

**COUNTY OF YOLO
2030 COUNTYWIDE GENERAL PLAN
TABLE OF CONTENTS**

Section	Page
1 INTRODUCTION AND ADMINISTRATION.....	IN-1
A. Introduction.....	1
1. County Overview	1
2. Planning Background.....	4
3. Demographic Summary	5
4. California Environmental Quality Act (CEQA) Clearance.....	7
5. State-Mandated Requirements	8
6. Relationship to Other Plans	8
7. Climate Change	9
B. Administration.....	11
1. Contents	11
2. Horizon Year.....	14
3. Revisions and Amendments	14
4. Application Requirements	14
5. General Plan Fee.....	15
6. Interpretations.....	15
7. Using the Plan	15
8. Implementation Plan	16
9. Annual Reporting Requirement.....	16
C. Policy Framework	17
D. Implementation Program.....	17
2 VISION AND PRINCIPLES.....	VI-1
A. Introduction	1
B. Background Information.....	1
C. Principles and Objectives.....	3
3 LAND USE AND COMMUNITY CHARACTER ELEMENT.	LU-1
A. Introduction.....	1
1. Context	1
2. Contents	2
3. Background Information.....	2
B. Regulatory Framework	4
1. State General Plan Requirements	4
2. Land Use Designations.....	5
3. Land Use Maps and Tables	6
4. Spheres of Influence.....	6

5.	Growth Boundaries	10
6.	Relationship to the Yolo County Zoning Code	10
7.	Land Use and Resources Management Plan for the Primary Zone of the Delta	10
C.	Policy Framework	13
1.	Land Use Policies	13
2.	Community Character Policies.....	26
D.	Implementation Program.....	52
4	CIRCULATION ELEMENT	CI-1
A.	Introduction.....	1
1.	Context	1
2.	Contents	1
3.	Background Information.....	2
4.	Roadway Level of Service	2
5.	State Transportation Planning	3
6.	Regional Transportation Planning.....	4
7.	Local Planning	5
8.	Planned Roadway Improvements	11
9.	Bicycle and Pedestrian Circulation	12
10.	Transit.....	12
11.	Goods Movement	15
12.	Port of Sacramento.....	18
13.	Rail	20
13.	Airports	21
B.	Regulatory Framework	21
1.	State General Plan Requirements	21
C.	Policy Framework	22
D.	Implementation Program.....	40
5	PUBLIC FACILITIES AND SERVICES ELEMENT.	PF-1
A.	Introduction.....	1
1.	Context	1
2.	Contents	1
3.	Background Information.....	2
B.	Regulatory Framework	2
1.	Sewer and Septic Systems.....	2
2.	Stormwater and Drainage.....	10
3.	Community Parks	13
4.	Law Enforcement.....	15
5.	Fire and Emergency Medical Service	17
6.	Schools.....	21
7.	Library Services	26
8.	Childcare.....	29
9.	Solid Waste and Recycling	31
10.	Sources of Energy	37

11. Utilities and Communication Technology	39
12. General Government Services.....	43
6 AGRICULTURE AND ECONOMIC DEVELOPMENT ELEMENT	AG-1
A. Introduction.....	1
1. Context	1
2. Contents	2
B. Agriculture	3
1. Background Information.....	3
2. Regulatory Framework.....	16
3. Policy Framework	19
4. Implementation Program.....	28
C. Economic Development	35
1. Background Information.....	37
2. Policy Framework	35
3. Implementation Program.....	42
7 CONSERVATION AND OPEN SPACE ELEMENT	CO-1
A. Introduction.....	1
1. Context	1
2. Contents	2
3. Background Information.....	2
B. Regulatory Framework	3
1. State General Plan Requirements	3
2. Other Related Efforts	6
C. Natural Open Space	6
1. Background Information.....	6
2. Policy Framework	13
3. Implementation Program.....	16
D. Biological Resources	20
1. Background Information.....	20
2. Policy Framework	33
3. Implementation Program.....	38
E. Mineral Resources.....	41
1. Background Information.....	41
2. Policy Framework	44
3. Implementation Program.....	44
F. Cultural Resources	47
1. Background Information.....	47
2. Policy Framework	53
3. Implementation Program.....	54
G. Water Resources	58
1. Background Information.....	58
2. Policy Framework	67
3. Implementation Program.....	70

