

III. PROJECT DESCRIPTION

A. INTRODUCTION

This chapter describes the Draft 2030 Countywide General Plan for Yolo County (Draft General Plan), which is being evaluated in this program EIR. The adoption and implementation of this update to the current General Plan (1983 General Plan) is considered the “proposed project.” As stipulated by *CEQA Guidelines* Section 15124, the project description that follows provides details about the Draft General Plan to the extent needed for adequate evaluation of environmental impacts. This chapter provides an overview of the project’s regional location and general setting, project background, project objectives, a detailed description of the Draft General Plan, a brief discussion of the anticipated adoption and implementation of the Plan, and an explanation of the intended uses of this Program EIR.

B. REGIONAL LOCATION AND GENERAL SETTING

Yolo County occupies 653,549 acres (1,021 square miles) in the California Central Valley along the Sacramento River Delta. As shown in Figure III-1, the County is located immediately west of Sacramento, the State Capital, and northeast of the Bay Area counties of Solano and Napa. Lake and Colusa counties lie to the north of Yolo County, and Sutter and Sacramento counties lie to the east.

The County is generally flat with three mountainous areas that are: the Blue Ridge Mountains, which generally form the County’s western boundary; the Capay Hills, which run north-south parallel to the Blue Ridge; and the Dunnigan Hills, located just west of U.S. Interstate-5 (I-5). Water bodies in the County generally flow east to the Sacramento River, which forms the eastern boundary of the County. Putah Creek forms the majority of the County’s southern boundary. Other water courses include Cache Creek, the Colusa Basin Drainage Canal and Willow Slough. The Yolo Bypass is a 41-mile long area of agricultural lands bounded by levees; created to be part of the Sacramento River system it provides flood protection for the City of Sacramento.

Yolo County is generally rural with over 96 percent of the County area designated for agricultural and open space uses. As of 2008, the County’s total population was estimated to be approximately 199,066 people, of which approximately 22 percent (23,265 people) live in the unincorporated communities and agricultural areas. The County as a whole contains an estimated 73,113 housing units and 109,855 jobs,¹ of which approximately 10 percent of dwelling units (7,263 units) and approximately 17 percent of jobs (20,818 jobs²) are located in the unincorporated County area.

¹ Design, Community & Environment, 2006. Yolo County General Plan, Market and Fiscal Considerations for the General Plan, Table 2. September 8. Land Use Database for 2030 General Plan Analysis provided by Tschudin Consulting Group, February 2009.

² Land Use Database for 2030 General Plan Analysis by Traffic Analysis Zone (TAZ) allocated to community areas by Department of Planning and Public Works, January 24, 2009.

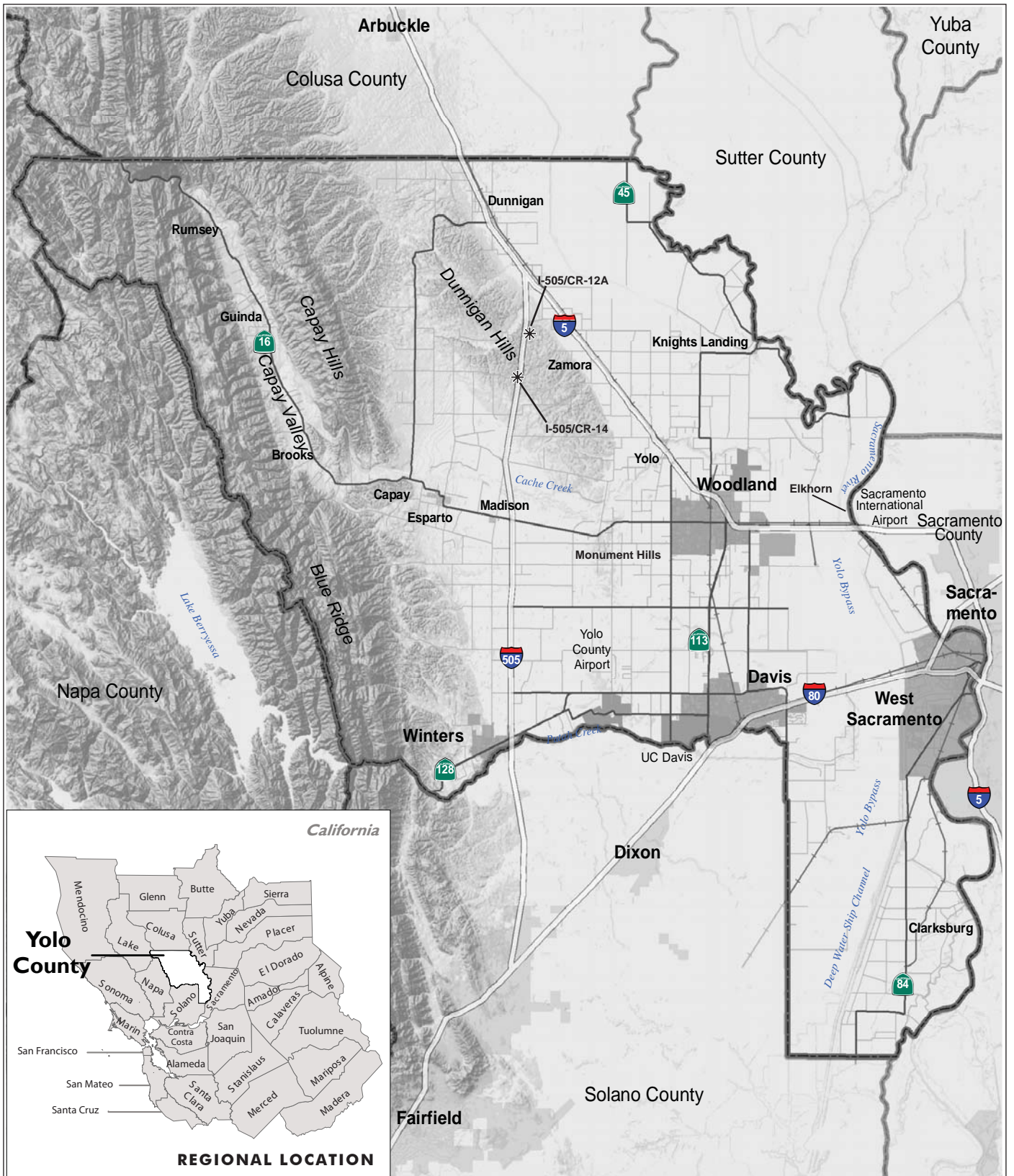
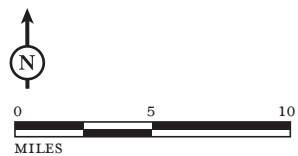


FIGURE III-1

*Yolo County 2030 Countywide
General Plan EIR
County and Regional Location Map*

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SOURCE: YOLO COUNTY GIS, 2007; DESIGN COMMUNITY & ENVIRONMENT, 2008.

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The four incorporated cities located in the County are: Davis, West Sacramento, Winters and Woodland. In addition to the incorporated cities, land owned by State and federal agencies, tribal trust land held on behalf of the Rumsey Band of Wintun Indians, and the UC Davis campus all have independent land use decision-making authority and are not under the jurisdiction of County's General Plan. Land that lies within the primary zone of the Sacramento-San Joaquin Delta falls under the authority of the Delta Protection Agency Land Use and Resource Management Plan.

For purposes of land use planning and regulation, the unincorporated County is divided into geographic areas referred to as community areas. All planned "urban" land uses, which include all land use designations except agriculture and open space, are located in these community areas. Within this EIR, community areas are categorized as either towns or other places as listed below.

The unincorporated County is comprised of 11 towns, which are: Capay, Guinda, Rumsey,³ Clarksburg, Dunnigan, Esparto, Knights Landing, Madison, Monument Hills, Yolo, and Zamora. The County is comprised of 24 other places, which 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.

Three U.S. Interstate routes, I-5, I-80, and I-505, pass through the County. I-5 generally runs north-south through the northern half of the County and provides access to the County from the Stockton and Sacramento areas. I-80 is a principal east-west route in Yolo County and provides access from the San Francisco Bay Area and Sacramento County. I-505 is a north-south freeway that connects I-80 near the City of Vacaville with I-5 in the northern part of Yolo County.

Five main State Routes (SR) provide regional connectors through the County. SR 113 connects I-80 and I-5, as well as the cities of Davis and Woodland, and provides access to Knights Landing farther north. SR 16 provides east-west access through the central portion of the County from Woodland to Capay and provides north-south access through the Capay Valley. SR 128 provides access from Winters to Lake Berryessa in Napa County. SR 45 connects Knights Landing to Colusa County along the Sacramento River. SR 84 connects the southern portion of the County and Clarksburg with West Sacramento and I-80.

Three railroad lines also provide access to the County: the Union Pacific Railroad is located along I-80 and connects Davis and West Sacramento with the Bay Area and Sacramento; the California Northern Railroad line generally parallels SR 113 and I-5, connecting the Union Pacific to the northern Sacramento Valley; and the Sierra Northern Railroad or Sacramento River Train line is an entertainment passenger line that runs from Woodland to West Sacramento.

Other means of access to the County include the Sacramento International Airport, local County airports, and the Sacramento Deep Water Ship Channel, which provides access to the inland Port of West Sacramento from the San Francisco Bay via the Sacramento River.

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.

C. PROJECT BACKGROUND

This section provides an overview of California law pertaining to general plans and describes the planning process for the Draft General Plan.

1. California State Law Regarding General Plans

California Government Code Section 65300 requires that the general plan be comprehensive, internally consistent and long-term. The general plan must provide for the physical development of the County and guide all land use and public improvement decisions. All general plans must include seven topics in addition to specific issues specified in State law. These topics include land use, transportation, housing, open space, conservation, noise, and safety. General plans may also include optional elements in response to specific community issues, values, needs, or local conditions. Although required to address the issues specified in State law, the general plan may be organized in a way that best suits the jurisdiction. State law requires that the housing element of the general plan be certified by the California Department of Housing and Community Development.

The Draft General Plan meets all State requirements by providing goals, objectives, and policies aimed at achieving the County's vision for its long-term physical form and development within the following mandatory elements:

- Land Use and Community Character;
- Circulation;
- Public Facilities and Services;
- Conservation and Open Space;
- Health and Safety; and
- Housing.

The remaining element, the Agriculture and Economic Development Element, is an optional element which addresses local issues. Once adopted, the Draft General Plan will serve as a basis for future decision-making by municipal officials, including County staff, the Planning Commission, and the Board of Supervisors and will supersede the previous General Plan, adopted in 1983. The Draft General Plan contains actions requiring the update of other County planning and implementation documents and programs so that they will be consistent with the Draft General Plan.

2. Draft General Plan Update Process

The Draft General Plan is a comprehensive update of the County's General Plan, which was first adopted in 1958 and was subsequently partially updated in 1970 and comprehensively updated in 1983. Since 1983, the County has updated and revised various plans including: the Monument Hills Area Plan in 1985; the Knights Landing General Plan and County Airport Master Plan in 1999; the Dunnigan General Plan in 2001; the Agriculture Element, Open Space and Recreation Element, the Cache Creek Area Plan, and the Clarksburg General Plan in 2002; the Housing Element in 2003; and the Esparto General Plan in 2007.

In the spring of 2003, the Board of Supervisors initiated the current General Plan update process to reflect the changed conditions in the County and new policy direction. The County has since held numerous workshops and hearings with stakeholders throughout the County. As part of the General Plan update process, the County participated in regional modeling efforts and growth projections undertaken by the Sacramento Area Council of Governments (SACOG). The County also convened an Economic Development Panel that issued findings to help focus the economic goals and objectives of the County. The following six background studies were published during the update process: the General Plan Update Background Report;⁴ Market and Fiscal Considerations;⁵ Alternatives Overview and Analysis;⁶ Alternatives Evaluation;⁷ Agricultural Preservation Techniques Report;⁸ and County Infrastructure Conditions.⁹

The Board of Supervisors adopted an initial principles and vision statement, based on the 1983 General Plan and public input, to guide the General Plan update. Six different land use alternatives were developed based on the principles and vision statement. The Board of Supervisors ultimately crafted the Preferred Land Use Alternative from these alternatives. The Draft General Plan incorporates the Preferred Land Use Alternative and provides complementary draft goals and policies reflective of direction from the Board of Supervisors provided in the General Plan vision and mission statements.

The first Public Review Draft of the 2030 Countywide General Plan was published on September 10, 2008. The Board of Supervisors and Planning Commission held a joint public workshop to review the Plan on September 16, 2008. Subsequently, 29 additional community meetings and workshops were held. On November 3, 4, and 6, 2008 the Planning Commission held workshops on the Draft General Plan polices and considered public comments on the polices. Based on these meetings and the comments received, the Planning Commission recommended modification of certain policies. The Revised Public Review Draft General Plan, published on January 20, 2009, contained nearly all of the Planning Commission recommendations, as well as other changes recommended by staff. Additionally, the staff proposed revisions to the land use map in order to more accurately reflect existing land uses based on the new proposed land use designations. On January 20 and 21, 2009, the Board of Supervisors held workshops on the Revised Draft General Plan and ultimately accepted that document, with specified changes, as the “preferred project” for purposes of environmental review. The most substantive changes to the land use map involved accurately designating existing agriculture, open space, parks, and public and quasi-public uses to ensure that the land use designation reflected the actual uses or facilities that already exist. These land use designation corrections and changes were incorporated into the revised General Plan Land Use Map. A summary

⁴ Jones and Stokes, 2005. Background Report for the Yolo County General Plan Update. January.

⁵ Design, Community & Environment, 2006. Yolo County General Plan, Market and Fiscal Considerations for the General Plan. September 8

⁶ Design, Community & Environment, 2006. Yolo County General Plan, Alternatives Overview and Analysis. September 8.

⁷ Design, Community & Environment, 2006. Yolo County General Plan, Alternatives Evaluation. December 6.

⁸ Design, Community & Environment, 2006. Yolo County General Plan, Agricultural Preservation Techniques Report. December 4.

⁹ Design, Community & Environment, 2006. Yolo County General Plan, County Infrastructure Conditions. December 6.

of these changes is provided in Appendix B. This EIR analyzes the environmental impacts of the revised Draft General Plan including the changes directed by the Board of Supervisors on January 21, 2009.

D. PROJECT OBJECTIVES

The overarching principles of the Draft General Plan are defined in Chapter 2 (Vision and Principles), and summarized below:

- Successful agriculture
- Protected open space and natural areas
- Distinct communities
- Safe and healthy communities
- Varied transportation alternatives
- Enhanced information and communication technology
- Strong and sustainable economy
- Abundant and clean water supply
- Reduction of greenhouse gases and adaptation to climate change.

E. DRAFT GENERAL PLAN

This section describes the contents of the Draft General Plan including the proposed land use changes, and the resulting potential growth that may occur within the County until the horizon year for the Plan of 2030.

1. Framework

As noted above, the Draft General Plan contains the following six elements:

- Land Use and Community Character;
- Circulation;
- Public Facilities and Services;
- Agriculture and Economic Development;
- Conservation and Open Space;
- Health and Safety; and
- Housing.

