therefore, this impact would remain significant and unavoidable. (SU)

Table IV.A-9: Proposed Change in Land Use Designations (Acres)

Land Use Categories	1983 General Plan Existing Land Uses		Draft 2030 General Plan Proposed Land Uses		Change from 1983 General Plan to Draft 2030 General Plan
	Acreege	Percent of Unincorporated Total	Acreege	Percent of Unincorporated Total	Acreege
Open Space	2,722	0.5	52,969	8.5	50,247
Agriculture	603,544	97.1	544,723	87.7	-58,821
Parks and Recreation	1,121	0.2	866	0.1	-255
Residential					
Residential Rural	1,668	0.3	1,602	0.3	-66
Residential Low	1,342	0.2	1,280	0.2	-62
Residential Medium	196	-	179	-	-17
Residential High	31	-	27	-	-4
Residential Subtotal	3,237	0.5	3,088	0.5	-149
Commercial					
Commercial General	263	-	532	0.1	269
Commercial Local	143	-	119	-	-24
Commercial Subtotal	406	0.1	651	0.1	245
Industrial	1,195	0.2	1,049	0.2	-146
Public and Quasi-Public					
Specific Plan	694	0.1	7,001	1.1	6,307
Rights-of-Way ^a	145	-	3,285	0.5	3,140
Total Unincorporated County	8,160	1.3	8,592	1.4	432
Total County	621,224	100	621,224	100	--
Incorporated Cities	32,325	--	32,325	--	--
Total County	653,549	--	653,549	--	--

^a Includes roadways, railroads, and highways.

Note: Changes reflect the carryover of substantially all 1983 remaining vacant planned development to the Draft General Plan, and also reflect corrections for existing on-the-ground land uses. For example existing open space areas are generally designated AG in the 1983 General Plan and are proposed to be re-designated as OS in the Draft General Plan.

Source: County of Yolo, Planning and Public Works Department, 2009. Staff Report to the Board of Supervisors. January 20.

(4) Displace Housing Units or People. The Draft General Plan is estimated to result in an increase in population of 41,435 persons, as shown in Table III-5. At build-out, the unincorporated County population would be 64,700 persons. The Draft General Plan is estimated to result in an

increase in housing units in Yolo County of 14,798 residential units, in addition to the existing 7,263 units. At build-out of the Draft General Plan, the unincorporated County would have a total of 22,061 residential units.

The Draft General Plan includes approximately 1,759 vacant residentially designated acres and generally would not result in the conversion of residential uses to non-residential uses. The Draft General Plan would not directly impact the existing housing stock. However, future roadway improvements needed to accommodate the growth projected under build-out conditions in 2030 include roadway widening and upgrades, which could displace existing housing units and people.

The Circulation Element of the Draft General Plan identifies several roadway segments for widening and improvements that could cause the displacement of homes and people including:

- County Road 6 – Widen to a four-lane arterial between County Road 99W and the Tehama Colusa Canal.
- County Road 99W – Widen to a four-lane arterial between County Road 2 and County Road 8.

Roadway designs are not available at this time and an estimate of the potential number of units to be affected would be speculative; however, the number is expected to be minimal as widening projects would be designed to avoid displacement.

Displacement could also occur through the conversion of agricultural land to other uses, and the potential loss of existing farm dwellings on agricultural lands. Displacement of people or dwelling units would be subject to the California Relocation Law; the County would be required to have a relocation plan prepared, payments provided, and substitute housing identified.

In addition, approximately 24 affordable units are at risk of conversion to market-rate units. The Draft General Plan policies and actions address issues of conversion and the loss of affordable units. Actions HO-A14 through A16 seek to protect these units as an important source of affordable housing for special needs populations. Policies also ensure land designated for meeting the County's RHNA would not be lost (Policy HO-1.2). As described below, the County is projected to exceed the RHNA of affordable units.

The allowed number of residential units under the Draft General Plan (14,798 units) would more than offset potential impacts related to the minimal amount of potential displacement of housing units or people that might result from the Plan. While the potential loss of existing units and the construction of new units may not occur within the same time period, the existing supply of units (for rent or purchase) is expected to be adequate to accommodate the temporary increase in demand for housing resulting from any short-term loss of units. Additionally, policies in the Housing Element (policies HO-4.6, HO-7.5, HO-7.6 and Actions HO-20, HO-A25 and HO-A43) identify programs and encourage development that is intended to increase the supply of rental units that are affordable for all income levels. Therefore, the Draft General Plan would have a less-than-significant impact and would not displace a substantial number of existing housing units or people, and would not necessitate the construction of replacement housing elsewhere.

(5) Jobs/Housing Balance and Match. The Draft General Plan would increase the number of jobs and housing units within the County, and would change the jobs/housing balance and match.

When comparing jobs to housing units, a ratio of 1.2 to 1.6 is considered desirable, since not every individual living in every household works. As shown in Table IV.A-9, the existing jobs/housing ratio for the unincorporated County is 2.87, indicating that the unincorporated County has more than the targeted ratio of jobs to housing. However, the majority of the towns (six out of nine towns) are substantially below the targeted ratio.

Build-out of the Draft General Plan is projected to result in 32,156 new jobs by 2030. Of these jobs, approximately 19,209 jobs would result from new commercial/industrial acreage designated under the Plan and approximately 13,127 jobs would result from development of the remaining commercial/industrial acreages under the 1983 General Plan. In total, the unincorporated County would have approximately 53,154 jobs by 2030, as shown in Table IV.A-9. Build-out of the Draft General Plan could result in a jobs/housing ratio of 2.41 (53,154 jobs/22,061 dwelling units).

Impact LU-4: Land uses and development consistent with the Draft General Plan would fail to achieve a jobs/housing balance and match in some community areas and could potentially exacerbate an existing jobs/housing imbalance in some community areas. (S)

The County has taken a fine-grained, prescriptive, smart-growth approach to future allowed growth by: allowing urban growth only within the identified community area growth boundaries; attempting to balance land uses and the number of resulting jobs and homes within community areas to reduce vehicle miles traveled (VMT) and resulting environmental effects including the emissions of greenhouse gases resulting in global climate change; identifying upper limits or caps to the total amount of development that can occur in Specific Plan areas and some other communities; and providing policies that protect agricultural and open space lands. Draft General Plan policies are intended to create sustainable towns and communities with a balance of jobs and housing that are similar to mature communities in the County (e.g., the cities of Davis and Woodland). One result of this smart growth approach is that build-out of the Draft General Plan would result in an improved jobs/housing balance for the unincorporated County overall (2.41 compared to 2.87 under existing conditions). The jobs/housing balance would improve for the communities of Dunnigan and Madison, as shown in Table IV.A-10, which were essentially “balanced” as part of the Draft General Plan land use planning process, and for which there are specific policies that require a balance and match of jobs and housing as described below. Additionally, the jobs/housing balance would improve for Yolo (a change from 0.54 under existing conditions to 1.9 at build-out). Other areas of the County that would remain imbalanced or would become more imbalanced, essentially with more jobs being provided than housing based on build-out of the proposed land use designations, are: Capay Valley, Clarksburg, Zamora, Elkhorn, County Airport, I-505/CR14 or 12A, and the Davis area and Woodland area. Areas of the County that would remain imbalanced or become more imbalanced, with more housing than jobs are: Esparto, Knights Landing, Monument Hills, and the Winters area.