H. Air Quality	75
1. Background Information.....	75
2. Policy Framework	78
3. Implementation Program.....	79
I. Energy Conservation	80
1. Background Information.....	80
2. Policy Framework	80
3. Implementation Program.....	81
J. Climate Change.....	82
1. Background Information.....	82
2. Policy Framework	86
3. Implementation Program.....	87
K. Delta Region.....	88
1. Background Information.....	89
2. Policy Framework	91
3. Implementation Program.....	93
8 HEALTH AND SAFETY ELEMENT.....	HS-1
A. Introduction.....	1
1. Context	1
2. Contents	1
3. Background Information.....	1
B. Regulatory Framework	2
1. State General Plan Requirements	2
2. Other Requirements	4
C. Safety.....	4
1. Geologic and Seismic Hazards.....	4
2. Flood Hazards	11
3. Wildland Fires	21
4. Hazardous Materials.....	25
5. Airport Operations.....	28
6. Emergency Preparedness	29
D. Noise.....	33
1. Background Information.....	33
2. Existing Noise Environment	39
3. Mobile Noise Sources	39
4. Stationary Noise Sources	47
5. Future Noise Environment	51
6. Policy Framework	58
7. Implementation Program.....	59
E. Health Care	62
1. Background Information.....	62
2. Policy Framework	63
3. Implementation Program.....	64

9 HOUSING ELEMENT	HO-1
A. Introduction.....	1
1. Context	1
2. Contents	1
3. Background Information.....	3
B. Regulatory Framework	3
1. State General Plan Requirements	3
3. General Plan Consistency	4
3. Public Participation	4
3. Measures of Housing Affordability	5
C. Summary of Key Housing Issues	6
1. Housing Affordability	6
2. Accommodating All Income Levels	8
3. Limited Land Supply for Housing	8
4. Need for Affordable Rentals.....	8
5. Infrastructure for Development	9
6. Levees and Flooding	9
D. Review of Prior Housing Element	9
1. Provision of Housing to Meet the Prior RHNP Allocation	9
2. Provision of Affordable Housing.....	11
3. Rehabilitation/Conservation	11
4. Equal Housing Opportunity	12
5. Energy Conservation	12
6. Cooperation/ Coordination	12
E. Community Profile	12
1. Population Characteristics	13
2. Household Characteristics	16
3. Employment.....	22
F. Housing Profile	29
1. Vacancy Rates.....	30
2. Units by Type.....	30
3. Age of Housing Stock	30
4. Condition of Housing Stock.....	33
5. Rooms per Unit.....	34
6. Housing Costs and Affordability	35
G. Housing Needs Analysis	38
1. Regional Housing Needs	38
2. Overpayment and Overcrowding	40
3. Special Needs.....	43
4. Sites for Homeless Shelters and Transitional Housing	58
H. Housing Constraints.....	58
1. Non-Governmental Constraints	58
2. Governmental Constraints	62

3.	Potential Constraints on the Development, Maintenance and Improvements of Housing for Persons with Disabilities	76
I.	Assisted Units at Risk of Conversion.....	76
1.	Inventory of Existing Subsidized Units and Risk of Conversion.....	76
2.	Estimated Replacement Costs for Affordable Units at Risk of Conversion.....	77
3.	Available Preservation Resources	78
J.	Residential Land Resources.....	79
1.	Housing Produced January 1, 2006 through June 30, 2008.....	80
2.	University Housing.....	83
3.	Housing in Agricultural Areas.....	85
4.	Residential Development Potential on Vacant Residentially-Zoned Parcels.....	86
5.	Total Need Summary.....	91
K.	Policy Framework.....	92
L.	Quantified Objectives	96
M.	Housing Plan (Implementation Program).....	97
10	ABBREVIATIONS LIST.....	AB-1

APPENDICES

- A. Housing Element -- Status of Previous Housing Programs
- B. Housing Element -- Windshield Survey Ranking Sheet
- C. Housing Element – Vacant Sites Inventory