Each element has a policy framework consisting of goals, policies, and an implementation program, which contains various actions that carry out the goals and policies of the element.

a. Introduction and Administration. The Introduction and Administration chapter provides introductory and administrative information about the Draft General Plan. It provides a demographic overview of the County, including the four cities and the unincorporated communities. This chapter defines what areas of the County are subject to the General Plan and clarifies that the cities, State and federal agencies, the Rumsey Band of Wintun Indians, and UC Davis have independent land use

decision-making authority and are not bound by the General Plan. This chapter identifies the prior organization of the 1983 General Plan and how that document, including all its component parts, will be superseded by the new General Plan.

The Introduction and Administration chapter provides several tools for the administration of the General Plan and includes a new formal process for making and tracking interpretations of the General Plan. This chapter also describes the Implementation Plan, which assigns responsibility and timeframes to actions in the General Plan. The annual report, required by State law, tracks the progress of General Plan implementation. Procedures for administering the General Plan through the horizon year 2030 are also provided in this chapter. The policies and actions in this element address General Plan Administration.

b. Vision and Principles. The Draft General Plan is based on the Vision Statement for the County adopted by the Board of Supervisors. The County's vision is to remain an area of active and productive farmland and open space with both traditional and innovative agricultural practices continuing to flourish in the countryside, while accommodating the recreational and tourism needs of residents and visitors. Communities will be kept separated and individual through the use of green space, while remaining connected by a network of roadways, riparian hiking trails, bike paths, and transit. While more families will call the cities and towns home, they will live in compact neighborhoods that are friendly to pedestrians and bicyclists and are located within easy access to stores and work. Some limited new growth will be allowed and infill and more dense development within older developed areas will be encouraged, bringing improved infrastructure (e.g. roads, sewer, water, drainage) to rural small communities where service does not presently exist or is inadequate. Yolo County will continue to be a statewide leader in developing innovative solutions that provide comprehensive and balanced land use management.

The Draft General Plan contains the following nine principles to support the achievement of the County's vision: successful agriculture; strategic open space and natural areas; distinct communities; safe and healthy communities; varied transportation alternatives; enhanced information and communication technology; strong and sustainable economy; abundant and clean water supply; and reduction of greenhouse gases and adaptation to climate change.

c. Land Use and Community Character Element. The Land Use and Community Character Element addresses the State requirements for land use elements. This element establishes policies and actions for the use and development of unincorporated lands within the County and provides direction for the character and location of future development. The Land Use Map, shown in Figure III-2, designates all lands within the County for a specific use and shows the general distribution of planned land uses throughout the County based upon the policies of the Draft General Plan. Detailed land use designations for the areas of the County are shown in Figures III-2a to III-2g.

The Draft General Plan provides the following 12 categories of land use designations: 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: 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). Definitions for the land use designations are shown in Table III-1.

Table III-1: Land Use Definitions, Densities, and Floor Area Ratios

Land Use Designation	Allowed Uses	Residential Density	Floor Area Ratio Maximum
Open Space (OS)	Public open space lands, major natural water bodies, agricultural buffer areas, and habitat. Characterized by “passive” and/or very low management uses as the primary land use, as distinguished from AG or PR land use designations which involve more intense management of the land.	One caretaker unit.	0.001
Agriculture (AG)	Full range of cultivated agriculture, such as row crops, orchards, vineyards, dryland farming, livestock grazing, forest products, confined animal facilities, and equestrian facilities. Agricultural industrial – agricultural research, processing and storage; crop dusting. Agricultural commercial – roadside stands, “Yolo Stores”, wineries, farm-based tourism (e.g. u-pick, dude ranch, lodging), horse shows, rodeos, crop-based seasonal events; agricultural chemical and equipment sales. Pre-existing isolated restaurants and/or stores (e.g. old stage stops and cross-roads) serving rural areas. Farmworker housing. Surface mining. Incidental habitat.	Two farm dwellings per legal parcel.	0.1 ^a
Parks and Recreation (PR)	Developed (“active park”) facilities. Regional, community and neighborhood parks, tot lots, sports fields and public pools. Agricultural buffer areas.	Regional community parks and campgrounds are allowed one caretaker unit. No allowed residential uses for community or neighborhood parks and similar facilities.	0.025
Residential Rural (RR)	Large lot rural living. Detached single-family units. Attached and/or detached second unit or duplex allowed.	1 du/5ac to < 1 du/ac. Assume 1du/2.5ac typical yield.	Regulated by Zoning
Residential Low (RL)	Traditional neighborhood living. Detached single-family units. Attached and/or detached second unit or duplex allowed.	1 du/ac to <10 du/ac. Assume 7du/ac typical yield.	Regulated by Zoning
Residential Medium (RM)	Dense urban living. Detached and attached single family and multi-family units.	10 du/ac to <20 du/ac. Assume 15 du/ac typical yield.	Regulated by Zoning
Residential High (RH)	Apartments and condominiums. Attached multi-family units.	≥ 20 du/ac. Assume 25 du/ac typical yield.	Regulated by Zoning
Commercial General (CG)	Regional- and highway-serving retail, office and service. Regional- and highway-serving agricultural commercial allowed. No limit on floor plate (ground floor square footage). Research and Development with offices and service support as primary use (more than 50 percent of total square footage). Upper floor and accessory residential uses allowed.	Upper floor residential and ancillary attached residential at any density.	0.5 for commercial 1.0 for mixed use with residential

Table III-1 *Continued*

Land Use Designation	Allowed Uses	Residential Density	Floor Area Ratio Maximum
Commercial Local (CL)	Local-serving retail, office and service uses. Local-serving agricultural commercial allowed. Range of goods and services to meet everyday needs of residents within a community. Restricted to small floor plate users (less than 40,000 square feet ground floor). Upper floor and ancillary residential uses allowed.	Upper floor residential and ancillary attached residential at any density.	1.0 for commercial 2.0 for mixed use with residential
Industrial (IN)	Full range of light to heavy industrial/ manufacturing uses. Agricultural industrial allowed. Research and Development and biotechnology with manufacturing as primary use (more than 50 percent of total square footage). Storage facilities, contractor's yards, corporation yards, dismantling, etc.	One caretaker unit per operation.	0.5
Public and Quasi-Public (PQ)	Public/governmental offices, places of worship, schools, libraries and other civic uses. Public airports (including related visitor services). Infrastructure including wastewater treatment facilities, municipal wells, landfills and storm water detention basins. Agricultural buffer areas.	None.	0.5
Specific Plan (SP)	Interim land uses (until SP is in place) limited to those uses allowed in the AG designation. Ultimate land uses must be consistent with adopted SP. This designation limits development to AG uses until such time as a SP is processed and approved by the County, or the land use designation is otherwise amended. Land designated SP is discouraged from more capital intensive agricultural uses in favor of later planned uses.	Interim -- two farm dwellings per legal parcel. Ultimate -- as specified in the Specific Plan.	Per the Specific Plan, using designations above as maximums.
Natural Heritage Overlay (NHO)	Applies to focused conservation areas identified in the Yolo Natural Heritage Program.	As allowed under the base designation and adopted Yolo Natural Heritage Program.	--
Agricultural District Overlay (ADO)	Applies to designated agricultural districts. Land uses consistent with the base designation and the district specifications are allowed.	As defined for each district.	--
Delta Protection Overlay (DPO)	Applies to the State designated "primary zone" of the Sacramento-San Joaquin Delta, as defined in the Delta Protection Act. Land uses consistent with the base designation and the Delta Protection Commission's Land Use and Resource Management Plan are allowed.	As allowed under the base designation and applicable Delta Land Use and Resource Management Plan.	--
Mineral Resource Overlay (MRO)	Applies to State designated mineral resources (MRZ-2) and existing mining operations.	As allowed under the base designation.	--
Specific Plan Overlay (SPO)	Applies to existing developed areas adjacent to identified SP designated land. Land uses consistent with the base designation are allowed until a SP is in place at which point the SP will direct the land uses. This overlay designation preserves the base (underlying) land use designation until such time as the SP is adopted.	As allowed under the base designation.	--

Table III-1 *Continued*

Land Use Designation	Allowed Uses	Residential Density	Floor Area Ratio Maximum
Tribal Trust Overlay (TTO)	Applies to tribal trust lands held by the federal government in favor of recognized tribal governments.	As defined by the sovereign government and/or appropriate applicable documents or agreements.	--

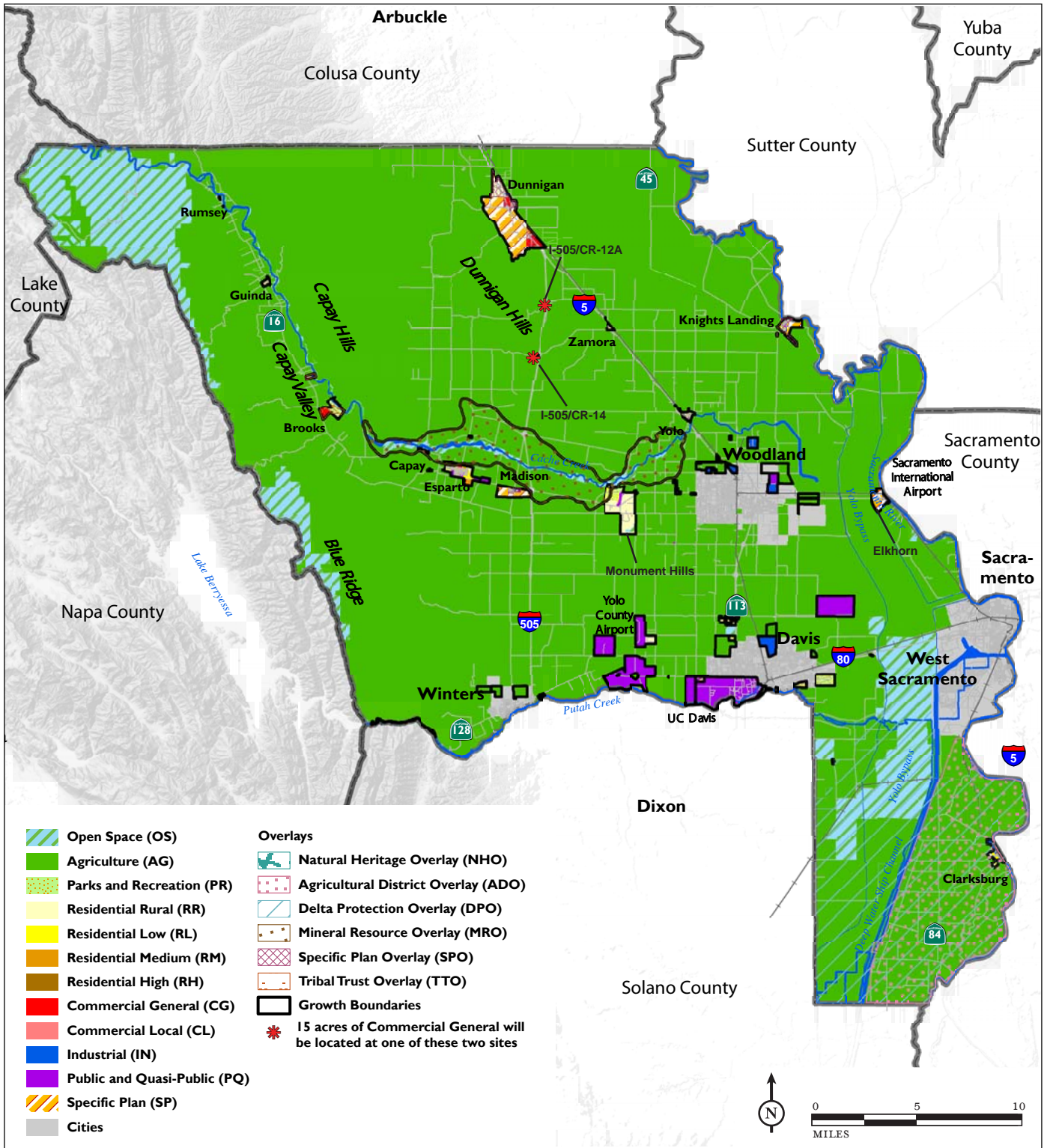
^a See Industrial for Agricultural Industrial FAR and Commercial General for Agricultural Commercial FAR. Source: Yolo County Planning and Public Works Department, 2009. Revised Public Review Draft 2030 Countywide General Plan. January 20. Modifications made by Board of Supervisors January 21, 2009.

As shown in Table III-2, the Draft General Plan designates the majority of the County, approximately 544,723 acres (87.7 percent of unincorporated lands), for agricultural use. Open space is the second largest designation, with approximately 52,969 acres (8.5 percent of unincorporated lands), followed by 7,001 acres (1.1 percent) of public and quasi-public uses. The remaining 17,531 acres (approximately 2.8 percent) are designated for parks and recreation, residential, commercial, industrial, specific plan, and other uses. A more detailed description of the proposed land uses is provided later in this Chapter (see subsection 2, Existing and Allowed Development within the Unincorporated County) and more detailed land use tables are provided in Appendix B.

Table III-2: Summary of Draft General Plan Land Uses Comparison (1983 to 2030)

Land Use Designations	1983 Acreage	2030 Acreage	1983 to 2030 Change in Acreage
Open Space	2,722	52,969	+50,247
Agriculture	603,544	544,723	-58,821
Parks and Recreation	1,121	866	-255
Residential			
Residential Rural (1du/5ac to <1du/ac)	1,668	1,602	-66
Residential Low (1du/ac to <10du/ac)	1,342	1,280	-62
Residential Med (10du/ac to < 20du/ac)	196	179	-17
Residential High (≥20 du/ac)	31	27	-4
Residential Subtotal	3,237	3,088	-149
Commercial			
Commercial General	263	532	+269
Commercial Local	143	119	-24
Commercial Subtotal	406	651	+245
Industrial	1,195	1,049	-146
Public and Quasi-Public	694	7,001	+6,307
Specific Plan	145	3,285	+3,140
Other (roadways, railroads, highways)	8,160	8,592	+432
Unincorporated County Total	621,224	621,224	0

Source: Yolo County Planning and Public Works Department, 2009; Tschudin Consulting Group, February 2009.

