



YOLO COUNTY PLANNING AND PUBLIC WORKS DEPARTMENT

NOTICE OF AVAILABILITY of the DRAFT ENVIRONMENTAL IMPACT REPORT on the DRAFT GENERAL PLAN

NOTICE OF HEARINGS on the DRAFT COUNTY GENERAL PLAN and DEIR

DATE: April 24, 2009

TO: Interested Agencies and Individuals

FROM: Yolo County Planning and Public Works Department

Copies of the Draft Environmental Impact Report (DEIR) (SCH #2008102034) are now available for review. Public comment on this document is invited for a 45-day period extending from April 28, 2009 through June 12, 2009. Public hearings on the Draft General Plan and DEIR are scheduled before the Planning Commission and Board of Supervisors as indicated below. More information is provided herein.

The proposed project is adoption of a new General Plan for the County of Yolo (2030 Countywide General Plan, Yolo County, Revised Public Review Draft, January 20, 2009, as modified by the Board of Supervisors January 21, 2009). The General Plan applies to the unincorporated areas of the County. It establishes County policy, and identifies planned land uses and infrastructure. California State law requires each jurisdiction to adopt a General Plan to guide physical growth within its jurisdictional boundaries.

The proposed General Plan has a planning horizon of 2030. It incorporates growth that would be allowed under build-out of the 1983 General Plan, plus a modest amount of additional "new" growth. In total, most of the urban growth allowed under the General Plan would occur in the communities of Dunnigan, Elkhorn, Esparto, Knights Landing, and Madison. Agricultural processing and tourism-related activities would be encouraged throughout much of the unincorporated area.

Assuming full build-out of the General Plan by the horizon year of 2030, the unincorporated population would increase from 23,265 currently to 64,700; the number of dwelling units would increase from 7,263 to 22,061; and the number of jobs would increase from 20,818 to 53,154. Currently urban land uses exist on about 19,685 acres out of a total of about 621,224 acres that comprise the unincorporated County or about 3.2 percent). Build-out of the General Plan would result in conversion of about 5,592 additional acres to urban uses bringing the urbanized total to 25,277 acres or about 4.1 percent. This represents a net change of less than one percent.

A comparison of land uses allowed under the 1983 General Plan and those proposed under the new General Plan are provided below. It should be noted that (as described in the DEIR) many of these changes represent corrections to the 1983 land use data base to rather than actual changes in land use.

The Draft General Plan is organized into nine chapters as follows: Introduction and Administration, Vision and Principles, Land Use and Community Character Element, Circulation Element, Public Facilities and Services Element, Agriculture and Economic Development Element, Conservation and Open Space Element, Health and Safety Element, Housing Element. Within each chapter the following information is generally provided: introduction and background information, regulatory framework, policy framework (consisting of goals and policies), and an implementation program with specific actions, responsible parties, and timing.

General Plan Summary Comparison of Designated Land Use

Land Use Categories	1983 GP	2030 GP	Difference
Open Space	2,722	52,969	+50,247
Agriculture	603,544	544,723	-58,821
Recreation	1,121	866	-255
Residential	3,237	3,088	-149
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
Commercial	406	651	+245
Commercial General	263	532	+269
Commercial Local	143	119	-24
Industrial	1,195	1,049	-146
Public	694	7,001	+6,307
Specific Plan	145	3,285	+3,140
Other (roadways, railroads, highways)	8,160	8,592	+432
TOTAL (unincorporated county)	621,224	621,224	0

In acres; December 23, 2008 (corrected Feb 16, 2009)

The Draft General Plan (2030 Countywide General Plan, Yolo County, Revised Public Review Draft, January 20, 2009, as modified by the Board of Supervisors January 21, 2009) is available for review or purchase at the public counter of the Planning and Public Works Department at 292 West Beamer Street, Woodland, California 95696. The document is also available online at the County's General Plan website located at www.yolocountygeneralplan.org. Copies of the land use map are available online or can be purchased separately.

Pursuant to the California Environmental Quality Act (CEQA), the County and its consultant, LSA Associates, have prepared a Draft Environmental Impact Report (DEIR) which analyzes the potential adverse environmental impacts associated with implementation of the General Plan. A Final EIR (Response to Comments) will be prepared following public review and comment. The County will consider this information when deliberating the project. Following certification of the Final EIR, the County will take action to adopt the new General Plan.

The DEIR identifies the potential for significant effects in the following impact areas: Land Use and Housing; Agricultural Resources; Transportation and Circulation; Air Quality; Noise; Global Climate Change; Public Services; Utilities and Energy; Cultural Resources; Biological Resources; Hydrology and Water Quality; Geology, Soils, Seismicity and Mineral Resources; Hazards and Hazardous Materials; and Visual and Scenic Resources. The EIR concludes that in all impacts areas except Public Services and Geology, Soils, Seismicity, and Mineral Resources, impacts may remain significant and unavoidable even after identified mitigation measures are implemented.

The DEIR is now available for public review or purchase at the public counter of the Planning and Public Works Department at 292 West Beamer Street, Woodland, California 95696. Interested parties may purchase hard copies of the document or electronic versions on CD. The document is also available online at the County's General Plan website located at www.yolocountygeneralplan.org and at all of the public libraries within the County.

You may submit comments on the DEIR during the 45-day public review period which begins Tuesday April 28, 2009 and ends Friday June 12, 2009 at 4:00pm.

All comments must be received by 4:00pm Friday June 12, 2009. Late deliveries will not be accepted. Postmarks will not be accepted. Comments must be directed to:

David Morrison, Assistant Director
Yolo County Planning and Public Works Department
292 West Beamer Street
Woodland, CA 95696
david.morrison@yolocounty.org

The following meetings/hearings are scheduled:

- **Planning Commission**

Date: Thursday May 14, 2009 at 1:00 p.m.
Location: Board of Supervisors Chambers (Room 206)
625 Court Street, Woodland, CA

Purpose: Accept oral comments on the DEIR.
(Note: There will be no transcription of oral comments. Comments received at this hearing will be summarized by staff for inclusion in the Final EIR. Those who wish to have their verbatim comments incorporated in the Final EIR must submit their comments in writing.)

- **Planning Commission**

Dates: Wednesday June 10, 2009 at 8:30 a.m.
Thursday June 11, 2009 at 1:00 p.m.
Friday June 12, 2009 at 8:30 a.m. (if needed)

Location: Board of Supervisors Chambers (Room 206)
625 Court Street, Woodland, CA

Purpose: Final recommendation to Board of Supervisors regarding certification of the DEIR and adoption of the new General Plan

- **Board of Supervisors**

Dates: Monday July 20, 2009 at 9:00 a.m.
Tuesday July 21, 2009 at 1:00 p.m. (if needed)
Thursday July 23, 2009 at 9:00 a.m. (if needed)

Location: Board of Supervisors Chambers (Room 206)
625 Court Street, Woodland, CA

Purpose: Final action to certify the DEIR and adopt the new General Plan

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in these hearings, please contact the County Planning and Public Works Department at (530) 666-8041. Please make your request as early as possible and at least one-full business day before the start of the meeting.

For more specific questions about the project please contact Heidi Tschudin, General Plan Project Manager, at (916) 447-1809 or htschudin@sbcglobal.net; or David Morrison, Assistant Director, Planning and Public Works Department, at (530) 666-8041 or david.morrison@yolocounty.org.