Section IV.C, Transportation and Circulation of this EIR contains a discussion of the growth in travel (as measured by VMT) within unincorporated Yolo County generated by new population growth, and indirectly includes VMT related to employment and other non-residential growth. Regional transportation performance measures are identified in this Section, and the change in VMT was

Table IV.A-10: Existing and 2030 Build-out Jobs/Housing Balance

Area/Jurisdiction	Existing Jobs/Housing Ratio	Total Build-out 2030 Jobs	Total Build-out 2030 Units	Total Build-out 2030 Jobs/Housing Ratio
Towns				
Capay Valley	4.24	3,297	629	5.24
Clarksburg	1.17	1,345	199	6.76
Dunnigan	0.39	8,661	8,621	1.00 ^a
Esparto	0.31	536	2,411	0.22
Knights Landing	0.28	522	1,793	0.29 ^a
Madison	0.45	3,152	1,633	1.93 ^a
Monument Hills	0.45	330	608	0.54
Yolo	0.54	400	211	1.90
Zamora	1.43	299	28	10.68
Other Areas				
Elkhorn	--	5,977	4	-- ^b
County Airport	--	41	0	-- ^b
I-505/CR14 or 12A	--	351	0	-- ^b
Davis Area	16.48	20,407	924	22.09
Winters Area	0.08	10	125	0.08
Woodland Area	30.38	5,247	55	95.40
Remaining Unincorporated	0.24	2,579	4,820	0.53
Total Unincorporated	2.87	53,154	22,061	2.41
Cities ^c	1.38	121,524	100,786	1.21
Total County	1.53	174,678	122,847	1.42

Note: Total build-out includes all jobs and dwelling units (existing + allowed under 1983 General Plan + additional under Draft General Plan) that would exist under projected build-out of the Draft General Plan.

^a These ratios differ from the calculations used by the County to “balance” the Specific Plan areas because they are derived from the SACOG data base. The calculations undertaken by the County to balance the Specific Plan areas are considered more accurate and are as follows:

Dunnigan

JOBS: 133 (existing jobs) + 4,000 (build-out of 1983; 250 x 16) + 7,200 (new 2030; 450 x 16) = 11,333 total
 UNITS: 340 (existing dus) + 173 (build-out of 1983) + 7,500 (max SP) + 608 (density increase) = 8,621
 8,621 x 1.2 = 10,345 dus needed for balance
 11,333 – 10,345 = 988 excess jobs ÷ 16 = 61.8 excess ind/comm acres
 11,333 ÷ 8,621 = 1.3 jobs/du in Specific Plan under Draft General Plan

Knights Landing

JOBS: 106 (existing jobs) + 1,648 (build-out of 1983; 103 x 16) + 0 (new 2030) = 1,754 total
 UNITS: 380 (existing dus) + 993 (build-out of 1983) + 420 (density increase) = 1,793
 1,793 x 1.2 = 2,152 dus needed for balance
 1,754 – 2,152 = 398 under jobs ÷ 16 = 24.9 added ind/comm acres needed
 1,754 ÷ 1,793 = 1.0 jobs/du in Specific Plan under Draft General Plan

Madison

JOBS: 61 (existing jobs) + 80 (build-out of 1983; 5 x 16) + 2,096 (new 2030; 131 x 16) = 2,237 total
 UNITS: 137 (existing dus) + 83 (build-out of 1983) + 1,305 (max SP) + 108 (density increase) = 1,633
 1,633 x 1.2 = 1,960 dus needed for balance
 2,237 – 1,960 = 277 excess jobs ÷ 16 = 17.3 excess ind/comm. acres
 2,237 ÷ 1,633 = 1.4 jobs/du in Specific Plan under Draft General Plan

^b Meaningful jobs/housing ratio cannot be calculated for the area due to lack of housing.

^c Future jobs/housing numbers based on Sacramento Area Council of Governments (SACOG), March 2008, Draft Final Metropolitan Transportation Plan 2035. See Table VI-2 in Chapter VI, CEQA Considerations.

Source: Fehr and Peers, Land use Data Base for 2030 General Plan Analysis; SACOG 2005 Land Use Forecast by TAZ, allocated to community areas

Compiled by: County of Yolo, Planning and Public Works Department, 2009. Tschudin Consulting Group, 2009.

determined due to the built environment variables of density (development per acre), diversity (mix of land uses), design (connectivity of uses), and destination accessibility. The result of this analysis was to identify new and revised policies to require new growth in the Specific Plan areas to be planned, designed and balanced with a mix of uses to achieve a maximum of 44 VMT generated per household per weekday under the Draft General Plan in order to reduce greenhouse gas emissions that contribute to air pollution and global climate change. This VMT threshold would be a significant reduction from the existing average VMT of 83 miles generated per household per weekday under 2005 conditions for the unincorporated area. The VMT threshold is proposed to be applied to the Specific Plan areas where the majority of planned development would occur and where the proposed land uses can be refined and balanced through the Specific Plan process. The following discussion and mitigation measures concerning the jobs/housing relationship are consistent with and support the proposed VMT threshold.

The Draft General Plan contains policies that support the attainment of a jobs/housing balance and match within each community area. Plan policies require the County to strive to achieve a minimum jobs/housing balance of 1.2 jobs for every dwelling unit on average within each community area (Policy CC-2.10), and to strive to achieve a match between the prices of dwelling units and the salaries of the jobs provided (Policy CC-2.11). To ensure that jobs are created concurrent with housing, Policy CC-3.3 requires that each phase of housing is balanced with job creation through build-out of a project through requirements to be imposed by the County, and Policy ED-3.3 strives for a minimum ratio of permanent 1.2 jobs per home and to match local wages with community housing prices. Policy CC-2.14 also seeks to reduce commuting through encouraging local hiring and buying practices.

For the purposes of this EIR and to evaluate the jobs/housing balance, the County has determined that community and other areas of the unincorporated County smaller in size than approximately 150 acres fall below the threshold of feasibility to balance as an individual node. Essentially, these communities are small and well-established and there would be little overall effect to the total unincorporated County jobs/housing balance if land use designations were changed to balance these areas. Such areas include the Capay Valley (towns of Capay, Guinda and Rumsey), Yolo, Zamora, I-505/CR14 or 12A, and other places including Binning Farms, Patwin Road, Jury Industrial, Royal Oak Mobile Home Park, Willow Bank, Chiles Road, El Rio Villa, Willow Oak, North Davis Meadows, and Putah Creek. However, the policies identified above that strive to achieve a jobs/housing balance and match within the County would apply to future development that will occur in these community areas under the Draft General Plan and would serve to reduce the potential cumulative impact related to non-attainment of a jobs/housing balance in these communities to a less-than-significant level.