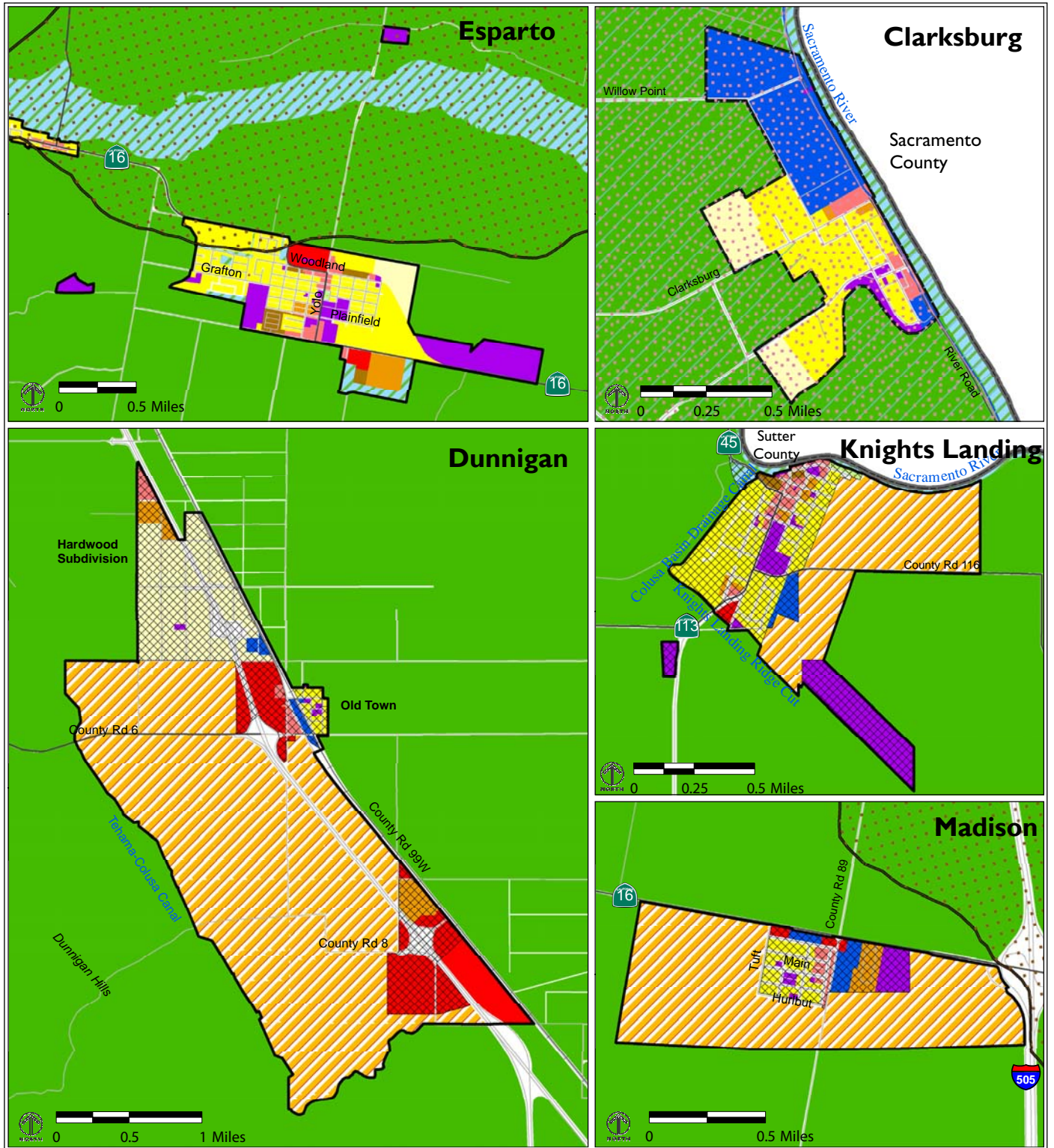


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FIGURE III-2

*Yolo County 2030 Countywide
General Plan EIR
General Plan Land Uses and
Community Area Locations*

SOURCE: YOLO COUNTY GIS, 2009.
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|--|---------------------------|--|--------------------------------|
| | Open Space (OS) | | Commercial Local (CL) |
| | Agriculture (AG) | | Industrial (IN) |
| | Parks and Recreation (PR) | | Public and Quasi-Public (PQ) |
| | Residential Rural (RR) | | Specific Plan (SP) |
| | Residential Low (RL) | | Specific Plan Overlay (SPO) |
| | Residential Medium (RM) | | Mineral Resource Overlay (MRO) |
| | Residential High (RH) | | Growth Boundaries |
| | Commercial General (CG) | | |

FIGURE III-2a

*Yolo County 2030 Countywide
General Plan EIR
General Plan Land Use Map*

SOURCE: YOLO COUNTY GIS, 2009.

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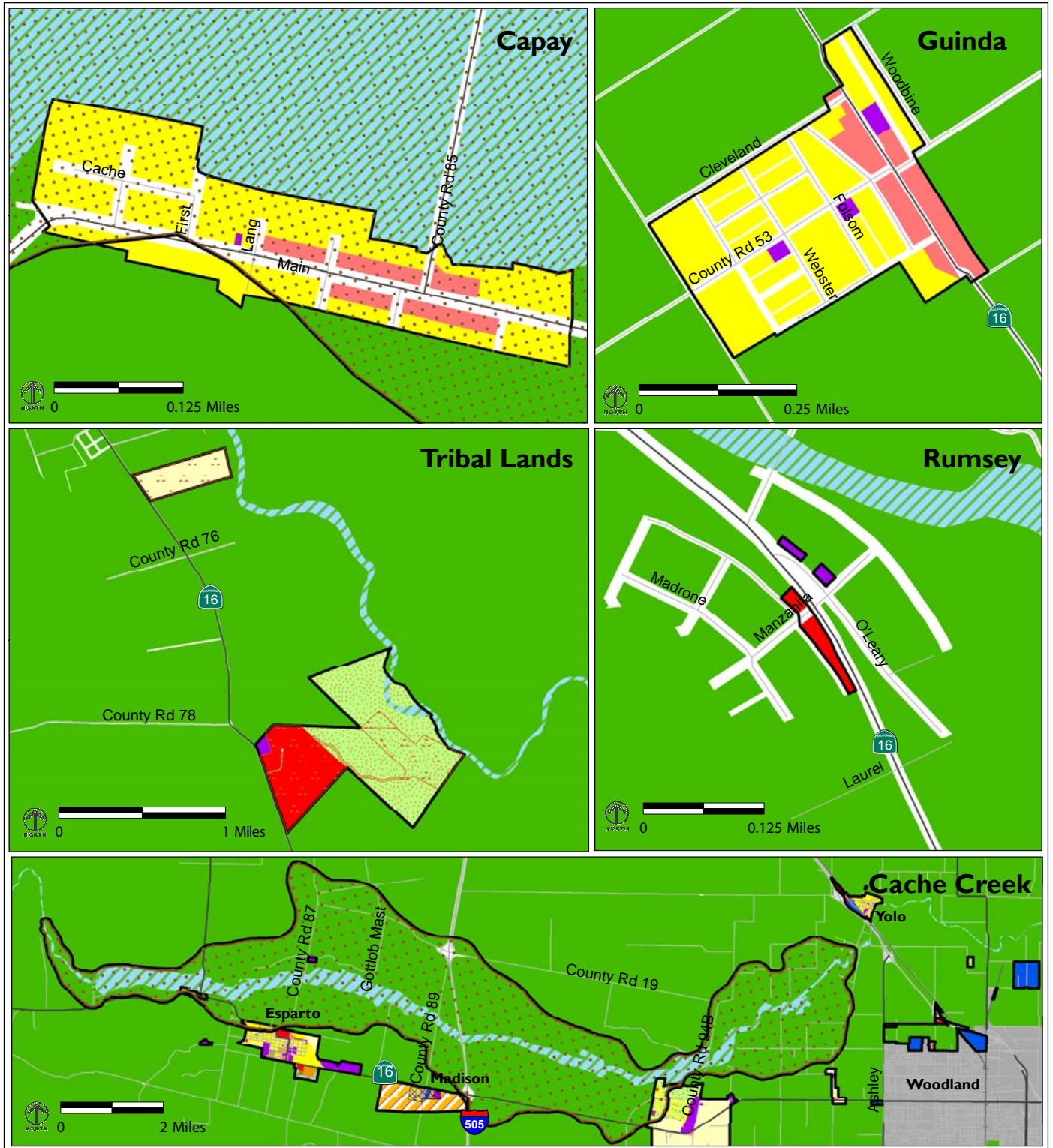


FIGURE III-2b

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|--|---------------------------|--|--------------------------------|
| | Open Space (OS) | | Industrial (IN) |
| | Agriculture (AG) | | Public and Quasi-Public (PQ) |
| | Parks and Recreation (PR) | | Specific Plan (SP) |
| | Residential Rural (RR) | | Cities |
| | Residential Low (RL) | | Specific Plan Overlay (SPO) |
| | Residential Medium (RM) | | Tribal Trust Overlay (TTO) |
| | Residential High (RH) | | Mineral Resource Overlay (MRO) |
| | Commercial General (CG) | | Growth Boundaries |
| | Commercial Local (CL) | | |

Yolo County 2030 Countywide
General Plan EIR
General Plan Land Use Map

SOURCE: YOLO COUNTY GIS, 2009.

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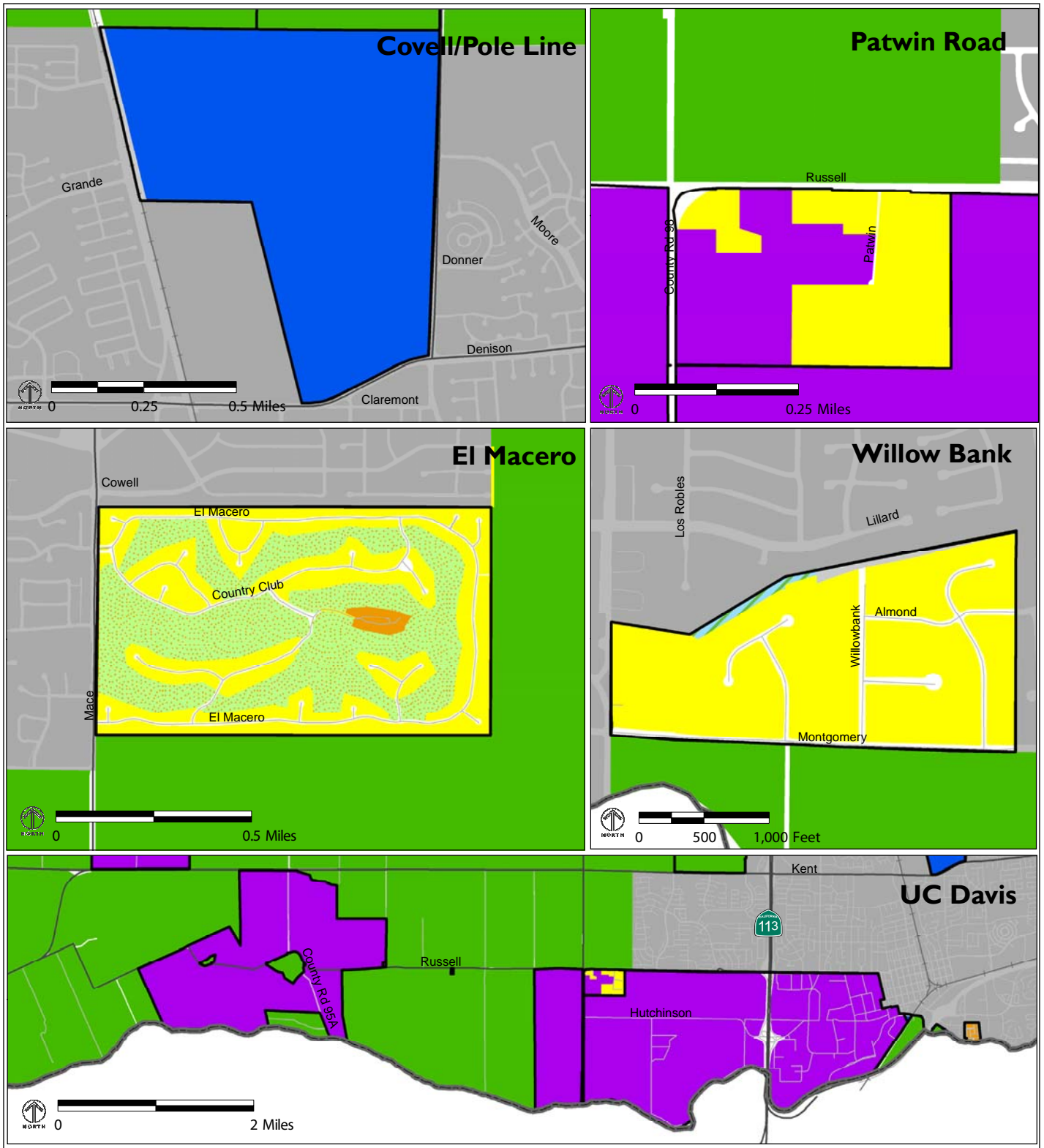


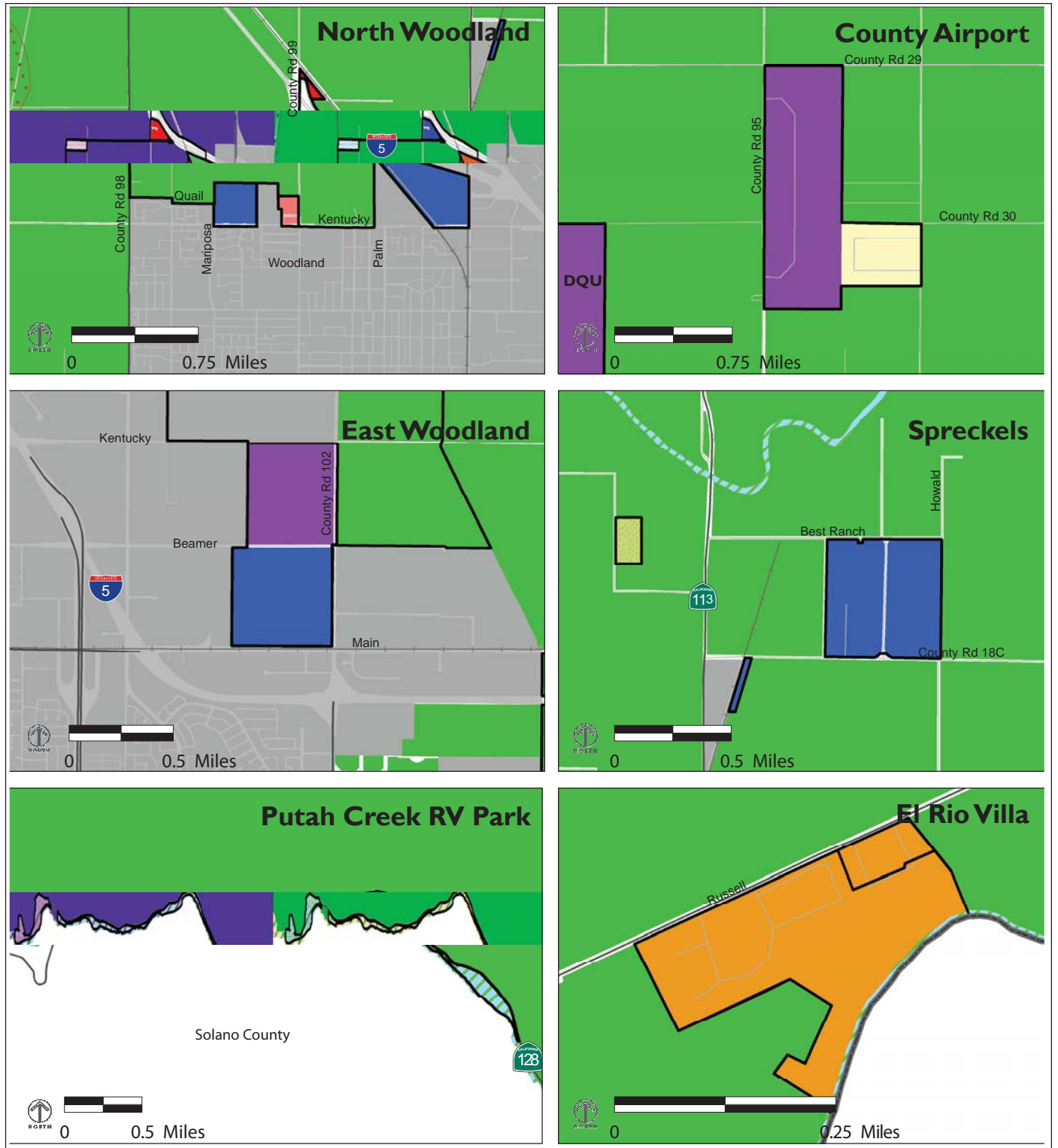
FIGURE III-2c

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| Open Space (OS) | Residential Medium (RM) |
| Agriculture (AG) | Industrial (IN) |
| Parks and Recreation (PR) | Public and Quasi-Public (PQ) |
| Residential Rural (RR) | Cities |
| Residential Low (RL) | Growth Boundaries |