List of Figures

Figure IN-1	Regional Location.....	IN-2
Figure LU-1A	General Plan Land Use Map	LU-7
Figure LU-1.1	Sphere of Influence Boundaries	9
Figure LU-2	Targeted Future Agricultural Commercial and Agricultural Industrial Sites	17
Figure LU-3	Scenic Highways	29
Figure LU-4	Specific Plans	35
Figure LU-5	Knights Landing Conceptual Sketch.....	40
Figure LU-6	Madison New Growth Conceptual Sketch	43
Figure LU-7	Elkhorn Specific Plan Conceptual Sketch.....	45
Figure LU-1B	General Plan Land Use Map	61
Figure LU-1C	General Plan Land Use Map	62
Figure LU-1D	General Plan Land Use Map	63
Figure LU-1E	General Plan Land Use Map	64
Figure LU-1F	General Plan Land Use Map	65
Figure LU-1G	General Plan Land Use Map	66
Figure LU-1H	General Plan Land Use Map	67
Figure CI-1A	Circulation Diagram West.....	CI-6
Figure CI-1B	Circulation Diagram East.....	7
Figure CI-2A	Roadway Number of Lanes West.....	8
Figure CI-2B	Roadway Number of Lanes East.....	9
Figure CI-3A	Existing and Proposed Bikeways West	13
Figure CI-3B	Existing and Proposed Bikeways East	14
Figure CI-4A	Existing Transit Routes and Park-and-Ride Lots West.....	16
Figure CI-4B	Existing Transit Routes and Park-and-Ride Lots East.....	17
Figure CI-5	Existing Goods Movement and Aviation Facilities	19
Figure PF-1	County Service Areas.....	PF-4
Figure PF-2	Groundwater Pollution Potential	8
Figure PF-3	Fire Districts	18
Figure PF-4	Schools.....	23
Figure PF-5	Public Facilities.....	27
Figure PF-6	Utility Easements.....	40
Figure AG-1	Irrigated Land Capability Classification.....	AG-5
Figure AG-2	Important Farmlands	8
Figure AG-3	Top 10 Agricultural Commodities.....	10
Figure AG-4	American Viticulture Areas	13
Figure AG-5	Williamson Act Contracts.....	18
Figure AG-6	Agricultural District.....	20

COUNTY OF YOLO
 2030 COUNTYWIDE GENERAL PLAN
 TABLE OF CONTENTS

Figure CO-1	Existing Public Parks and Trails	CO-7
Figure CO-2	Future Parks and Trails	9
Figure CO-3	Publicly-Owned Open Space Areas	11
Figure CO-4	Vegetative Types.....	21
Figure CO-5	Mineral and Gas Resources	42
Figure CO-6	Major Waterways and Surface Waters	59
Figure CO-7	Groundwater Basins and Infiltration Rates	62
Figure CO-8	Water Agency Boundaries.....	65
Figure CO-9	Delta Protection Zones	90
Figure HS-1	Faults.....	HS-5
Figure HS-2	Landslide Susceptibility	8
Figure HS-3	Expansive Soils	9
Figure HS-4	100-Year Floodplain	12
Figure HS-5	Dam Inundation	13
Figure HS-6	Fire Hazard Severity Zones in State Responsibility Areas (SRA).....	23
Figure HS-7	Noise Compatibility Guidelines.....	38
Figure HS-8	Local Airport Current Noise Contours.....	44
Figure HS-9	Sacramento International Airport Current Noise Contours	45
Figure HS-10	Sacramento International Airport Future Noise Contours	56
Figure HO-1	Percentage of Housing Units Built Prior to 1980	HO-31
Figure HO-2	West Village Project Site	81
Figure HO-3	Residential Projects Proposed, Approved and Under Construction ...	84
Figure HO-4	Vacant, Residentially-Zoned Parcels.....	87

List of Tables

Table IN-1	Yolo County Acreage Tabulation	IN-3
Table IN-2	Largest Employers in Yolo County (2007)	7
Table IN-3	State-Mandated Elements	10
Table IN-4	Relationship to Prior Elements	10
Table IN-5	Relationship to Prior Plans	11
Table LU-2	1983 Yolo County General Plan Land Use Designations by Community Area.....	LU-3
Table LU-3	Summary of General Plan Land Use Designations and Acreages Countywide.....	4
Table LU-5	2030 Yolo County General Plan Land Use Designations and Acreages	8
Table LU-6	Zoning/General Plan Consistency	11
Table LU-7	Anticipated Agricultural Commercial and/or Agricultural Industrial Growth.....	18
Table LU-8	Allowed Residential Growth (in units).....	20
Table LU-9	Allowed Commercial and Industrial Growth (in acres)	21
Table LU-10	Summary of Specific Plan Development Capacities.....	36
Table LU-11	Community Planning Guidelines	38
Table LU-1	1983 Yolo County General Plan Land Use Designations and Acreages	58
Table LU-4	Land Use Designations	67
Table CI-1	Roadways and Targeted Trucking Corridors With Highest Priority for Improvements.....	CI-31
Table PF-1	Wastewater (Sewer/Septic) System Conditions by Unincorporated Area.....	PF-5
Table PF-2	Stormwater Drainage Service Providers.....	11
Table AG-1	Yolo County Agricultural Soils (NRCS Land Capability Classification System)	AG-6
Table AG-2	Yolo County Important Farmlands	9
Table AG-3	Value of Leading Commodities since 1998	11
Table CO-1	Existing County Parks	CO-8
Table CO-2	Agricultural Cover Types in Yolo County (2007).....	23
Table CO-3	Agricultural Crops Acreage in Yolo County (1997 to 2007)	24
Table CO-4	Federal- and State-Listed Threatened and Endangered Species with Potential to Occur in Yolo County	29
Table CO-5	SMARA Mineral Resource Zone Categories	43
Table CO-6	County-Recognized Historical Resources in Unincorporated Yolo County	50