Other areas of the County (that are over 150 acres in size) are described below:

Clarksburg. The town area is 297.7 acres in size and would be a good candidate for better balancing of the relationship between jobs and housing. However, this town is located within the primary zone of the Delta Protection Commission (DPC) and this State commission has in effect preempted the County's ability to modify land uses in this community to achieve a better mix. This was evidenced with the DPC's May 22, 2008 final action to overturn the County's approved Old Sugar Mill Specific Plan. The effect of the Delta Protection Act (DPA) the DPC's subsequent actions

is generally to freeze in place the land use mix in place from 1992 at the time of adoption of the DPA. To date the County has been precluded from significantly modifying land uses to achieve a better mix for the Clarksburg area and the resulting jobs/housing ratio at build-out of the Draft General Plan is expected to be 6.76

Dunnigan, Knights Landing, and Madison. Each of these communities is designated for new growth pursuant to a Specific Plan process. The Draft General Plan includes targeted land uses within each of these communities that seeks to ensure a jobs/housing relationship consistent with the plan policies. The Draft General Plan contains policies that require a balanced mix of residential and commercial/industrial uses be developed through the Specific Plan process in the growth areas of Dunnigan, Madison, and Knights Landing. The number of jobs and the number of dwelling units are required to be correlated in three ways: 1) jobs/housing balance – there must be a minimum of 1.2 jobs per housing unit in order for there to be an adequate number of job to employ all residents (policies CC-2.10, ED-3.3, and ED-5.6); 2) jobs/housing match – to the greatest extent feasible, the wages of the jobs created must be matched to the sales prices of the homes built (policies CC-2.11 and CC-3.3); and 3) jobs/housing phasing – the number of homes built in each development phase must generally be matched by the creation of an associated number of jobs, before a new phase of housing can be built (Policy CC-3.3). This unique set of policies is viewed by the County as being fundamental to the smart growth focus of the Draft General Plan.

As demonstrated in Table IV.A-10, it will be necessary to make adjustments to both residential and job-generating land uses during the specific plan process for all three areas in order to ensure compliance with the Draft General Plan policies. Additionally a monitoring program will be necessary to ensure ongoing balance. Mitigation measures are proposed to address each of these concerns.

Esparto. This is the County's largest town at 648.7 acres. No substantive amount of new growth is proposed as a part of the Draft General Plan because there was a determination by the County that this town is already of a size that supports basic services and an acceptable quality of life, and already has adequate affordable housing. The one land use change proposed in the Draft General Plan involves a vacant 79-acre property on south side of SR 16. Under the Draft General Plan the land use for this property is proposed to be changed from Industrial to a mix of residential, commercial, and open space land uses (Policy CC-3.13). As shown in Table IV.A-10, Esparto currently has more housing than jobs and the jobs/housing ratio (0.31) is well below the Draft General Plan target of 1.2 jobs per unit. At build-out this relationship worsens slightly to 0.22. In response to this potential condition, a mitigation has been recommended below that would eliminate the proposed land use change for the 79-acre parcel, thus leaving it designated for job generating industrial land uses.

Monument Hills. This community area is 1670.2 acres in size and is the County's recognized rural residential area. Though the County does not generally support this type of housing, this area is recognized as an important piece of the rural fabric, and the County has chosen not to eliminate or modify it as part of the Draft General Plan. During the process of preparing the Draft General Plan the County considered an increase in density by halving the minimum parcel size from 5-acre minimum to 2.5-acre minimum. Ultimately the County chose not to include such a proposal as a part of the Draft General Plan in favor of retaining this one area of rural residential. A small 3-acre local commercial site was added to provide local retail services and help minimize vehicle trips.

Cache Creek. This is an open space area with no urban development of any type. Therefore, the jobs/housing analysis is not applicable.

County Airport (611.2 acres) and County Landfill (944.1 acres). Both of these areas have health and safety limitations and require buffer space from other uses, particularly residential uses. Both are inappropriate for housing due to use type.

Elkhorn. This area is 348.3 acres in size. It is designated for new growth pursuant to a Specific Plan process. The Draft General Plan includes a targeted mix of land uses within this community; however no residential land uses are proposed due to constraints on the site that include flooding. Therefore, the Draft General Plan would result in a significant jobs/housing imbalance for this community area, essentially ensuring that all workers have to travel to get to the site. In response to this a mitigation measure has been identified below to include upper-story multi-family housing as a part of the specific plan targeted land use. Approximately 4,067 dwelling units (305 acres of commercial and industrial land uses x 16 jobs/acre divided by 1.2 jobs/household = 4,067) would be required in order to achieve the jobs/housing ratio targeted in the Draft General Plan. A mitigation measure has been identified to require the addition of residential land uses in the Elkhorn Specific Plan. However it is recognized that constructing that many second story units may not be feasible or desirable, and that in Elkhorn the jobs/housing ratio would likely remain unbalanced.

DQU (637.1 acres) and UC Davis (4,351.6 acres in Yolo). The County has no jurisdiction over either of these community areas. A mitigation measure has been identified however to encourage the federal government for DQU to provide mixed uses on the land to ensure a balanced community and to adopt the same (or better) VMT threshold identified as a mitigation measure for the County's Draft General Plan. A similar measure is identified for UC Davis.

Covell/Pole Line Road. This community area is 383.7 acres in size and is currently designated Industrial. This site adjoins residential land uses in the city of Davis that are within walking distance of the property. The provision of residential land uses to balance jobs at this site would not be necessary. However, depending on the type and number of jobs generated there may not be a match between the existing residential and the future employment. A mitigation measure has been identified to require a specific plan or master plan be prepared for this property in order to ensure consistency with the policies of the Draft General Plan.

El Macero. This community area is 345.3 acres in size of which 167.9 acres are golf course. The remaining 177.4 acres are residential. There are no job-generating land uses in or adjoining this existing community area; however there is also no growth proposed under the Draft General Plan.

Spreckels Property (174.4 acres), North Woodland (160.8 acres), East Woodland (273.4 acres). These three areas are primarily industrial, although there is scattered housing (some of it in the City of Woodland) that helps to balance the job generation in these areas. As development proceeds in these community areas, the County will consider whether housing already provided and planned in Woodland will serve the jobs developed at these areas. However in the unincorporated County, East Woodland is in the deep floodplain and housing would not be allowed. North Woodland has a mix of existing uses, but is largely industrial and not considered desirable or compatible for additional housing. Similarly, planned heavy industrial uses at Spreckels preclude residential development. There are no known feasible mitigations for improving the jobs/housing balance on these sites.

The following mitigation measure would strengthen policies and addresses potential impacts associated with the achievement of a jobs/housing balance, phasing, and match.

Mitigation Measure LU-4a: Amend Policy CC-2.10 of the Draft General Plan as follows:

Policy CC-2.10: Strive to achieve a minimum jobs/housing balance of 1.2 jobs for every dwelling unit on average within each unincorporated community, to the greatest extent feasible.

Mitigation Measure LU-4b: Amend Policy CC-2.11 of the Draft General Plan as follows:

Policy CC-2.11: Strive to achieve a match between the prices of dwelling units and the salaries of the jobs provided within each unincorporated community, to the greatest extent feasible.

Mitigation Measure LU-4c: Amend Policy CC-3.3 of the Draft General Plan as follows:

Policy CC-3.3: Ensure that jobs are created concurrent with housing to the greatest extent feasible. Include requirements to ensure a reasonable ongoing balance between housing and jobs and/or other mechanisms to constrain housing to stay balanced with job creation through build-out of the area. Each phase of housing shall be required to be accompanied by balanced job-generating development. Strive to match overall wages to home prices.

For areas within Specific Plans, including Dunnigan, Knights Landing, and Madison, the amount of land designated for residential and job generating uses shall be evaluated during the Specific Plan process, and land uses shall be “re-balanced” if necessary in order to achieve a jobs/housing balance of 1.2. A jobs/housing balance monitoring program shall be established as part of each Specific Plan for its planning area. The jobs/housing balance for each specific plan area shall be monitored every five years. To the greatest feasible extent, if one land use sector is out of balance with another, the over-built land use type shall be stayed until the under-built land use type is rebalanced.