Yolo County 2030 Countywide
General Plan EIR
General Plan Land Use Map



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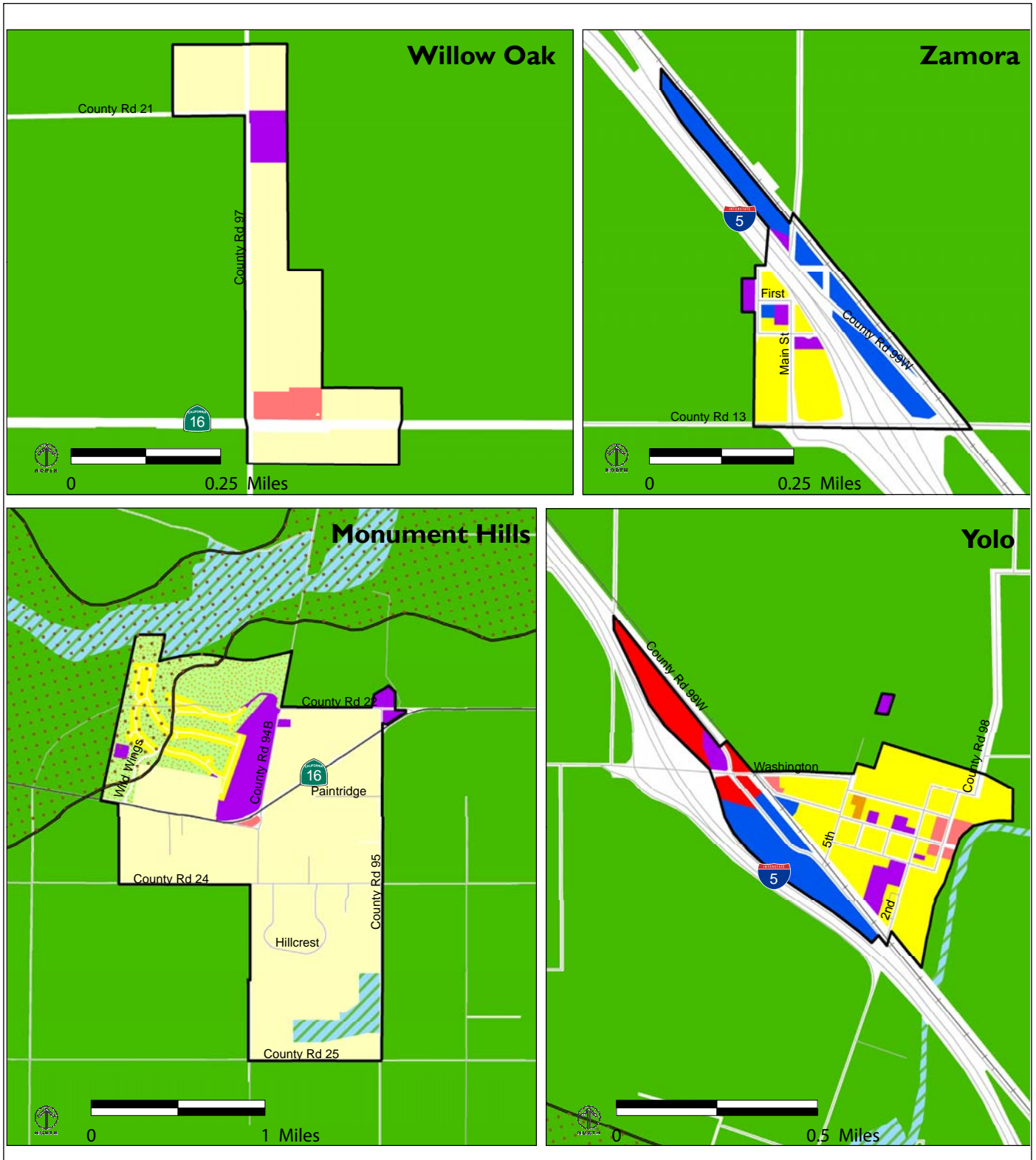
FIGURE III-2d



Yolo County 2030 Countywide
General Plan EIR
General Plan Land Use Map

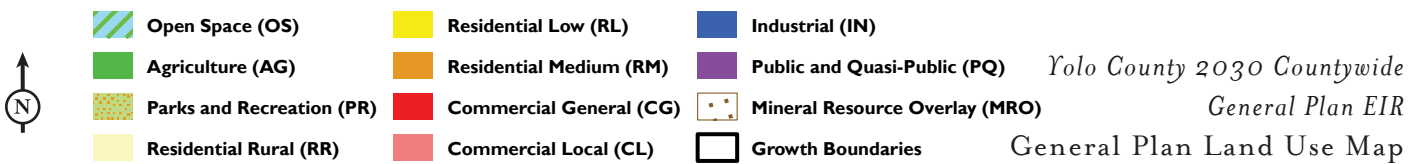
SOURCE: YOLO COUNTY GIS, 2009.

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FIGURE III-2e



SOURCE: YOLO COUNTY GIS, 2009.

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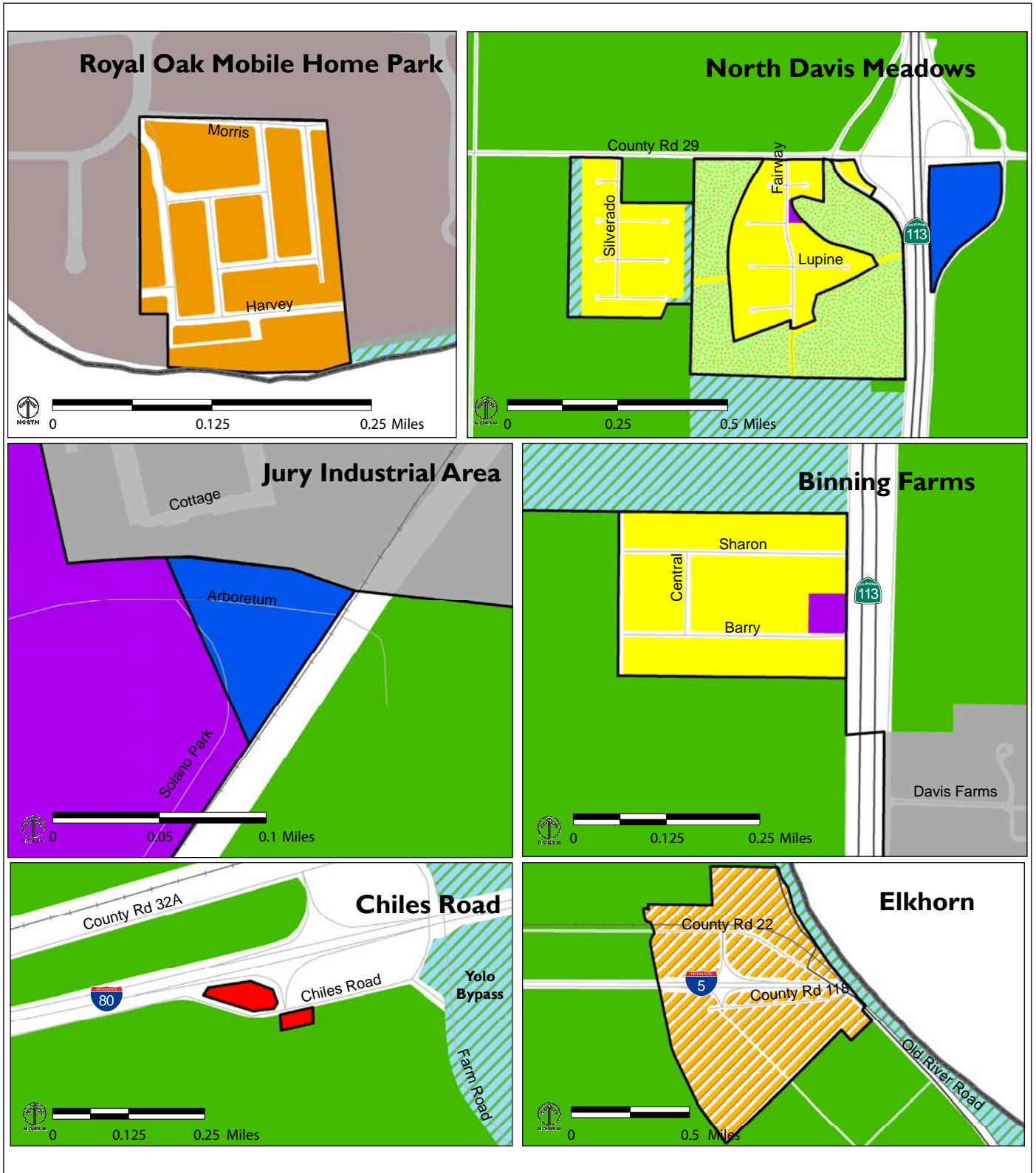


FIGURE III-2f

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Yolo County 2030 Countywide
General Plan EIR
General Plan Land Use Map

SOURCE: YOLO COUNTY GIS, 2009.

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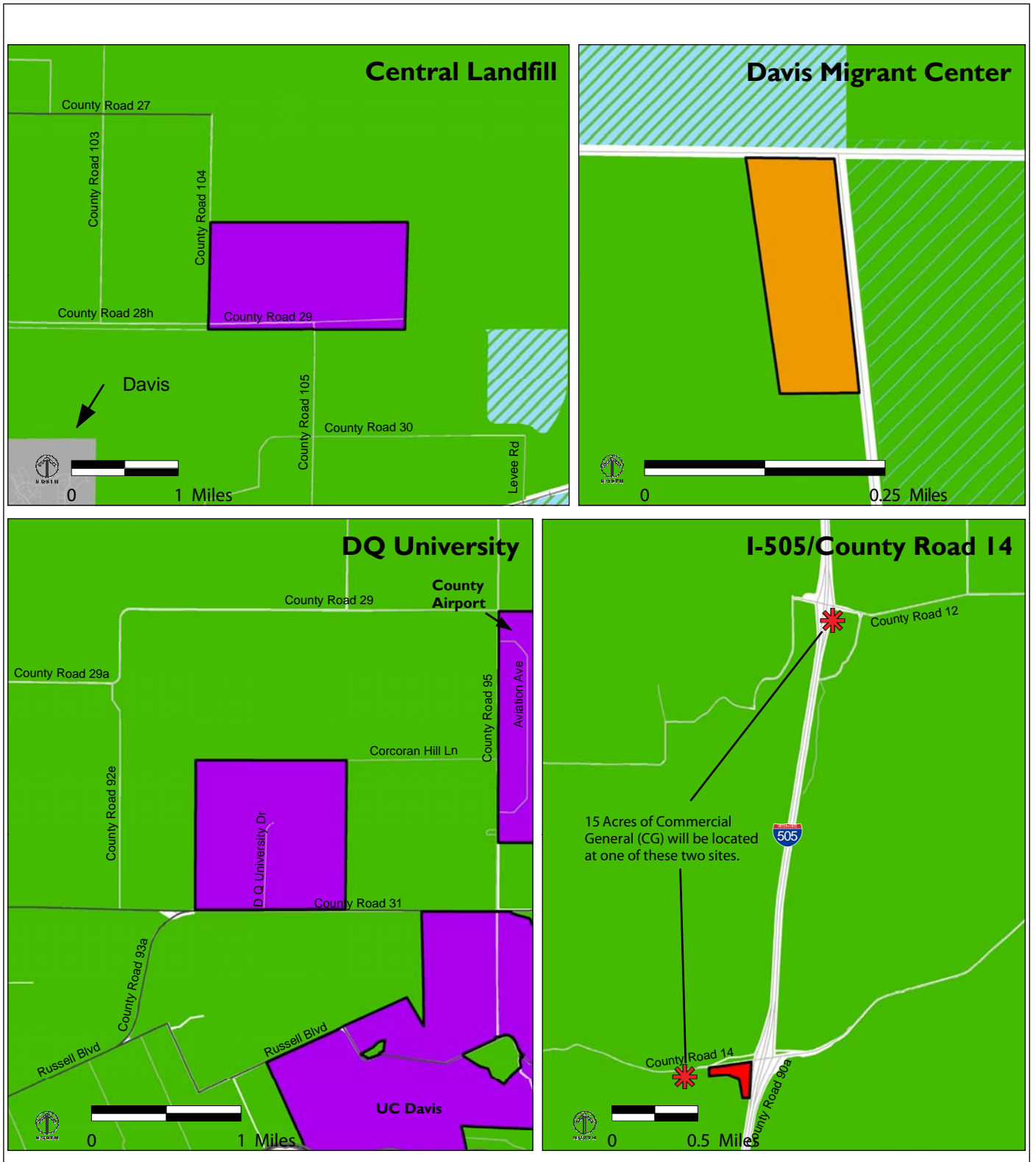
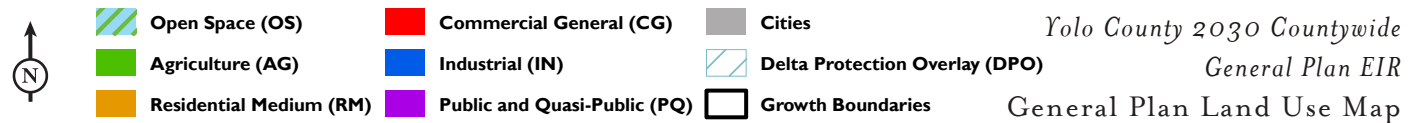


FIGURE III-2g

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SOURCE: YOLO COUNTY GIS, 2009.