Table CO-7	Nationally- and State-Recognized Historical Resources in Unincorporated Yolo County	52
Table CO-8	Water System Conditions by Unincorporated Area	66
Table HS-1	Definitions of Acoustical Terms	HS-35
Table HS-2	Typical Sound Levels Measured in the Environment.....	36
Table HS-3	Existing Highway Traffic Noise Levels.....	41
Table HS-4	Existing County Roadway Traffic Noise Levels	42
Table HS-5	Train Noise Contours.....	46
Table HS-6	Noise Produced by Typical Mining Operations at 500 Feet	48
Table HS-7	Short-Term Ambient Noise Monitoring Locations and Primary Noise Sources	49
Table HS-8	Short-Term Ambient Noise Monitoring Results	50
Table HS-9	Typical Construction Equipment Maximum Noise Levels	51
Table HS-10	Future Highway Traffic Noise Levels	52
Table HS-11	Future County Roadway Traffic Noise Levels	53
Table HO-1	Affordable Home Prices, Yolo County	HO-7
Table HO-2	Previous Housing Element Quantified Objectives	10
Table HO-3	Population and Household Trends, 2000 and 2008	14
Table HO-4	Age Distribution, 2000 and 2008	15
Table HO-5	Population Projections, 2005 to 2015.....	17
Table HO-6	Household Income Distribution, 1999 and 2008.....	19
Table HO-7	Household Income Category Distribution, 2000	20
Table HO-8	Household by Race/Ethnicity, 2000 and 2008.....	21
Table HO-9	Household Projections, 2005 to 2015.....	23
Table HO-10	Yolo County Annual Average Industry Employment, 2000 to 2006	24
Table HO-11	Employment Projections, 2005 to 2015.....	26
Table HO-12	Yolo County Existing Jibs/Housing Balance	29
Table HO-13	Housing Stock Characteristics, 2000 and 2006.....	32
Table HO-14	Housing Stock by Year Built, 2000	33
Table HO-15	Unincorporated Yolo County Housing Conditions Survey, August 2007	34
Table HO-16	Rooms Per Housing Unit, 2000	35
Table HO-17	Yolo County Housing Prices, July 07 to June 08.....	36
Table HO-18	Affordable Home Prices, Yolo County	37
Table HO-19	Rental Rates for Currently Renting Housing, Unincorporated Yolo County, July 2008.....	39
Table HO-20	RHNA Allocation for Unincorporated Yolo County, 2008-2013.....	39
Table HO-21	Household Cost Burdens, Unincorporated Yolo County, 2000.....	41
Table HO-22	Persons Per Room by Tenure, 2000	42
Table HO-23	Household Tenure by Age of Householder, 2000 and 2006.....	44
Table HO-24	Elderly Households and Housing Cost Burdens, Unincorporated Yolo County, 2000.....	45
Table HO-25	Civilian Non-Institutionalized Population with Disabilities, 2000 and 2006	47

Table HO-26	Family and Non-Family Households by Size, 2000 and 2006	51
Table HO-27	Large Family Household and Housing Cost Burdens, Unincorporated Yolo County, 2000.....	52
Table HO-28	Single Female-Headed Households with Children, 2000 and 2006 ...	53
Table HO-29	Yolo County Farm Employment, 1992 to 2006.....	54
Table HO-30	Yolo County Homeless Population, January 2007	57
Table HO-31	Yolo County Residential Zoning Districts.....	65
Table HO-32	Summary of Current Inclusionary Housing Requirements.....	67
Table HO-33	Yolo County Site Development Regulations for Residential Development by Zoning District.....	69
Table HO-34	Yolo County Building Permit Fees.....	71
Table HO-35	Yolo County Development Impact Fees	73
Table HO-36	Yolo County Subsidized Affordable Housing Stock, 2007	77
Table HO-37	Unincorporated Yolo County Regional Housing Needs Allocation (RHNA), 2008-2013.....	80
Table HO-38	Housing Projects in Unincorporated Yolo County, January 1,2006 through June 30, 2008.....	82
Table HO-39	Planned Housing for West Village Project	83
Table HO-40	Anticipated Housing Production in Agricultural Areas, 2008-2013	85
Table HO-41	Residential Development Potential on Vacant Residentially-zoned Parcels	88
Table HO-42	Summary of County’s Ability to Meet Housing Need, 2008-2013	92
Table HO-43	Quantified Objectives, January 2006 to June 2013	97