Mitigation Measure LU-4d: Amend Policy CC-3.11 of the Draft General Plan as follows:

Policy CC-3.11: Achieve the following within the Elkhorn Specific Plan growth boundaries:

D. Transit to move workers and customers and visitors to and from the site shall be evaluated and planned for during the Specific Plan process.

E. Modify and amend the Elkhorn Specific Plan to accommodate high density residential development to provide workforce housing. The

inclusion of residential development is intended to achieve a jobs/housing balance and reduce the vehicle miles travelled (VMT) of the Elkhorn Specific Plan area.

- F. The need for freeway ramp improvements on Interstate 5 at County Road 22 shall be identified as part of the Elkhorn Specific Plan consistent with the policy thresholds of the Draft General Plan.

Mitigation Measure LU-4e: Amend Policy ED-3.3 of the Draft General Plan as follows:

Policy ED-3.3: Create jobs in tandem with housing, to the greatest extent feasible. Strive for a minimum ratio of 1.2 permanent jobs per home and seek to match local wages with community housing prices.

Mitigation Measure LU-4f: Amend Policy ED-5.6 of the Draft General Plan as follows:

Policy ED-5.6: Encourage employers to hire locally and to help employees find homes in the community where they work. Ensure that new jobs are created in proportion to new housing, to the greatest extent feasible. Seek to maintain a minimum ratio of 1.2 jobs for each household within a community.

Mitigation Measure LU-4g: The Draft General Plan shall be amended to include the following new policy in the Land Use and Community Character Element.

Policy CC-#: Coordinate with and encourage the Rumsey Band of Wintun Indians to prepare, adopt, and implement a long-range tribal general plan for tribal trust land and meet or exceed a vehicle miles travelled (VMT) threshold of 44 miles generated per household per weekday.

Mitigation Measure LU-4h: The Draft General Plan shall be amended to include the following new policy in the Land Use and Community Character Element.

Policy CC-#: Coordinate with and encourage the federal government for D-Q University and the University of California Regents for UC Davis to provide for a mix of uses on their land that would achieve a jobs/housing balance and meet or exceed a vehicle miles travelled (VMT) threshold of 44 miles generated per household per weekday.

Mitigation Measure LU-4i: Implement Mitigation Measure LU-1.

As described above, a jobs/housing balance or match is infeasible for several community areas due to physical, environmental and market constraints. While implementation of the policies and actions included in the Draft General Plan and amended above would reduce the severity of this impact, no additional feasible mitigation measures are available to attain a jobs/housing balance and match for all community areas or for the unincorporated County as a whole. Therefore, this impact would remain significant and unavoidable. (SU)

(6) State Regional Housing Needs Allocation. The Draft General Plan would result in an increase of 14,798 residential units by 2030, in addition to the existing 7,263 units in the unincorporated County. As required by the County’s Inclusionary Housing Ordinance, 20 percent of new residential units would be affordable to households of low- and moderate- incomes. Based on 2008 costs, low-income households can afford a home price of \$121,184 and moderate-income households can afford a home price of \$161,494.³⁷

The Draft General Plan policies place an emphasis on a mix of housing types, infill development, and higher required densities than previously allowed under the 1983 General Plan. This mix of housing types and the increase in housing units would help maintain affordable housing in the County as it would not lead to a restricted supply of housing or indirectly result in higher housing prices.

Yolo County was assigned a RHNA of 1,402 housing units for the June 2008 to June 2013 Housing Element update cycle. The State intends for the distribution of these units across different income categories to balance the household income distributions among jurisdictions in the region. Units are to be distributed as follows: 20 percent are very-low-income units; 17 percent are low-income units; 21 percent are moderate-income units; and 42 percent are above moderate-income units. As shown in Table IV.A-11, the RHNA for Yolo County includes 284 very-low income units, 233 units for low incomes, 298 units for moderate incomes, and 587 units for above-moderate incomes.

Table IV.A-11: Yolo County RHNA and Potential Units for 2008 to 2013

Residential Units	Income Category				Total
	Very Low	Low	Moderate	Above Moderate	
RHNA (Requirement)	284	233	298	587	1,403
Draft General Plan Potential Units					
Constructed or in Pipeline	17	92	78	614	801
UC Davis-West Village	196	171	213	423	1,003
Rural Residential Units	97	56	60	162	375
Residentially Zoned Parcels ^a	66	52	85	458	661
Total Potential Units	376	371	436	1,657	2,840

^a Development on vacant residentially zoned parcels in Esparto, Knights Landing and Madison.

Source: Yolo County Planning and Public Works Department, 2009. 2030 Countywide General Plan, Revised Public Review Draft. January 20. Table HO-42.

The Housing Element shows that the RHNA will be achieved through several means including: residential units already constructed, under construction or approved since 2006³⁸ (approximately 801 units); the UC Davis West Village project (approximately 1,003 units); and new farm dwellings and new homes constructed in community areas (approximately 375 and 661 units respectively). The County estimates that residential units in excess of those required to meet the RHNA may result from by-right second units, inclusionary units constructed as part of new community growth, and planned growth in the Specific Plan areas.

³⁷ Calculated for 2.8 persons per household. Yolo County Planning and Public Works Department, 2009. 2030 Countywide General Plan, Revised Public Review Draft. January 20. Table HO-1.

³⁸ Housing constructed since January 1, 2006 counts towards the RHNA for the 2008 to 2013 period.

The Draft General Plan housing goals seek to provide a mix of housing, provide funding for affordable units, and reduce government constraints to affordable housing. Policies address construction of a mix of housing types, densities, and affordable levels as well as special needs housing, such as senior housing (Policy HO-1.1, Goal HO-4, and Policies HO-4.1 to HO-4.10). Policies would prevent the loss of land upon which the inventory for meeting the County's RHNA relies upon (Policy HO-1.2). Policies support the provision of affordable housing stock (Policy HO-1.4, HO-1.5, and HO-1.6). Policies support the pursuit of affordable and special needs housing funds (Policy HO-2.1).

Based on the Draft General Plan and Housing Element policies and existing housing programs described above, the County can accommodate the State Regional Housing Needs Allocation for the 2008 to 2013 update cycle. Therefore, the Draft General Plan and Housing Element would not fail to accommodate the State Regional Housing Needs Allocation and would result in a less-than-significant impact.

(7) Conflict with Policies of Other County Plans. Once adopted, the Draft General Plan would be the primary land use document for unincorporated Yolo County, serving as the land use constitution with overarching authority, and County documents and plans would be updated to be consistent with the General Plan.

The Yolo County Zoning Ordinance is subordinate to the General Plan and would be updated to be consistent with the Draft General Plan. The Draft General Plan provides Action CC-A1 for the update of the Zoning Code to be consistent with land use designations established in the Draft General Plan. Additionally, the Draft General Plan actions highlight particular areas of the Zoning Ordinance that would need to be updated to be consistent with the Draft General Plan. These actions include amendments to: support economic development (Actions ED-A2, ED-A20, and ED-A27); allow for childcare facilities in appropriate zoning districts (Policy PF-8.1); and ensure that zoning requirements accommodate and encourage opportunities for services to be established in each community to serve vulnerable populations (Policy HC-1.4).

Existing County plans will be replaced by the Draft General Plan or will generally be updated or revised to be consistent with the Draft General Plan, as described in Policy CC-3.2. The Draft General Plan supersedes all elements of the 1983 General Plan. In addition the following six prior plans are rescinded by the Draft General Plan: Central East Yolo Specific Plan (1982); Davis Area General Plan (1976); East Yolo General Plan (1976); Southport Specific Plan (1982); Winters Area Plan (1958); and Woodland Area Plan (1980).