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The Draft General Plan requires Specific Plans to be prepared for the community areas of Dunnigan, Elkhorn, Knights Landing, and Madison per General Plan Policy CC-3.1. As shown in Table III-3, the total acreage within the County to be addressed by Specific Plans totals 3,285 acres. The Draft General Plan provides target acreages of land uses within the Specific Plan areas. If realized, these target acreages could result in the following total acreages of land use by 2030 in the unincorporated County: residential acres could increase by 1,332 acres for a total of 4,420 acres; commercial acres could increase by 558 acres for a total of 1,209 acres; and industrial acres could increase by 366 acres for a total of 1,415 acres. Uses proposed within the Specific Plan areas are described further in subsection 2, Existing and Allowed Development and Table III-6 below, and in Section IV.A, Land Use and Housing.

Table III-3: Extent of Specific Plan Areas

Specific Plan Area	Acreage
Dunnigan	2,312
Elkhorn	348
Knights Landing	212
Madison	413
Total County	3,285

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

Table III-4: Land Use Overlay Areas

Overlay	Acreage
Tribal Trust Overlay	483
Mineral Resource Overlay	18,452
Clarksburg Agricultural Overlay	35,171
Delta Protection Overlay	73,053
Madison Specific Plan Overlay	81
Knights Landing Specific Plan Overlay	208
Dunnigan Specific Plan Overlay	778
Total County	128,226

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

The Draft General Plan designates land use overlays for approximately 128,226 acres of County lands (see Table III-4). These overlays and the types of uses allowed within them are described in Table III-1.

The Draft General Plan designates growth boundaries for each community area of the unincorporated County, as shown in Figure III-2. The growth boundary is the outer perimeter of non-agriculturally designated land. Urban development is prohibited outside of the growth boundaries. Lands outside of the growth boundary are designated primarily for agricultural and some open space. For the incorporated cities, the Sphere of Influence (SOI) established by the Local Agency Formation Commission (LAFCO) is identified as the growth boundary.

d. Circulation Element. The Circulation Element addresses most of the State requirements for circulation elements (public utilities and facilities are addressed in the Public Facilities and Services Element). This element provides the framework for County decisions related to the transportation system, which consists of various transportation modes, including roads, transit, bike, pedestrian, rail, aviation and ports. The Circulation Element also provides for coordination with the incorporated cities within the County, the Yolo County Transportation District (YCTD), the Sacramento Area Council of Governments (SACOG) and State and federal agencies that fund and manage the County’s transportation facilities.

This element reflects the urban and rural diversity in the unincorporated areas of Yolo County and establishes standards that guide development of the transportation system. The Draft General Plan proposes a new Level of Service (LOS) policy that differentiates between the rural and urban areas and also includes: traffic calming design standards; designation of primary routes for farm-to-market

trips, other industrial and commercial trucking, and intra- and inter-county travel; and emergency evacuation routes. This element also contains the official General Plan Circulation Map, shown in Figure III-3.

The following future roadway network improvements also are described in this element:

- County Road 6: Widen to a four-lane arterial between County Road 99W and the Tehama Colusa Canal;
- County Road 21A: Upgrade to a major two-lane county road standard between County Road 85B and State Route 16;
- County Road 85B: Upgrade to a major two-lane county road standard between State Route 16 and County Road 21A;
- County Road 99W: Widen to a four-lane arterial between County Road 2 and County Road 8;
- Interstate 5: Widen to provide freeway auxiliary lanes in both directions between County Road 6 and Interstate 505; and
- State Route 16: Widen to a four-lane arterial between County Road 21A and Interstate 505.

Additionally, the following roadways are identified as needing improvements for portions of the identified segments including but not limited to, intersection control and lane configuration improvements, passing lanes, and/or wider travel lanes and shoulders:

- County Road 89 between State Route 16 and County Road 29A;
- County Road 102 between County Road 13 and Woodland city limit;
- County Road 102 between Woodland city limit and Davis city limit;
- State Route 16 between County Road 78 and County Road 85B; and
- State Route 16 between Interstate 505 and County Road 98.

The Circulation Element provides a policy framework of goals, policies and actions for the following topics: comprehensive and coordinated transportation systems; mode and user equity; service thresholds; environmental impacts; system integration; accessible transit; truck and rail operations; the Port of Sacramento; air transport; and transportation within the Delta.

e. Public Facilities and Services Element. The Public Facilities and Services Element contains information pertaining to the general distribution and location of solid and liquid waste disposal facilities and the location and extent of existing and proposed public utilities and facilities, as required by State law (Government Code Section 65302a and 65302b). This element addresses the changing public services and infrastructure needs of the County and provides for their extension to support existing and planned new development. The Public Facilities and Services Element seeks to establish County service standards that improve existing conditions but are lower by design than in more urban areas. The goals and policies in this element emphasize financial responsibility for facilities and maintenance of facilities at the community level. Multiple-use facilities are envisioned to efficiently serve a variety of needs and centralized satellite government centers are recommended to serve outlying areas. This element also includes new sections on child care and communication technology that were not addressed in the 1983 General Plan.

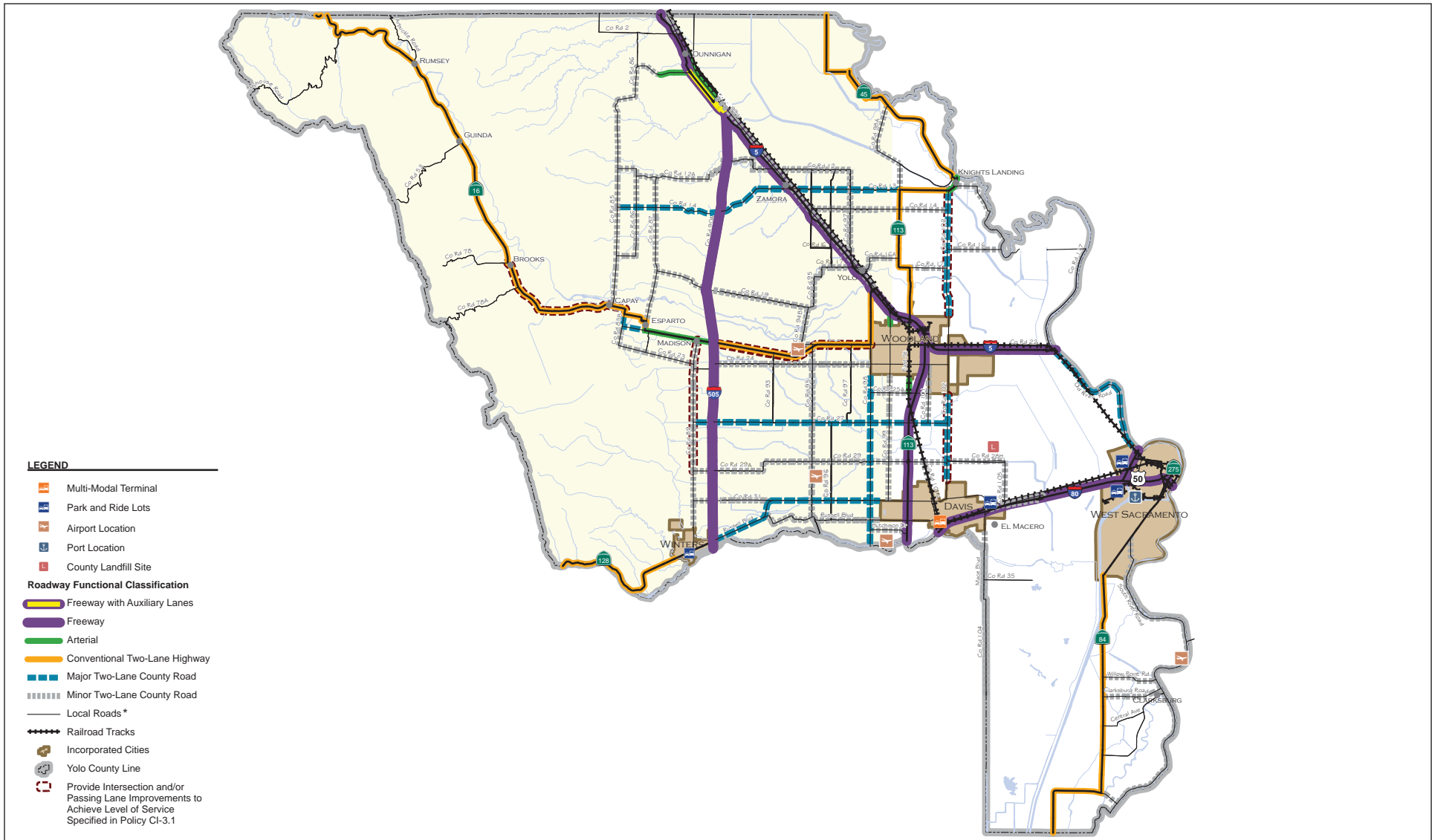


FIGURE III-3

LSA



NOT TO SCALE

*Yolo County 2030 Countywide
General Plan EIR
General Plan Circulation Diagram*

SOURCE: FEHR & PEERS, 2008.

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This element contains the following sections:

- The **Sewer and Septic Systems** section describes the wastewater systems that serve the County and provides policies to support the provision of efficient and sustainable solutions for wastewater collection, treatment and disposal.
- The County's limited **Stormwater and Drainage** facilities are described and policies and actions are provided to support the goal of providing efficient and sustainable stormwater management that reduces local flooding.
- The **Community Parks** are described and a service threshold of 5 acres of community parkland per 1,000 people in each unincorporated community is proposed.
- Existing **Law Enforcement** services, which consist of the County Sheriff-Coroner, are described. Policies support enhanced safety and crime prevention and establish two service goals: an average response time of 12 minutes for 90 percent of priority law enforcement calls in the rural areas and minimum officer ratios of 3.9 sworn officers per 1,000 people.
- **Fire and Emergency Medical Services** are described and policies and actions to support enhanced protection of life and property are provided. Policies encourage an average response time for emergency calls of 9 minutes at least 90 percent of the time in the unincorporated communities and 15 minutes at least 80 percent of the time in rural areas, with the exception of remote areas (requiring a travel distance of more than 8 miles). Policies encourage fire districts to maintain an overall fire insurance (ISO) public protection classification (PPC) rating of Rural 7 or better for fire protection service within the unincorporated communities.
- **Schools** serving the County are described and policies and actions to support the development of school facilities and programs that serve the evolving needs of current and future residents are provided.
- **Library Services** in the County are described and policies and actions supporting library services that meet the changing informational and social needs of each community, including the establishment of new public library services in communities with a population of 5,000 or more.
- The County's **Childcare** services are described including the Childcare Planning Council and the County's First 5 Yolo Children and Families Commission. Policies and actions address the goal of the provision of quality childcare to meet family needs.
- The **Solid Waste and Recycling** section describes landfill facilities and the County's Integrated Waste Management Plan. Policies and actions support the goal to provide safe, cost-efficient and environmentally responsible solid waste management.
- The **Sources of Energy** for the County are described including the natural gas fields, generators, solar energy producers and waste-to-energy facilities. Policies and actions are provided to support the goal of providing opportunities for the development of energy alternatives.
- The **Utilities and Communication Technology** section addresses power generation and transmission, as well as information systems such as telephone and wireless communications for the County. Policies and actions are provided to support the goal of a flexible network of utility services to sustain community livability and economic growth.

- The **General Government Services** section describes other services that the County provides including administrative services and health and child support services. Policies and actions support the goal to provide quality, cost-effective public facilities and services.

f. Agriculture and Economic Development Element. The Agricultural and Economic Development Element is an optional element that addresses the requirements of Government Code Section 65560.b.2 related to agriculture and rangeland. The County has adopted this element because of the economic importance of agriculture as the primary industry in the County.

This element envisions supporting agriculture through value-added food processing, tourism, direct marketing, local food programs, and biotechnology. In addition, local food preference, direct-marketing opportunities, and increased tourism are envisioned to play an important role in redefining the future of agriculture. This element also supports the diversification of the local economy and contains policies to encourage coordination with other local and regional agencies to improve the business climate and increase the retention, expansion, and recruitment of new companies.

Draft General Plan policies support the County's agricultural uses and the continued prohibition of farmland division for non-agricultural purposes. Mitigation through the use of agricultural conservation easements and/or land dedication is required for the removal of farmland from agricultural uses. The Draft General Plan establishes a new Agricultural District program to promote value-added agricultural endeavors in certain key emerging areas and supports a program to transfer farm dwelling rights to other farmers for agriculturally-related purposes.

Draft General Plan policies and actions support the preservation of agriculture, protection of natural resources to ensure continued agricultural operations, promotion of a healthy farm economy, education to raise awareness of the importance of agriculture in the County, promotion of local foods and products, and continued promotion of agriculture in the Delta Primary Zone. Economic development policies and actions support diversification of the local economy to provide sustainable growth, creation of a welcoming business climate, community revitalization, particularly in downtown areas, expansion of tourism and recreation and support for local industries to adopt sustainable practices.

g. Conservation and Open Space Element. The Conservation and Open Space Element satisfies the State requirement for both the conservation element and open space element. This element focuses on the management of the County's multiple natural and cultural resources, with an emphasis on its water resources. The goals and policies also support a connected and accessible open space system of communities separated by green spaces and linked by a network of trails. This element anticipates full integration of the Yolo Natural Heritage Program for multi-species protection and establishes criteria to allow for the mitigation of development outside of Yolo County. New policies for the protection of tribal and local historic resources are provided. Future expansion of mineral resource extraction programs via the Cache Creek Area Plan and development of the future Cache Creek Parkway are addressed.

This element contains a section on climate change that identifies local actions to reduce greenhouse gases and promote alternative energy sources. Additionally, throughout the Draft General Plan, there are approximately 341 policies and actions that address climate change.

The Conservation and Open Space Element contains the following sections:

- The **Natural Open Space** section provides policies and actions to support the provision of diverse, connected and accessible networks of open space, to enhance natural resources and their appropriate use. A target threshold of 20 acres per 1,000 persons, including both unincorporated and incorporated populations is established for resource parks (regional and open space parks).
 - **Biological Resources**, including endangered species and their habitats, are described. This section also reviews the applicable conservation plans including the Natural Communities Conservation Plan/Habitat Conservation Plan and the Yolo County Oak Woodland Conservation and Enhancement Plan. Policies and actions are provided to support the goal of enhanced biodiversity through the protection of sensitive species.
 - The **Mineral Resources** section describes mined aggregate and natural gas, which are the primary mineral resources for the County, and the regulations that govern the extraction of these resources. Policies and actions support the goal of mineral and natural gas resource protection to allow for their continued use.
 - **Cultural Resources** in the County are described and policies and actions to support the goal of preserving and protecting such resources are provided.
 - The **Water Resources** section describes major water sources in the County and water planning and regulation. Policies and actions are provided to support the goal of an abundant, safe, and sustainable water supply to meet the needs of existing and future County residents.
 - **Air Quality** information pertaining to the County area is provided and applicable State and federal regulations are described. The framework of policies and actions supports the goal of improved air quality to reduce health impacts associated with emissions.
 - The **Energy Conservation** section describes applicable regulations and provides policies and actions to support the goal of energy efficiency and conservation.
 - **Climate Change** and applicable State legislation is described as well as County actions to reduce greenhouse gas emissions. Policies and actions are provided to limit greenhouse gas emissions and aid the County in planning how to adapt to impacts resulting from climate change.
 - The **Delta Region** section describes regulatory efforts for the delta area of the County, including the State's Land Use and Resource Management Plan, the Governor's Delta Vision Blue Ribbon Task Force, the Bay Delta Conservation Plan, the Central Valley Regional Water Quality Control Board and the Lower Bypass Planning Forum. Policies and actions are provided to support the goal of County participation and representation of County interests in State and regional planning efforts for the Delta.
- h. Health and Safety Element.** The Health and Safety Element addresses the requirements of safety and noise elements (Government Code Section 65302g and 65302f) and is divided into three sections addressing Safety, Noise and Health Care. Related to safety, this element provides information about the potential risks in Yolo County associated with natural and human-made hazards and contains goals, policies, and actions that seek to reduce their potential impacts and minimize their negative effects.

The following topics are addressed in this element:

- The **Geologic and Seismic Hazards** section addresses seismic activity and unstable geologic conditions including faults, groundshaking, liquefaction, landslides and land subsidence. Policies and actions support the goal of protecting the public and reducing damage to property from earthquakes and geologic hazards.
 - The **Flood Hazards** section addresses flood protection and levee stability for communities at risk of flooding, including Clarksburg, Knights Landing, and Madison, and incorporates recent legislation for these hazards. Policies and actions support the goal of protecting the public and reducing damage to property from flood hazards.
 - **Wildland Fires** and the regulation of development in fire hazard severity zones are described and recent regulations related to fire protection are addressed. Policies and actions support the goal of protecting the public and reducing damage to property from wildfire hazards.
 - The **Hazardous Materials** section describes underground storage tanks, brownfields and other hazards in the County and policies and actions seek to protect the community and environment from hazardous materials and waste.
 - **Airport Operations** for the four airports in the County and the adjacent Sacramento International Airport are described and policies and goals are provided to support the protection of the community from airport risks and to protect the airport operations from encroachment of incompatible land uses.
 - **Emergency Preparedness** efforts and responsibilities in the County are described, including the Yolo County Office of Emergency Services (OES). Policies and actions are provided to support the goal of timely and effective emergency responses.
 - The **Noise** section addresses noise compatibility and noise controls, specifically with respect to transportation, agricultural and industrial uses, which are among the significant noise sources in the County. State and local regulations are described, including the County's noise compatibility guidelines. Policies and actions support the goal of protecting people from the harmful effects of excessive noise.
 - The **Health Care** section of the Health and Safety Element describes existing County services and includes policies addressing the link between community design and individual health, as well as policies in support of accessible health care, especially for vulnerable populations.
- i. **Housing Element.** The Housing Element addresses the requirements of Government Code Sections 65580 to 65589.8. Housing Elements are required generally to be updated every five years¹⁰ and to include specific components such as analysis of the existing housing stock, analysis of existing and projected housing needs, and quantification of the number of housing units that will be developed, preserved, and improved through the policies and actions.

The Housing Element establishes the County's housing development policies and is intended to support the development of an adequate housing supply to meet the needs of existing and future residents. This element addresses the statewide housing goal of "attaining decent housing and a

¹⁰ Modifications to this update cycle will be going into effect under Senate Bill 375 passed in 2008.

suitable living environment for every California family,” as well as Yolo County’s commitment to facilitate housing opportunities for all of the County’s residents. Implementation of the element’s action program is intended to support a variety and mix of diverse housing types through June 2013. The Draft General Plan shows that Yolo County can accommodate approximately 2,840 additional dwelling units for all income groups, which exceeds the 1,402 dwelling units identified as Yolo County’s 2008-2013 Regional Housing Needs Analysis (RHNA) allocation.

The primary housing issue identified in the Draft General Plan is the provision of affordable housing for low- and moderate-income households. This element continues the policies of the County’s 2004 Inclusionary Housing Ordinance, which requires 20 percent of the residential units be made affordable to low- and moderate-income families. Other issues identified include improving and conserving the existing supply of housing, providing adequate infrastructure necessary to support new development, ensuring that new development is well integrated into existing communities, and responding to the needs of “special needs” populations, such as farmworkers and persons with disabilities.

2. Existing and Allowed Development within the Unincorporated County

This section describes the potential growth that may occur through 2030, the planning horizon for the Plan, assuming that all land uses build out by that time. The reader should note that this is a conservative assumption based on a review of market condition trends and prior assessments of absorption prepared for the County.¹¹ As shown in Table III-5, approximately 23,265 people, 7,263 homes, and 20,818 jobs are currently within unincorporated Yolo County. Under the existing 1983 General Plan land use designations, an additional 11,240 people, 4,014 homes, and 13,127 jobs would be allowed.¹² The Draft General Plan would allow for additional growth of approximately 30,195 people, up to 10,784 homes, and 19,209 jobs. At build-out of the Draft General Plan, assumed to occur by 2030 for the purposes of this EIR, the unincorporated County could have a population of approximately 64,700 persons, approximately 22,061 residential units, and approximately 53,154 jobs.

a. Planned Growth. Allowed land uses under the Draft General Plan generally includes and adds to the remaining planned growth that is allowed under the 1983 General Plan. Because CEQA requires an assessment of the impacts associated with the proposed project (in this case the Draft General Plan) compared to existing (or on-the-ground) conditions, the analysis of the environmental impacts of build-out of the proposed Draft General Plan would therefore (by definition) include impacts associated with build-out of the 1983 General Plan.

Chapter V, Alternatives, of this EIR examines the comparative impacts associated with build-out of land uses planned under the 1983 General Plan verses build-out of land uses proposed under the Draft General Plan. The potential for significant impacts to occur associated with proposed changes in policy between the 1983 General Plan and the Draft General Plan are examined for each environmental topic evaluated in Chapter IV of this EIR.

¹¹ Design, Community & Environment, 2006. Yolo County General Plan, Market and Fiscal Considerations for the General Plan. September 8.

¹² County of Yolo, Planning and Public Works Department, 2009. Staff Report to the Board of Supervisors. January 20.

Table III-5: Unincorporated County: Summary of Existing and Allowed Development

Growth Indicator	Existing Conditions	Remaining Under 1983 General Plan	Additional Growth Draft General Plan	Total Build-out Draft General Plan^d
Population^a	23,265	11,240	30,195	64,700
Residential Units^b	7,263	4,014	10,784	22,061
Jobs^c	20,818	13,127	19,209	53,154

^a Population: Existing conditions based on California Department of Finance estimates for 2008; growth remaining under 1983 General Plan and additional growth under the Draft General Plan based on 2.8 persons per residential unit.

^b Residential Units: Existing conditions based on County address data for 2007; growth remaining under 1983 General Plan based on vacant residential land at allowed densities; and additional growth under the Draft General Plan based on new residential land at allowed and targeted densities.

^c Jobs: Based on Market and Fiscal Considerations for the General Plan, Design, Community & Environment, 2006; the Land Use Database for 2030 General Plan Analysis by Traffic Analysis Zone (TAZ) allocated to community areas by Department of Planning and Public Works, January 24, 2009; and Land Use Database for 2030 General Plan Analysis provided by Tschudin Consulting Group, February 2009.

^d Total Build-out Draft General Plan (2030): sum of Existing Conditions, Remaining Under 1983 General Plan, and Additional Growth (Draft General Plan).

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

Table III-2 provides a summary and comparison of the acreages within each land use category under the 1983 General Plan and the Draft General Plan and identifies the changes in acreage for each land use designation. Detailed tables are provided in Appendix B that identify acreages for each land use designation within each community area for both the 1983 General Plan and the Draft General Plan (see Table 1 and Table 2, respectively).

As shown on Table III-2, lands designated for agricultural uses in the Draft General Plan appear to have decreased by 58,821 acres compared to the 1983 General Plan land use designations; however, the majority of this change resulted from mapping and database corrections in the form of more accurate classification of existing open space lands (which increased under the Draft General Plan by approximately 50,247 acres) and existing public and quasi-public uses (which increased by approximately 6,307 acres).

Lands designated as Specific Plan in the Draft General Plan total 3,285 acres, and these Specific Plan areas will include residential, commercial, industrial, open space, and other uses when the individual specific plans have been prepared.

Land designated for residential uses in the Draft General Plan decreased by 149 acres to 3,088 acres when compared to the 1983 General Plan. Likewise land designated for industrial uses decreased by 146 acres to 1,049 acres. However, the overall acreage for both residential and industrial land uses will ultimately increase when Specific Plans are adopted for the 3,285 acres designated as Specific Plan. Similarly, commercial acreages, which increased by 245 acres to 651 acres under the Draft General Plan, would increase further when commercial uses within Specific Plan areas are included in the total.

b. Specific Plan Areas. The Draft General Plan designates land within Dunnigan, Elkhorn, Knights Landing, and Madison as Specific Plan. Prior to development within land designated for such uses, a Specific Plan must be prepared pursuant to Section 65450 et.seq. of the Government Code. As shown in Table III-6, Dunnigan has the largest amount of land designated as Specific Plan (2,312 acres) and the area would include a mix of residential, commercial, industrial, and other uses. Knights Landing (212 acres) and Madison (413 acres) also would have a mix of land use types including residential and commercial uses within their Specific Plan areas. Through the Draft General Plan policies, the County has endeavored to “balance” the land uses in these three communities in an effort to achieve a community-wide jobs/housing balance, match, and phasing and to ensure the provision of other services and parkland consistent with service thresholds identified in the Draft General Plan (see Section IV.A, Land Use and Housing for additional discussion of the jobs/housing ratio and balance).

Table III-6: Specific Plan Build-out Land Uses (Acres)

Land Use	Specific Plan Area				Total Acres by Land Use Type
	Dunnigan	Elkhorn	Knights Landing	Madison	
Commercial Local	30	0	10	0	40
Commercial General	212	175	0	131	518
Industrial	208	130	28	0	366
Commercial/Industrial Subtotal	450	305	38	131	924
Residential Rural	371	0	0	0	371
Residential Low	593	0	43	80	716
Residential Medium	133	0	21	35	189
Residential High	39	0	7	10	56
Residential Subtotal	1,136	0	71	125	1,332
Parks and Recreation	115	0	22	20	157
Public and Quasi-Public	382 ^a	20 ^b	0	50 ^c	452
Open Space	229	23	81	43	376
Agricultural Industrial	0	0	0	44	44
Total Specific Plan Area	2,312	348	212	413	3,285

Note: The information in this table reflects build-out of vacant acreage within the area designated as Specific Plan and would be in addition to existing units and jobs. This data does not include build-out of other vacant land within the community area that falls outside of the designated Specific Plan areas.

^a Build-out land use estimates include: high school (40 acres), two middle schools (25 acres each), four elementary schools (10 acres each), civic use (5 acres), sewer plant (247 acres).

^b Build-out land use estimates include: sewer plant (20 acres).

^c Build-out land use estimates include: elementary school (10 acres) and "replacement" sewer plant (40 acres).

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

Elkhorn (348 acres) is designated for commercial and industrial uses but not for residential uses. The Elkhorn area is viewed by the County as having the following factors that provide unique opportunities for economic development: frontage on the Sacramento River, access via an interchange to I-5, proximity to the Sacramento International Airport and three cities. While these factors make this site desirable for economic development, the County had not heretofore considered residential to be feasible at the site.

c. Residential Development. The Draft General Plan identifies approximately 4,420 acres for residential development, as shown in Table III-7. Approximately 1,332 of these acres (30 percent) are planned (or targeted) for residential uses within a Specific Plan area (Dunnigan, Knights Landing, and Madison), and the remaining 3,088 acres designated for residential uses throughout the unincorporated County. As shown in Table III-7, approximately 2,661 acres of residentially designated land has been developed and an estimated 624 acres remain vacant or underutilized under the 1983 General Plan. The Draft General Plan would decrease the amount of land specifically *designated* for residential uses by 149 acres, but with the amount of planned residential development within the land designated as Specific Plan, there would be an overall increase in residential acreage of 1,134 acres at build-out (1,297 new added acres under the Draft General Plan – 162.6 acres changed under the Draft General Plan).

The areas with the largest increase in planned residential acreages (totaling 1,758.6 acres), including acres planned but not yet developed under the 1983 General Plan, are as follows:

- Dunnigan (1,256.9 acres)
- Esparto (216.1 acres)
- Madison (135.5 acres)
- Knights Landing (114.4 acres)
- Capay Valley (86.1 acres)
- Clarksburg (76.3 acres)
- All other areas (-126.7 acres)

As shown in Table III-8, under the Draft General Plan a total of approximately 22,061 residential units could be developed in the County, which represents an increase of 14,798 units above the number of residential units in 2007 (7,263 units). Of these additional residential units, 4,014 units are allowed to be constructed under the 1983 General Plan designations. Draft General Plan land use designations would allow an additional 10,784 units beyond those additional units already allowed by the 1983 General Plan. The areas with the largest increase in planned residential units (totaling 14,798 units), including units planned but not yet developed under the 1983 General Plan, are as follows:

- Dunnigan (8,281 units)
- Farm Dwellings (1,890 units)
- Esparto (1,506 units)
- Madison (1,496 units)
- Knights Landing (1,413 units)
- All other areas (212 units)

Table III-7: Allowed Residential Growth (Acres)

Community Areas	Existing Developed Acres ^a	Remaining Under 1983 General Plan ^b	New Added Under Draft General Plan ^c	Other Changed Under Draft General Plan ^d	Total Build-out Under Draft General Plan (2030) ^e
Towns					
Capay Valley	47.6	22.9	0	63.2	133.7
Clarksburg	55.6	45.8	0	30.5	131.9
Dunnigan	283.7	124.3	1,136	-3.4	1,540.6 ^f
Esparto	165.0	190.9	36	-10.8	381.1
Knights Landing	59.8 ^g	92.6	0	21.8	174.2 ^f
Madison	24.5	2.4	125	8.1	160.0 ^f
Monument Hills	1,180.6	78.0	0	-99.9	1,158.7
Yolo	55.4	21.4	0	-6.3	70.5
Zamora	5.5	8.8	0	-1.4	12.9
Other Areas					
Elkhorn	0	0	0	0	0
County Airport	113.9	9.1	0	0	123.0
I-505/CR14 or 12A	0	0	0	0	0
Davis Area	596.4	18.8	0	-186.8	428.4
Winters Area	33.6	0	0	-1.2	32.4
Woodland Area	38.9	9.3	0	10.0	58.2
Remaining Unincorporated	0	0	0	13.6	13.6 ^h
Total	2,660.5	624.3	1,297	-162.6	4,419.2^f

^a Yolo County Planning and Public Works Department estimates of developed acres based on County address data for 2007.

^b Yolo County Planning and Public Works Department based on vacant land designated for residential use.