The Draft General Plan requires that the existing area or community plans for Dunnigan, Knights Landing, and Madison be replaced with new Specific Plans. The Draft General Plan also requires the existing area plans for Capay Valley, Clarksburg, Esparto and Monument Hills to be updated or for new Specific Plans to be created for those areas. A new Specific Plan is required for growth envisioned in Elkhorn and an area/community plan is required for Yolo/Zamora.

The Energy Plan (1982) will be updated as the proposed Greenhouse Gas Emissions Reduction Plan/Climate Action Plan. Other plans that will be retained and are not required to be updated

include the Cache Creek Area Plan (1996) and the portion of the Monument Hills Specific Plan that pertains to the Wild Wings Subdivision (1984).

Other County plans that must be reviewed for consistency with the Draft General Plan once it is adopted include: the Parks and Open Space Master Plan (2006); the Bicycle Transportation Plan (2006); the Oak Woodland Conservation and Enhancement Plan (2007); and the Integrated Regional Water Management Plan (2007).

The General Plan serves as the guiding land use document for the County and the policies of the other County plans would be amended to be consistent with the Draft General Plan, where necessary. Areas of conflict would be addressed through the County's planning process and would not result in physical environmental impacts; therefore, the Draft General Plan would result in less-than-significant impacts related to conflicts with County plans.

(8) Conflict with Plans or Policies of Other Agencies. Applicable plans and policies of local, regional, and State agencies as well as adjacent counties are described below. The Cache Creek Coordinated Resource Management Plan is addressed in Section IV.J, Biological Resources.

Impact LU-5: Build-out of the Draft General Plan would result in conflicts with the plans and policies of other agencies. (S)

Growth Boundaries and Local Plans for Incorporated Cities. The Draft General Plan includes identified growth boundaries for all community areas and other outlying areas of the unincorporated County. These growth boundaries are defined as a boundary around the outer perimeter of each area of non-agriculturally designated land within the County. For each of the incorporated cities, the Draft General Plan identifies the city's sphere of influence (SOI) as the growth boundary.

The four incorporated cities within the County are not subject to the County's General Plan; however, lands within the cities' SOI are under the jurisdiction of the County until the time that the lands are annexed into the city. Although the cities may pre-assign land use designations to the lands outside of their city limits but within the SOI, the governing land use document is the County's General Plan until such time as annexation occurs. The proposed land uses for the unincorporated lands in the vicinity of the incorporated cities are described below.

City of Davis. The Draft General Plan identifies 11 community areas within the vicinity of the City of Davis. These areas are: Binning Farms, Chiles Road, County Landfill, Covell/Pole Line Road, El Macero, Jury Industrial Area, Royal Oaks Mobile Home Park, North Davis Meadows (includes Davis Municipal Golf Course), Patwin Road (or Cactus Corner), UC Davis (includes UC Davis Main and West campuses), and Willow Bank. These areas are within Davis' SOI with the exception of Chiles Road and a portion of the North Davis Meadows.^{39,40} The land use designations proposed in the Draft General Plan are generally consistent with the land use designations within the Davis General Plan for these areas, with the exception of Covell/Pole Line area. This area remains

³⁹ City of Davis, 2001. City of Davis General Plan Update. May.

⁴⁰ PMC, 2008. City of Davis, Combined Municipal Service Review/Sphere of Influence Update June 23.

designated for industrial uses as it was under the 1983 General Plan. The Davis City General Plan designates the area for agricultural uses. At the time a development application is submitted for the Covell/Pole Line area, the compatibility of proposed uses with the surrounding primarily residential uses would be reviewed and evaluated as appropriate by the County (per Policy CC-4.11).

City of Winters. The Draft General Plan identifies two community areas, El Rio Villa and Putah Creek Recreational Vehicle Park, within the Winters area. The Putah Creek Recreational Vehicle Park is not within the City's SOI; however, the El Rio Villa subdivision is designated for "Service Only Inclusion".⁴¹

City of Woodland. The City of Woodland General Plan Policy Document⁴² identifies an Urban Limit Line and a Planning Area Boundary for the City; the Urban Limit Line encompasses all the land considered for urban development within the timeframe of the City General Plan (2020) and the Planning Area Boundary encompasses a larger geographic area and includes all land designated for, or to be considered for, future development as part of Woodland.⁴³ The City of Woodland's SOI is different from these boundaries. All land outside of the City Limits, even if it is within the SOI or the Planning Area Boundary is under the jurisdiction of the County's General Plan.

Four community areas within the Woodland area are described in the Draft General Plan: Willow Oak, North Woodland, East Woodland, and Spreckels. The County's proposed land use designations for these areas are generally consistent with the Woodland General Plan land use designations for these areas, although differences between the designations would not in and of themselves be considered an impact because the County's General Plan is the governing land use document for these areas unless and until they are annexed into the City limits.

City of West Sacramento. The Draft General Plan designates areas adjoining and around West Sacramento for open space and/or agricultural uses.⁴⁴ Lands outside of the City limits would be subject to the County's jurisdiction unless and until they are annexed into the City limits.

Airport Land Use Compatibility Plans. Airport land use compatibility plans are intended to reduce land use conflicts between airports and surrounding uses. State law requires future land use development in proximity to airports to be consistent with the compatibility criteria contained in applicable plans.

Draft General Plan policies provide for new development to be consistent with applicable airport-related development/land use restrictions, consistent with State law. Draft General Plan policies would ensure that land uses within the vicinity of airports are compatible with airport restrictions and operations and would not impede existing or planned operations (Policies LU-3.7 and HS-5.1). Policies would ensure that new development is consistent with setbacks, height, and land use restrictions as determined by the Federal Aviation Administration and the Sacramento Area Council

⁴¹ Yolo County LAFCO, 2008. City of Winters Municipal Services Review and Sphere of Influences Study. September.

⁴² EIP Associates, 2002. City of Woodland, Final MSR, Municipal Service Review. December 2.

⁴³ City of Woodland, 2002. City of Woodland General Plan Policy Document. December 17.

⁴⁴ City of West Sacramento, 1990. City of West Sacramento General Plan Policy Document. May 3.

of Governments Airport Land Use Commission and would also protect the community from airport operations hazards (Policies HS-5.2 and HS-5.3).

Yolo County Airport. The Yolo County Airport is generally surrounded by agriculturally designated lands, with residential lands located to the southeast. Draft General Plan designates the Yolo County Airport for Public and Quasi-Public (PQ) uses. The airport safety zones 1 and 2 are primarily located within the airport lands, but also extend north and south of the airport property. Land uses designations within the Draft General Plan would be consistent with the limitations of the CLUP because uses proposed within the safety zones are compatible with the zones. The land uses proposed in the Draft General Plan would not interfere with the operations of the airport or be inconsistent with the CLUP.

Borges-Clarksburg Airport. The Borges-Clarksburg Airport is surrounded by agricultural uses and the Sacramento River. The Draft General Plan designates the airport and surrounding land as Agricultural (AG). Surrounding agricultural uses would not result in conflicts with the operations of the airport or be inconsistent with the CLUP. Other potential proposed land uses would be consistent with the limitations of the CLUP.

Watts-Woodland Airport. The Watts-Woodland Airport is located in the Monument Hills area and is surrounded by residential, agricultural, and recreational uses. The Draft General Plan designates adjacent lands as Residential Rural (RR), Commercial Local (CL), Residential Low (RL), Open Space (OS), and Agricultural (AG). Land uses designated by the Draft General Plan would be consistent with the limitations of the CLUP.