^c Communities/locations where additional residential growth (beyond that allowed under the 1983 General Plan) was specifically added by the Board of Supervisors under the Draft General Plan.

^d Other modifications to residential acreage made by Yolo County Planning and Public Works Department to correct the 1983 database and mapping.

^e Sum of other columns.

^f Includes acreage from Specific Plan land use assumptions.

^g Includes 48 residential acres as part of the 145 acres in Knights Landing that are designated Mixed Use in the 1983 General Plan.

^h Davis Migrant Center.

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

Table III-8: Allowed Residential Growth (Units)

Community Areas	Existing Developed Units ^a	Remaining Under 1983 General Plan ^b	Additional Growth Under Draft General Plan ^c	Total Build-out Draft General Plan (2030) ^d
Towns				
Capay Valley	576	53	0	629
Clarksburg	177	22	0	199
Dunnigan	340	173	8,108	8,621 ^e
Esparto	905	985	521	2,411
Knights Landing	380	993	420	1,793 ^e
Madison	137	83	1,413	1,633 ^e
Monument Hills	583	25	0	608
Yolo	155	56	0	211
Zamora	14	14	0	28
Other Areas				
Elkhorn	4	0	0	4
County Airport	0	0	0	0
I-505/CR14 or 12A	0	0	0	0
Davis Area	882	35	7	924
Winters Area	125	0	0	125
Woodland Area	55	0	0	55
Remaining Unincorporated	2,930 ^f	1,575 ^g	315	4,820
Total	7,263^h	4,014	10,784ⁱ	22,061

^a Yolo County Planning and Public Works Department estimates of existing “on-the-ground” units based on County address data for 2007.

^b Yolo County Planning and Public Works Department based on vacant residentially designated land at allowed densities.

^c Communities/locations where additional residential growth (beyond that allowed under the 1983 General Plan) is allowed under the 2030 General Plan.

^d Sum of other columns.

^e Includes acreage from Specific Plan development capacities.

^f Difference between California Department of Finance unit total and County estimated numbers for each community area.

^g This number does not represent potential “full” build-out but rather a projection of the number of future farm dwellings to be constructed through 2030 based on past trends. Assumes an average of 70 farm dwellings annually over 23 years.

^h California Department of Finance, 2007.

ⁱ Total includes all 7,500 units in Dunnigan Specific Plan area and includes additional units that would be allowed per residential density range increases: Dunnigan (608 units); Knights Landing (420 units); Madison (108 units); and Esparto (loss of 69 units). Also includes 322 farm dwellings associated with 20 percent density bonus in Agricultural Transfer of Development Rights Program.

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

d. Commercial and Industrial Development. Job growth in the County would result from development of commercial, industrial, agricultural commercial, and agricultural industrial uses. In total and as shown on Table III-9, the Draft General Plan designates approximately 2,947 acres for commercial or industrial uses resulting in approximately 53,154 jobs as shown in Table III-10. The Draft General Plan also plans for approximately 1,178 acres for agricultural commercial/agricultural industrial uses as shown in Table III-11 and described below.

Table III-9: Allowed Commercial and Industrial Growth (Acres)

Community Areas	Existing Developed Acres ^a	Remaining Under 1983 General Plan ^b	New Added Under Draft General Plan ^c	Other Changed Under Draft General Plan ^d	Total Build-out Draft General Plan (2030) ^{e,f,g}
Towns					
Capay Valley	4.0	12.5	0	115.1	131.6
Clarksburg	134.0	3.0	0	-4.8	132.2
Dunnigan	26.2	250.0	450.0	90.5	816.7 ^h
Esparto	6.0	123.3	-67.0	-2.8	59.5
Knights Landing	11.0	103.4		-52.3	62.1 ^h
Madison	19.0	4.7	131.0	2.9	157.6 ^h
Monument Hills	6.0 ^g	16.0 ^g	2.7	0	24.7 ^g
Yolo	26.0	8.1	13.0	-1.2	45.9
Zamora	1.0	0.9	12.9		14.8
Other Areas					
Elkhorn	1.8	0	305.0	-1.8	305.0 ^h
County Airport	66.0 ⁱ	236.0 ⁱ		0	302.0 ⁱ
I-505/CR14 or 12A	0	0	15.1 ^j	0	15.1
Davis Area	4.0	385.5		19.3	408.8
Winters Area	0	0	0		
Woodland Area	126.3	387.6	69.0	-111.6	471.3
Remaining Unincorporated	0	0	0	0	0
Total	431.3	1,531.0	918.8	66.2	2,947.3

Note: Table does not include agricultural commercial or agricultural industrial acreage.

^a Yolo County Planning and Public Works Department estimates of existing “on-the-ground” commercial and industrial land uses based on County address data for 2007.

^b Vacant commercially designated or industrially designated land.

^c Communities/locations where additional commercial or industrial growth (beyond that allowed under the 1983 General Plan) was specifically added by the Board of Supervisors under the Draft General Plan.

^d Other modifications made to correct the 1983 database and mapping (primarily changes related to residential uses).

^e Sum of other columns.

^f The County Airport is designated “airport” under the 1983 General Plan which is a PQ designation under the 2030 General Plan. However, the non-runway portions of this facility function similar to an industrial or commercial land use. Therefore the non-runway acreage (302.0 acres) has been included here.

^g The Watts-Woodland Airport in Monument Hills is designated “airport” under the 1983 General Plan which is a PQ designation under the 2030 General Plan. However, the non-runway portions of this facility function similar to an industrial or commercial land use. Therefore the non-runway acreage (22.0 acres) has been included here.

^h Includes acreage from Specific Plan land use assumptions and development capacities.

ⁱ Primarily 79-acre industrial site south of SR-16 converted to other mixed uses.

^j To be designated as commercial general or agricultural commercial.

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

Table III-10: Existing and Build-out Job Growth (Jobs)

Community Areas	Existing Jobs ^a	Additional Growth Under 1983 General Plan ^b	Additional Growth Under Draft General Plan ^c	Total Build-out Draft General Plan (2030) ^d
Towns				
Capay Valley	2,440	857	0	3,297
Clarksburg	207	1,098	40	1,345
Dunnigan ^b	133	157	8,371	8,661
Esparto	278	258	0	536
Knights Landing ^b	106	416	0	522
Madison ^b	61	6	3,085	3,152
Monument Hills	260	0	70	330
Yolo	83	13	304	400
Zamora	20	0	279	299
Other Areas				
Elkhorn	285	243	5,449	5,977
County Airport	41	0	0	41
I-505/CR14 or 12A	0	0	351	351
Davis Area	14,531	5,876	0	20,407
Winters Area	10	0	0	10
Woodland Area	1,671	2,864	712	5,247
Remaining Unincorporated	667	1,339	548	2,554
Total	20,818	13,127	19,209	53,154

Note: Represents “reasonably expected” job generation (not maximum possible) consistent with SACOG forecasts.

^a Based on SACOG 2005 Land Use Forecast by TAZ, allocated to community areas.

^b Based on SACOG 2005 Land Use Forecast by TAZ as adjusted by County staff and allocated to community areas based on Draft General Plan land use designations.

^c 2030 Draft General Plan added jobs estimated using traffic analysis assumptions (Fehr & Peers Associates) for job generation by land use type and acreage.

^d Sum of other columns.

Source: Fehr and Peers Associates: County Land Use Data Base for 2030 General Plan Analysis by TAZ; County of Yolo, Planning and Public Works Department, 2009; Tschudin Consulting Group, February 16, 2009.

Table III-11: Anticipated Agricultural Commercial & Agricultural Industrial Growth (Acres)

Community Areas	Existing Developed Acres ^a	Remaining Under 1983 General Plan ^b	New Targeted Future Sites Under Draft General Plan	Additional Growth Under Draft General Plan ^c	Total Build-out Draft General Plan (2030) ^d
Towns					
Clarksburg	0	0	103.0 ^e	0	103.0
Madison	0	0	44.0	0	44.0
Zamora	0	0	16.0	0	16.0
Other Areas					
I-505/SR 128	0	0	96.0 ^f	0	96.0
Remaining Unincorporated	324.0	520.0	0	75.0	919.0
Total	324.0	520.0	259.0	75.0	1,178.0

^a Very gross estimate based on data from Assessor’s Office for agricultural preserves as modified by County Planning staff to account for other facilities outside of agricultural preserves. This number is presumed by County staff to be significantly underestimated.

^b Assumed future development remaining under the 1983 General Plan.

^c Communities/locations where additional agricultural commercial and/or agricultural industrial growth (beyond that allowed under the 1983 General Plan) is allowed under this General Plan.

^d Sum of existing developed acres, build-out of remaining 1983 General Plan acres, and additional new acres under this General Plan update.

^e Three alternative sites are under consideration for development of 103 acres of agricultural industrial in Clarksburg.

^f Special Study Area: uses to be agricultural commercial or agricultural industrial identified by County Planning staff.

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

Per Policy CC-3.15, there are two alternative sites that have been identified in the Draft General Plan for the location of highway commercial or agricultural commercial uses at either I-505 and County Road 14 or at I-505 and County Road 12A. Only one site is intended to be developed. The two sites are described below.

- The I-505/County Road 14 site is located at the southwest corner of the I-505/County Road 14 interchange, approximately 4 miles west of the Town of Zamora and 5 miles south of the Town of Dunnigan.
- The I-505/ County Road 12A site is located at the southeast corner of the I-505/ County Road 12A interchange, approximately 3 miles south of the Town of Dunnigan and 3 miles northwest of the Town of Zamora.

(1) Commercial and Industrial Uses. As shown in Table III-9, approximately 2,947 acres would be designated for commercial and industrial uses under the Draft General Plan, which represents an increase of approximately 2,516 acres above the estimated number of developed acres in 2007 (431 acres). Of this increase in commercial and industrial acreage, approximately 1,531 acres are currently designated for such uses under the existing 1983 General Plan. The Draft General Plan designates approximately 985 additional acres (918.8 new added acres + 66.2 other acres) for commercial and industrial growth. The areas with the largest increase of new planned commercial and industrial acreage (totaling 2,516 acres), including acres planned but not yet developed under the 1983 General Plan, are as follows:

- 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)
- Capay Valley (127.6 acres)
- All other areas (170.3 acres)

As shown in Table III-10, approximately 53,154 jobs are projected once the planned commercial and industrial development is built-out under the Draft General Plan land use designations (CL, CG and IN), which does not include agricultural commercial and agricultural industrial development. This number represents an increase of 32,336 jobs over the 20,818 existing jobs as of 2007 (per Table III-10). Of these jobs, 13,127 jobs are expected to result from build-out of the 1983 General Plan and build-out of the Draft General Plan land use designations would add another 19,209 jobs. The areas with the largest projected increase in new jobs (totaling 32,732 jobs), including jobs planned but not yet developed under the 1983 General Plan, are as follows:

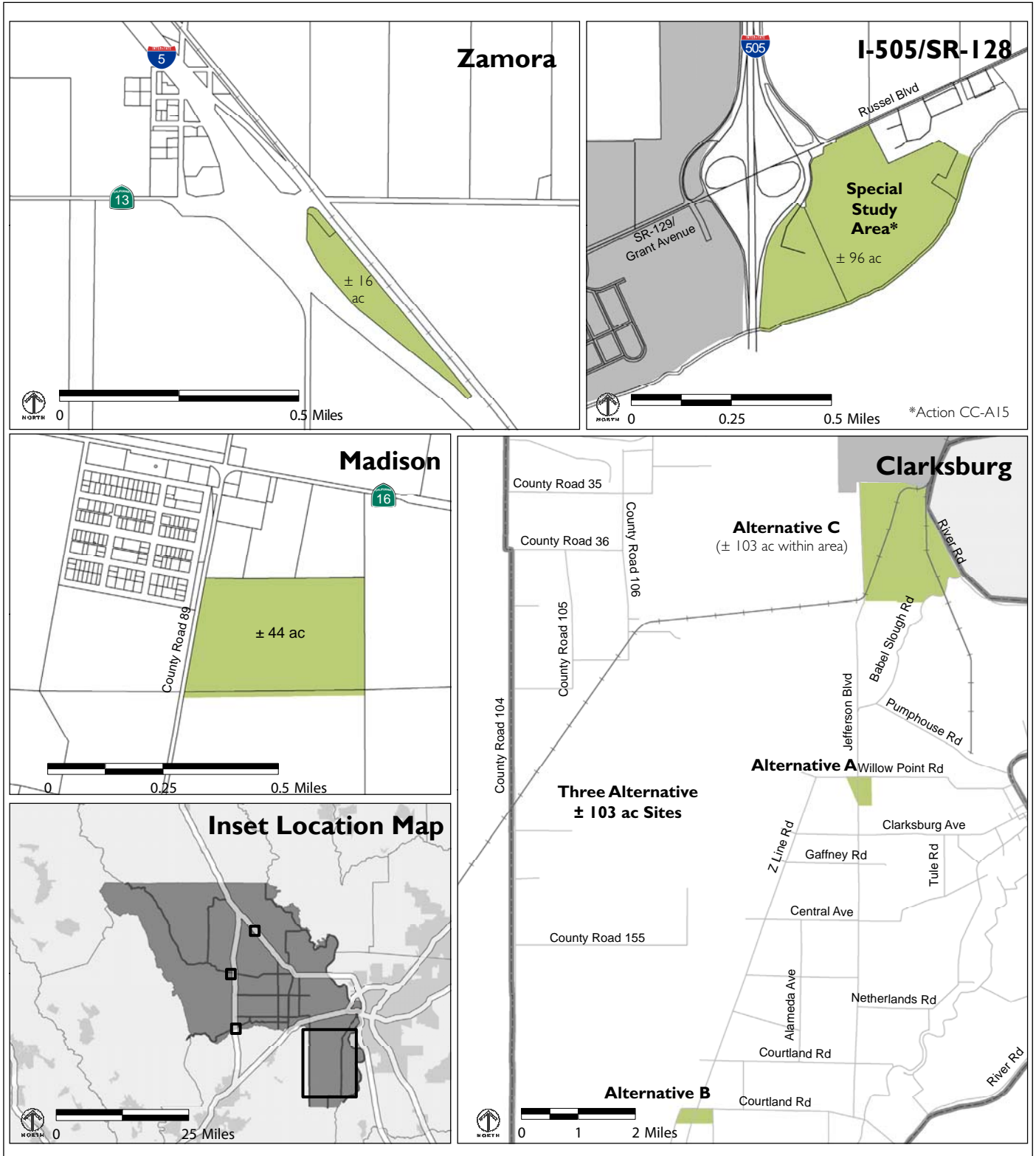
- Dunnigan (8,528 jobs)
- Davis Area (5,876 jobs)
- Elkhorn (5,692 jobs)
- Madison (3,091 jobs)

- Spreckels (1,786 jobs)
- East Woodland (1,160 jobs)
- Clarksburg (1,138 jobs)
- Capay Valley (857 jobs)
- North Woodland (630 jobs)
- Knights Landing (416 jobs)
- I505/CR14 or 12A (351 jobs)
- Yolo (317 jobs)
- Zamora (279 jobs)
- Esparto (258 jobs)
- All other areas (2,353 jobs)

(2) Agricultural Commercial and/or Agricultural Industrial Uses. For the purposes of the analysis of the Draft General Plan in this EIR, at build-out the County estimates that approximately 1,178 total acres could be developed as agricultural commercial and/or agricultural industrial uses under the Draft General Plan which allows such uses by-right anywhere within the agricultural land use designation within the unincorporated County. As shown in Table III-11, of those acres, approximately 324 acres are already developed with existing agricultural commercial and/or agricultural commercial uses, and approximately 520 additional acres are expected to develop under the 1983 General Plan. The Draft General Plan specifically targets and expects that an additional 334 acres for agricultural commercial and/or agricultural industrial uses would be developed. The largest targeted community areas for these uses are Clarksburg (which would include 103 acres at one of three alternative sites as described more fully below), and the I-505/SR 128 area where 96 acres are targeted for these uses. Smaller sites are targeted in Madison and Zamora. An additional 75 acres are also assumed to be developed within other areas of the County, as these uses are allowed by-right anywhere in the agricultural land use designation within the unincorporated County.