University Airport. The University Airport is surrounded by agricultural and open space uses, on the UC Davis West Campus. The airport and surrounding lands are owned by the UC Regents and are outside the jurisdiction of the County's General Plan. The Draft General Plan designates the UC Davis Campus including the airport as Public and Quasi-Public (PQ). In addition to public airports, this designation allows public/government offices, places of worship, schools, libraries and other civic uses. Land use designations within the Draft General Plan would be consistent with the limitations of the CLUP because uses proposed within the safety zones are compatible with the zones. The land uses proposed in the Draft General Plan would not interfere with the operations of the airport or be inconsistent with the CLUP.

Sacramento International Airport. The Sacramento International Airport is located in Sacramento County. However, airport land use restrictions apply to portions of Yolo County. Areas of the County shown on the land use compatibility maps for the airport are primarily designated for Agricultural uses. The land uses proposed in the Draft General Plan would not interfere with the operations of the airport or be inconsistent with the CLUP.

SACOG Preferred Blueprint Scenario for 2050. The Preferred Blueprint Scenario (Blueprint) is the recommended development scenario for communities in the SACOG region and is the basis for the SACOG's Metropolitan Transportation Plan for 2035. While the Draft General Plan would result in a greater amount of growth within the unincorporated County than envisioned in the Blueprint, the Draft General Plan goals, objectives, policies, and the designated distribution of growth are consistent with the Blueprint's seven growth principles, as described below.

- **Compact Development.** The Draft General Plan is consistent with the principle of Compact Development because it establishes growth boundaries, which focuses growth in pre-designated areas and prevents sprawl. The Draft General Plan also supports this principle through policies that encourage development of higher densities and intensities in the center of communities and policies that ensure the creation of central downtown areas.
- **Mixed-Use Development.** Draft General Plan policies that allow residential uses to be constructed above commercial uses by right support the principle of Mixed-Use Development. Draft General Plan policies also support the preservation and development of sense of place in the community areas and neighborhoods, consistent with the Mixed-Use Development principle.
- **Transportation Choices.** Draft General Plan policies that support the principles of Compact Development and Mixed-Use Development also support the principle of Transportation Choices, through development patterns that encourage alternative transportation modes. Transportation Element policies support the design and implementation of circulation and transportation systems to reflect the needs of all transportation types and users and encourage employers to support the use of alternative transportation through policies and programs.
- **Housing Choice and Diversity.** Housing Element policies support the principle of Housing Choice and Diversity by encouraging a wide range of housing types, densities, sizes, and affordability. Policies that encourage the development of farm labor housing and housing for special needs populations also support this principle.
- **Use of Existing Assets.** Growth boundaries support the principle of Use of Existing Assets through constraining growth to areas where services exist or are planned. Conservation and Open Space Element historic preservation policies also support this principle through the preservation of existing structures.
- **Quality Design.** The Draft General Plan contains policies that support the principle of Quality Design by emphasizing community and neighborhood design requirements that implement smart growth principles and seek to complement the character of existing developed areas. Draft General Plan policies also require project design to demonstrate adherence to sustainable and neo-traditional design.
- **Natural Resources Conservation.** Draft General Plan policies support the principle of Natural Resources Conservation through the preservation and designation of open space areas, support of green, energy efficient project design, preservation of agriculture and support of habitat areas.

The Draft General Plan is generally consistent with the Blueprint. It is consistent with and implements each of the growth principles identified above, particularly with respect to preservation of agricultural resources, and directs most development into towns within the unincorporated areas, and allows only compact development in the existing rural community areas. However, the growth levels assumed in the Blueprint differ from the Draft General Plan. The Blueprint assumed 3,100 new units in the unincorporated area by 2030, which is approximately 23 percent less than build-out under the 1983 General Plan (4,014 units) and well under the 14,798 units that could build-out under the Draft General Plan. The primary reason for this difference is the timing of the growth in Dunnigan. The Blueprint included a “new town” in Dunnigan in a subsequent future year scenario (after 2030), whereas the Draft General Plan assumes build-out of Dunnigan by 2030. For the purposes of this EIR, all allowed growth in the unincorporated County is assumed to build-out by the 2030 horizon

year. On November 19, 2008 SACOG submitted a letter of support for the County's Draft General Plan as proposed including a finding that the Draft General Plan is generally consistent with the principles and values of the Blueprint.⁴⁵ Although the build-out allowed under the Draft General Plan exceeds the level of development analyzed in the Blueprint, implementation of the Draft General Plan is consistent with the principles and values of the Blueprint, and therefore this impact is considered less than significant.

Delta Protection Commission Land Use and Resource Management Plan for the Primary Zone of the Delta. Just over 73,000 acres of land within the unincorporated area of the County falls within the State designated Primary Zone of the Delta. Within the Draft General Plan the Delta Protection Overlay (DPO) combining designation is used to identify this land. Uses within this zone must be consistent with the DPC's LURMP.

The Draft General Plan contains policies, and actions throughout all elements that explicitly require consistency with the LURMP. These include Policies PF-12.5, AG-6.3, CO-1.13, CO-3.4, CO-4.14, CO-5.9, HS-2.5, HS-5.4, and HS-6.3, HS-7.2, HO-7.1, Goal HO-7, and Action HS-A43. Policies also support County participation in State and regional planning efforts for the Delta and provision of affordable housing (Action CO-A112 and Policies LU-4.2, CO-20, and CO-9.19, HO-7.2 through HO-7.6).

Consistent with the Delta Protection Act, the Draft General Plan land use map does not allow for additional residential units, increased densities, or increased industrial or commercial land uses beyond those allowed under zoning and general plan designations in place in 1992.⁴⁶

Clarksburg is the only community area within the Delta Primary Zone in Yolo County and as such, development is subject to the regulations of the LURMP. The Draft General Plan would allow an additional 103 acres of agricultural industrial uses (which allows agricultural research, processing, and storage uses) on one of three targeted sites outside of town, and development of 22 residential units (76.3 acres) and 3 acres of commercial/industrial uses in town. These uses are not increased beyond what is allowed under the DPC's LURMP.

According to Policy CC-3.14 of the Draft General Plan, of the three alternative sites identified for the location of a future winery-related agricultural industrial facility in Clarksburg, only one site is intended for development to complement and assist in establishing a successful critical mass of grape processing facilities to support emerging wineries. Both alternative sites A and B are located within the Delta Primary Zone (see Figure III-4), while alternative site C is located in the Secondary Zone. Development on sites A and B may be constrained by LURMP Utilities and Infrastructure Policy P-3 which prohibits any new sewage treatment facilities, including storage ponds, within the Delta Primary Zone. It is likely that a 103-acre agricultural industrial use would result in the construction of wastewater-related facilities. Utilities and Infrastructure Policy P-1 states that impacts associated with the construction of transmission lines and utilities can be mitigated by locating new construction

⁴⁵ Sacramento Area Council of Governments, November 19, 2008.

⁴⁶ LURMP, Agricultural Policies P-10 (iii) Where portions of cities are located within the Primary Zone, cities shall indicate zoning which was in place on January 1, 1992. Future changes to city general plans or zoning ordinances shall conform to the resource management plan.

in existing utility or transportation corridors, or along property lines, and by minimizing construction impacts. If development on alternative sites A and B were able to construct utility lines to transport wastewater to existing treatment and storage facilities, then development of these sites would not be inconsistent with the LURMP, and the potential conflict with the LURMP would be less-than-significant. Because alternative site C is outside the Primary Zone, development of 103 acres of this site for agricultural commercial/industrial uses would not conflict with the policies of the LURMP.

The Draft General Plan also designates Clarksburg and the surrounding agricultural area (approximately 35,171 acres), between the Sacramento River and the Deep Water Ship Channel, as the Clarksburg Agricultural District. Agricultural Districts are established in areas where agricultural business development and expansion (including industrial processing, commercial sales, and agricultural tourism) will be encouraged through the use of targeted regulatory streamlining, financial incentives and specialized marketing efforts. An Agricultural District Overlay (ADO) applies to designated agricultural districts, and land uses are required to be consistent with the base district designation and the additional agricultural district specifications.

Consistency with the LURMP is ensured through the policy framework of the Draft General Plan that explicitly addresses consistency with the LURMP in every element. The DPC is currently engaged in a process to update the LURMP. Once the LURMP update is adopted by the DPC, Yolo County will review the General Plan for consistency with the LURMP update and will make amendments as necessary, pursuant to the Delta Protection Act of 1992. This review and amendment process would ensure that the Draft General Plan is consistent with the updated LURMP, once it is adopted. Therefore, the Draft General Plan would be consistent with the LURMP and would have a less-than-significant impact.

Bay Delta Conservation Plan. As described previously, the Bay Delta Conservation Plan (BDCP) is currently being prepared by State, federal and local agencies as part of the planning and environmental permitting process for the State Water Project Delta facilities and the federal Central Valley Project. Of special concern is the ultimate alignment, and associated mitigation measures, that will be chosen for the new facility to convey water from the North Delta to the South Delta and whether it goes through Yolo and Solano Counties; and the locations of the extensive habitat restoration needed to mitigate for the effects of the BDCP within the lower Yolo Bypass and the Clarksburg region. When the BDCP and its EIR/EIS are available, the County will review the documents in consideration of potential inconsistencies with the Yolo County Draft General Plan.

Delta Vision Strategic Plan. The Draft General Plan is generally consistent with the Governor's Delta Vision Blue Ribbon Task Force's Delta Vision Strategic Plan and would seek to achieve similar goals. Particularly, the Draft General Plan would support Goal 2 of the Strategic Plan, which emphasizes the unique cultural, recreational and agricultural values of the Delta. Policies of the Draft General Plan that support the economic development of agricultural practices and the promotion of agricultural tourism are consistent with similar strategies and actions of the Strategic Plan listed below. Once the California Delta Ecosystem and Water Plan is adopted, the Draft General Plan would be required to be consistent with the CDEW Plan.

- Strategy 2.3: Develop a regional economic plan to support increased investment in agriculture, recreation, tourism, and other resilient land uses.

- Action 2.3.1: Charge the Delta Protection Commission with facilitating a consortium of local governments to create a regional economic development plan that addresses agriculture, recreation, tourism, and other innovative land uses.
- Action 2.3.2: Establish special enterprise zones at the major “gateways” to the Delta as part of the economic development plan.

SB 375. Draft General Plan consistency with SB 375 is addressed in Section IV.F, Global Climate Change, of this EIR.

Tribal Lands. The Draft General Plan designates approximately 483 acres as Tribal Trust Overlay (TTO). This designation applies to tribal trust lands held by the federal government for recognized tribal governments. The County exercises no development or zoning control over these lands but may enter into agreements with the local tribal governments to address area-wide issues. The Draft General Plan provides policies that address tribal lands and the coordination of planning efforts with the Rumsey Band of Wintun Indians, particularly regarding the Cache Creek Casino Resort (Policies LU-6.1 and LU-6.3). Because the tribe is not subject to the County General Plan there is the potential for conflict between tribal land use actions and the long range vision for that area as expressed in the Draft General Plan. Because the tribe does not have and is not required to prepare a long range public plan for tribal lands, an analysis for potential conflicts with the tribe’s future plans and policies is not possible. The lack of long-range coordination between the tribe and the County would result in potential conflicts with the Draft General Plan. This impact would be significant; however, Mitigation Measure LU-4g that encourages the Rumsey Band of Wintun Indians to coordinate with the County to prepare and adopt a long range general plan for their lands is recommended to reduce this significant impact.

Adjacent Planning Jurisdictions. Potential conflicts with the six adjacent counties are described below. Figure III-2 shows the location of each of these jurisdictions.

Lake County. Land uses within Lake County that are adjacent to Yolo County on the northeast include Public Lands, Resource Conservation, Agriculture, and Rangelands. Yolo County lands located in the vicinity of Lake County are primarily within the Cache Creek Natural Area and are owned by the BLM. The Draft General Plan designates these and other areas within the vicinity of Lake County for agricultural uses. The Draft General Plan would not interfere or be inconsistent with uses proposed within Lake County.

Colusa County. The Colusa County General Plan designates lands adjacent to Yolo County for agricultural and rangeland uses. The proposed uses within the Draft General Plan are also primarily agricultural or open space. Under the Draft General Plan, allowed growth in Dunnigan would generally occur within the Specific Plan area and would include up to 8,108 residential units and 450 acres of commercial/industrial uses. Growth in Dunnigan would be restricted to the area within the growth boundary and would be subject to the regulations that will be developed in the Specific Plan for the area. Growth in Dunnigan would not interfere or conflict with the proposed uses within Colusa County. Development would proceed in an organized manner under the regulations of Yolo County. Within Colusa County a proposal to convert approximately 700 acres of existing industrial lands to residential and commercial was withdrawn in September 2008. Because there was no active application, and therefore no reasonably foreseeable project at the time the Notice of Preparation for this EIR was released, this project was not included in this analysis or in the cumulative analysis.

Sutter County. Lands within Sutter County and adjacent to Yolo County are designated for Open Space and Agricultural uses. Access to and recreational use of the Sacramento River as well as recreation-related commercial uses occur in both counties. Within Yolo County, the Draft General Plan generally designates lands abutting Solano County as agricultural lands. Knights Landing is the only community area within Yolo County that abuts Sutter County. Approximately 212 acres within Knights Landing would be developed with commercial, residential, open space and parks and recreation uses, as would be allowed by the Specific Plan for the area. The development of the proposed uses would be subject to the Yolo County regulations and not be inconsistent with the Sutter County General Plan.

Sacramento County. Portions of Sacramento County that abut Yolo County to the east are generally rural. Adjacent uses include agricultural croplands, and low density residential areas, and the Sacramento International Airport. Within the unincorporated Yolo County, community areas that abut Sacramento County are Clarksburg and Elkhorn. In Clarksburg, the Draft General Plan would allow development of one of three potential 103-acre sites for agricultural industrial uses. In Elkhorn, the Draft General Plan would allow the development of a total of 348 acres including commercial, industrial, public and quasi-public, and open space uses according to the Specific Plan that will be developed for the community. Other Yolo County lands along the border with Sacramento County are designated for agriculture uses, and areas south of West Sacramento are also designated as an Agricultural Overlay District. Proposed uses within the Draft General Plan would not interfere or be inconsistent with uses within Sacramento County. Both Yolo and Sacramento counties share common agricultural tourism and economic development issues as well as Delta issues within the Primary Zone. Because the Sacramento River separates and provides a buffer between the area immediately south of West Sacramento, where the Yolo Agricultural District is located, from the Pocket Area of the City of Sacramento, which is developed with low density residential uses, land use conflicts are not anticipated to result.