As noted previously, three alternative sites have been identified in Clarksburg for development of a future winery-related agricultural industrial facility (per Policy CC-3.14). Only one site is intended for the described development. The future project is intended to complement and assist in establishing a successful critical mass of grape processing facilities to support emerging wineries. The three sites are described below and shown in Figure III-4:

- **Site A** is approximately 107 acres and is located south of Willow Point Road, on both the east and west sides of State Route 84 (Jefferson Boulevard), approximately 3 miles west of the town of Clarksburg and 5 miles south of the City of West Sacramento. This site is located in the Primary Zone of the Land Use and Resource Management Plan (LURMP) and future land uses are subject to the jurisdiction of the Delta Planning Commission.
- **Site B** is approximately 103 acres and located south of County Road 158 and west of SR 84 (Ryer Avenue), immediately adjoining the Port of West Sacramento Deep Ship Channel, approximately 2 miles north of the Sacramento County line and 8 miles southwest of the town of Clarksburg. This site is located in the Primary Zone of the LURMP and future land uses are subject to the jurisdiction of the Delta Planning Commission.



LSA

FIGURE III-4



Agricultural Sites

*Yolo County 2030 Countywide
General Plan EIR
Targeted Future Agricultural Commercial
and Agricultural Industrial Sites*

- **Site C** includes an area totaling approximately 1,783 acres bounded on the north by the City of West Sacramento, on the east by South River Road, on the south by Babel Slough and an unnamed water feature, and on the west by SR 84 (Jefferson Boulevard). However, only approximately 103 acres are assumed for a future facility. The area is approximately 4 miles northwest of the town of Clarksburg. The specific area shown as vacant is located east of SR 84, immediately south and adjoining the City of West Sacramento. This site is located in the Secondary Zone of the LURMP.

3. Draft General Plan Area of Potential Effect

As noted elsewhere in this EIR, CEQA requires the environmental analysis of a project to assess the potential for impacts related to implementation of the proposed project (the Draft General Plan) compared to existing conditions. As described in this chapter and shown in the tables above, implementation of the Draft General Plan includes build-out of the 1983 General Plan. Therefore, the potential area of effect evaluated in this EIR is the area of growth allowed (but not built) under the 1983 General Plan plus additional growth identified in the Draft General Plan. Table 3 in Appendix B was prepared by County Planning and Public Works Department staff and summarizes the potential area of effect for the acres designated for development (i.e., residential, commercial, industrial, agricultural commercial/industrial, and other developed acres) and identifies the potential residential units and jobs that would result from implementation of the Draft General Plan.

Using the information contained in Table 3 in Appendix B, under the Draft General Plan approximately 4,738 acres can and are expected to develop into future urban uses (i.e., anything not designated as agriculture or open space) within the defined community area growth boundaries, including land designated as Specific Plan. Development of these urban uses would accommodate approximately 14,798 new dwelling units, an added population of approximately 41,435 people, and 32,336 new jobs. This urban growth would result in an unincorporated County population at build-out of the Draft General Plan of 64,700 persons. By 2030, the County as a whole, including cities, would have a population of 322,586 persons (257,886 persons within the cities¹³ and 64,700 persons within the unincorporated County).

Outside of the growth boundaries (or the urban areas), build-out of the Draft General Plan is anticipated to result in the following acres of potential impact (totaling 10,018 acres):

- Growth in support of and related to agriculture that would include agricultural industrial activities (agricultural processing), agricultural commercial activities (agricultural-tourism), and an estimated 1,932 new farm dwellings, which would collectively impact approximately 5,684 acres over the next 20 years.¹⁴

¹³ Total projected population for the four cities for 2025 from SACOG Projections adopted by Board of Directors December 16, 2004, factored up by 9.6 percent by County staff (using an average increase for last four 5-year increments) to estimate 2030 projections.

¹⁴ For farm dwellings, County staff assumed 1,610 units under build-out of the 1983 General Plan plus another 322 assumed units added under the 2030 General Plan for a total of 1,932 new units. To conservatively identify the number of acres to be developed with new farm dwellings by 2030, County staff assumed a 2.5-acre home site for every farm dwelling or farm dwelling complex, therefore 1,932 units x 2.5 acres = 4,830 acres. For agricultural industrial and agricultural commercial activities, approximately 854 acres are estimated to be impacted, per Table III-11.

- Growth of open space and supporting uses, which could result from future open space acquisitions, and may remove approximately 4,103 acres from agricultural production.¹⁵
- Roadway widening and improvements to allow additional capacity identified in the Draft General Plan Circulation Element could impact approximately 69 acres.¹⁶
- Future trails between towns and other places could impact approximately 162 acres.¹⁷

In summary, the area of potential effect includes approximately 14,756 acres (4,738 acres of urban uses and 10,018 acres of other uses).

F. ANTICIPATED ADOPTION AND IMPLEMENTATION

The County must undertake a series of actions to complete the General Plan update process including submittal of the Housing Element to the State Department of Housing and Community Development (HCD), certification of the EIR, adoption of the Draft General Plan, and ongoing implementation actions.

1. Housing Element

Prior to approval of the Draft General Plan, the County will submit the draft Housing Element to HCD for review. The HCD will determine if the draft Housing Element substantially complies with the State requirements for housing elements. If HCD determines that the draft element does not comply, the County must either revise the element or adopt written findings explaining how the element complies with applicable requirements. Once the Draft General Plan is adopted, the County will submit the adopted Housing Element to HCD for certification of compliance.

2. Certification of the EIR.

State law requires that the Board of Supervisors make several types of CEQA “findings” at the time of adoption of the General Plan. Findings describe the conclusions of the Board of Supervisors regarding particular issues, including specific evidence in support of those conclusions. The required findings for adoption of the General Plan are as follows:

- Certification of the EIR (CEQA Guidelines Section 15090) – These findings support the adequacy of the EIR for decision-making purposes.

¹⁵ County staff estimate of an additional 4,103 acres to be removed from agricultural use for open space uses assumed 6,452 acres of open space would be required to satisfy the Draft General Plan level of service standard (20 acres/1,000 population regional and open space parks established by Policy CO-1.10); 1,973 acres currently exist in the County’s resource park inventory, and 376 acres are designated for open space within the Specific Plan areas (for either agricultural buffer, habitat buffer, and/or buffer from known waterways). Total County population 322,586 persons ÷ 1,000 x 20 acres = 6,452 acres open space.

¹⁶ Identified roadway widenings and improvements include 68.7 acres (see Draft General Plan page CI-8). County staff assumed additional right-of-way as follows: 25 feet on CR6; 20 feet on CR 99W; 25 feet on CR21A and 85B; 20 feet on SR16 (CR21A to I505); 10 feet on CR89, CR 102, and on SR16 (CR 75 to CR85B and I-505 to CR98).

¹⁷ To determine the number of acres associated with future trails between towns and other places, County staff assumed a 25-foot wide trail running from Rumsey to Woodland, from Woodland to Davis, from the end of the Class I bike trail along Road 31 to Winters, and from Clarksburg to West Sacramento (approximately 53.5 miles x 25 feet).

- Findings Regarding Significant Impacts and Project Alternatives (CEQA Guidelines Section 15091) – These findings explain how the Board of Supervisors chose to address each identified significant impact, including the mitigation measures adopted or an explanation of why such measures are infeasible. A discussion of the feasibility of project alternatives is also required by this section (see also Section 15126.6f).
- Project Approval (CEQA Guidelines Section 15092) – These findings support the Board of Supervisors’ action to adopt a specified final General Plan.
- Statement of Overriding Considerations (CEQA Guidelines Section 15093) – These findings document the Board of Supervisors’ decision to adopt a specific final General Plan, despite the fact that unavoidable impacts may result, due to other overriding benefits of the plan.

3. Adoption of the General Plan

This EIR identifies mitigation measures for the Draft General Plan in the form of modified land uses and/or new or modified goals, policies, and actions. Upon adoption of the Draft General Plan, the County Board of Supervisors must adopt, modify and adopt, or reject as infeasible, the identified mitigation measures. For any project adopted with mitigation measures, Section 15097 of the CEQA Guidelines and Public Resources Code Section 21081.6 require adoption of a mitigation monitoring and reporting program (MMRP) to ensure compliance with mitigations during the period of implementation. Since the final General Plan will incorporate those feasible, adopted mitigation measures into the Plan (as new policies or actions as described in Chapter IV of this EIR), the MMRP for the General Plan will be implemented and enforced through application of the General Plan policies related to land use and planning decisions, and through implementation of the General Plan actions. Reporting will occur through the annual General Plan report required by Government Code Section 65400a2 and Draft General Plan Policy IN-4. Following the adoption of the General Plan, a Notice of Determination is required to be filed with the County Clerk.

4. Implementation Actions

Implementation of the General Plan would require adoption of changes to the Zoning Ordinance and modifications to other County plans and regulations to ensure consistency with the General Plan. The County departments would implement the actions provided in the General Plan and may pursue funding opportunities to aid implementation. As required by State law, County staff will prepare and file an annual report on the implementation of the General Plan. Future County actions may include approval of private development projects and funding of capital improvements that are consistent with the General Plan.

5. Subsequent Project Review

As stated in Chapter I. Introduction, this document is a Program EIR for the General Plan update and may function as a project-level EIR for later specific projects based on the outcome of subsequent project and/or site review and analysis. The effects of General Plan land uses and implementation actions are analyzed in this document as specifically and comprehensively as possible in order to limit or preclude the need, consistent with State law, for further CEQA compliance.

Subsequent projects approved or undertaken pursuant to a program EIR may still require additional environmental review. This will be determined by the County on a project-by-project basis based on

the details and specifics of the project and/or site, and appropriate subsequent analysis. With the exception of the identified Specific Plan areas, other planned growth in the General Plan update is expected to move forward under negative declarations, exemptions, and/or reliance on this EIR. The Specific Plan areas will have extensive technical and site analysis, and are anticipated to likely trigger subsequent EIRs, although negative declarations will be prepared if appropriate. Other planned development (as described in more detail in Chapter III, Project Description) may be allowed by right, or may rely on this EIR and subsequent site-level technical studies only. This will include the following: a) growth allowed in other community areas; b) farm dwellings, agricultural commercial development, and agricultural industrial development; c) future open space acquisitions and minor accompanying improvements (e.g. staging areas, parking lots, interpretive areas, etc); d) roadway widenings and improvements consistent with the General Plan Circulation Element; and e) trails, including those that fall outside of community areas, such as between towns.

The County will consider future discretionary projects and make determinations as to their consistency with the General Plan and other regulations and whether they may properly rely on this EIR, and/or whether any subsequent site-level technical studies and resource inventories should be required. The County and other agencies will use information presented in this Program EIR to evaluate future land use and/or development proposals and to focus subsequent CEQA review on project-related impacts (if any) that were not specifically addressed in this EIR.

G. INTENDED USES OF THE EIR

In compliance with the California Environmental Quality Act (CEQA), this report describes the environmental consequences of the Draft General Plan. This EIR is designed to fully inform County decision-makers, in addition to other responsible agencies, persons, and the general public of the potential environmental effects of the proposed project and identified alternatives.

Yolo County is the Lead Agency for environmental review of this EIR. A Notice of Preparation (NOP) was submitted to appropriate agencies to identify any issues of concern prior to preparation of the EIR. The NOP was circulated on October 8, 2008 to public agencies and persons considered likely to be interested in the project and its potential impacts. A public notice was also published in a newspaper of general circulation. In addition, the County held a Scoping Meeting on October 29, 2008. The NOP was available for public review on the County's website.¹⁸ A copy of the NOP and all written comments are provided in Appendix A of this EIR.

¹⁸ Website: www.yolocounty.org/.

Yolo County is also responsible for submitting the EIR for review to appropriate public agencies and for submitting the document to the State Clearinghouse. Table III-12 presents a list of agencies that are expected to use this EIR in their decision-making, as well as the associated permits and approvals that may be required during implementation of the General Plan.

Table III-12: Agencies Responsible for Plan-Related Approvals and Regulatory Review

Lead Agency^a	Permit/Approval
Yolo County	<ul style="list-style-type: none"> EIR certification. Draft General Plan review and adoption.
Responsible Agencies^b	
Department of Housing and Community Development (HCD)	<ul style="list-style-type: none"> Certification of Housing Element.
Yolo County Local Agency Formation Commission (LAFCO)	<ul style="list-style-type: none"> Approval of the formation, reorganization, incorporation or consolidation of special districts that provide services to the County.
California Department of Transportation (Caltrans)	<ul style="list-style-type: none"> Approval of plans and improvements to Interstates and State Routes.
California Regional Water Quality Control Board (RWQCB)	<ul style="list-style-type: none"> National Pollutant Discharge Elimination System (NPDES) permit for stormwater discharge. Section 401 Water Quality Certification under the Clean Water Act.
Delta Protection Commission	<ul style="list-style-type: none"> Review of General Plan consistency with the Land Use Resource Management Plan
Other Agencies	
California Department of Toxic Substances Control (DTSC)	<ul style="list-style-type: none"> Approval and oversight of hazardous material remediation.
Yolo/Solano Air Quality Management District	<ul style="list-style-type: none"> Review of air quality pollution emissions.
California Department of Fish & Game (CDFG)	<ul style="list-style-type: none"> State Endangered Species Act requirements, protection measures for other special-status species, and stream permits.
U.S. Fish and Wildlife Service (USFWS)	<ul style="list-style-type: none"> Biological opinion and incidental take permits, if required, for species listed as Threatened and Endangered under the federal Endangered Species Act.

^a The “Lead Agency” is the public agency that has the principal responsibility for carrying out or approving the project (CEQA Guidelines Section 15367).

^b “Responsible Agencies” are all public agencies other than the Lead Agency that have discretionary approval power over the project (CEQA Guidelines Section 15381).

Source: LSA Associates Inc., 2009.