Solano County. Solano County lands located south of Yolo County are designated Watershed, Agriculture, Agricultural Reserve Overlay, Rural Residential, and Park and Recreation. The Draft General Plan designates unincorporated lands adjacent to Solano County as Open Space, Agriculture and Delta Protection Overlay. Areas associated with UC Davis are designated as Public and Quasi-Public uses. The cities of Winters and Davis also abut Solano County. Both Yolo and Solano counties have a number of shared uses along their borders including the UC Davis campus, the Putah Creek recreational and biological areas, shared agricultural markets, and I-80. The Draft General Plan would not interfere or be inconsistent with uses proposed within Solano County.

Napa County. Napa County lands located west of Yolo County are designated for agriculture, watershed and open space uses. The Draft General Plan designates the lands adjacent to Napa County for agricultural uses. The proposed land uses would not interfere or be inconsistent with uses within Napa County. Both Yolo and Napa counties share the Blue Ridge Trails and public access issues along their borders.

Implementation of the following mitigation measure would reduce potential impacts related to conflicts with the plans and policies of other agencies to a less-than-significant level. No other mitigation measures are necessary.

Mitigation Measure LU-5: Implement Mitigation Measure LU-4g to encourage the Rumsey Band of Wintun Indians to prepare and adopt a long range general plan for their tribal lands. (LTS)

(9) Result in Adverse Impacts from Draft General Plan Policies Compared to 1983 General Plan Policies. Once adopted, the Draft General Plan will supersede the 1983 General Plan. The Draft General Plan contains policies that address each of the 1983 General Plan policy issues including the following themes identified in the 1983 General Plan: preservation of agricultural land; defined growth boundaries to allow for growth with efficient provision of services to the communities; preservation of established communities and rural character; and protection of land uses necessary for County operations. The Draft General Plan generally continues the goals and policies of the 1983 General Plan in regards to the placement of new urban uses within existing planned urban areas, conserving land for agriculture, creating strong town centers, and providing housing for all income levels. Build-out the Draft General Plan would allow for additional growth, above what is allowed under the 1983 General plan, of approximately 30,195 people, up to 10,784 homes, and 19,209 jobs resulting from changes in land use designations. This growth results from the changes in the amount of acres designated for development between the 1983 General Plan and the Draft General Plan, and most significantly the increase in acres designated for Specific Plan uses (3,104 additional acres) where the majority of new growth at build-out would occur as described below. The impacts of this growth are addressed throughout this DEIR.

The County's approach to land use and growth in the 1983 General Plan and the Draft General Plan has been and continues to be to protect agricultural and open space resources and the agricultural economy by directing most growth to the incorporated cities. Where growth within the unincorporated area is allowed, it is limited to growth boundaries around existing historic rural towns or where specific locations for job-producing uses have been identified (e.g., Elkhorn, Woodland Area, and Clarksburg).

Polices support conservation of agricultural uses by prohibiting the subdivision of agricultural land for residential uses while allowing for construction of farm housing within agricultural areas (1983 General Plan policies: ADM 14 and 15; LU 5, 6, 13, 14, 17, 20, and 21). The Draft General Plan provides polices that emphasize the preservation of agricultural lands and address agricultural issues through the provision of: growth boundaries surrounding community areas; buffers between agricultural and urban development; policies that address land subdivision and its impact on agriculture; and policies that allow for residential farm dwelling in a manner consistent with the preservation of agriculture.

The 1983 General Plan has complementary policies that emphasize the importance of strong centers that have higher density development and provide governmental and community services (LU 4, 26, 27, 37, 38, 42). Policies encourage compact centers that support transit and efficient circulation (LU 50). Policies support harmonious design and compatible development with existing uses and the rural character of the area (LU 65, 73, 74, 75, 76). Policies also support the clustering of compatible land uses and the preservation of community character (LU 23 and 35). Policies ensure the provision of special land uses including airports and landfills and prevent the development of uses that would hinder their operations (LU 51-58). Draft General Plan policies continue these concepts established in the 1983 General Plan and emphasize infill development, strengthening of commercial core

downtown areas, support for transit through compact land uses, preservation of community character and ensuring that land uses do not impede the continued operations of landfills, wastewater treatment plants, airports, and other services and utilities.

This approach has resulted in over 93 percent of the County remaining in farmland and open space. Within the growth boundary areas, as discussed in the previous sections, the Draft General Plan contains policies and actions that are intended to create sustainable towns and communities with a mix and balance of housing, jobs, and services that are similar to other mature communities in the County. To accomplish this, the Draft General Plan has increased the allowed intensity and density of land uses, as shown in Table IV.A-8 and described previously, and designated four Specific Plan areas totaling 3,285 acres for Dunnigan, Knights Landing, Madison and Elkhorn. Within the Specific Plan areas and other areas that allow a mix of uses, such as in Esparto, there is an increased emphasis on planning for a compact form surrounding a commercial core, providing a balance of residential and commercial/industrial and service uses, and achieving a target average density of eight dwelling units per acre. This density would be significantly higher than the existing average residential density estimated to be 1.6 dwelling units per acre as in the unincorporated communities resulting from development under the policies of the 1983 General Plan.⁴⁷ The 1983 General Plan identified only one 145-acre area for Mixed Use in Knights Landing (which is enlarged to a total of 211 acres and designated as Specific Plan in the Draft General Plan).

Another significant policy difference is the establishment of a new Agricultural District overlay designation and program (per Policy AG-3.1) for Capay Valley, Clarksburg and Dunnigan Hills that is designed to encourage agricultural business development and expansion (including industrial processing, commercial sales and agricultural tourism) by removing regulatory hurdles and streamlining the development approval process, financial incentives, specialized marketing efforts, and other programs. The development of agricultural tourism and the industrial and commercial businesses and services necessary to support a successful agricultural economy in Yolo County are critical to ensuring that agricultural uses continue and thrive. Implementation of the new policies and programs supporting the agricultural economy will ultimately result in the long-term beneficial effect of more agricultural land being preserved than under the 1983 General Plan which does not have these policies that support necessary agricultural supporting and complementary uses (e.g., canning or winemaking), infrastructure and markets.

The existing Housing Element (2002-2007 Housing Element) contains six goals which include: provision of the County's regional share of new housing for all incomes; provision of affordable housing; improvement and conservation of the existing housing supply; equal housing opportunities; promotion of energy conservation; and housing cooperation and coordination. The Draft Housing Element describes the achievement of the six goals identified in the existing Housing Element and indicates how current County programs continue these goals. The seven proposed housing goals and supporting policies build upon these concepts and would continue similar themes. See subsection 5, Jobs/Housing Balance and Regional Housing Needs Allocation, for a description of Draft General Plan housing goals and policies.

⁴⁷ The existing residential density of 1.6 dwelling units per acre is based on existing (2007) dwelling units in the unincorporated communities of 4,333 (7,263 total dwelling units minus 2,930 dwelling units outside community areas) divided by the total estimated existing (2007) residential acres of 2,660.5 in the community areas.

The Draft General Plan carries forward the goals and polices of the 1983 General Plan and expands the scope of the policies to provide more support for the existing goals and addresses new concerns and issues pertinent to the County. Key concepts and issues addressed in the 1983 General Plan continue to be addressed in the Draft General Plan. Therefore, the proposed land use and housing policies in the Draft General Plan would not result in significant adverse physical impacts as compared to the 1983 General Plan policies.

