



County of Yolo

PLANNING, RESOURCES AND PUBLIC WORKS DEPARTMENT

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PLANNING COMMISSION STAFF REPORT

JUNE 10, 11, 12, 2009

Pursuant to Section 65354 of the California Government Code, provide a final written recommendation to the Board of Supervisors regarding adoption of the Draft 2030 Countywide General Plan.

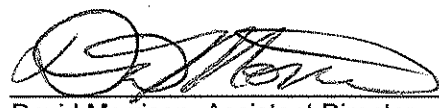
APPLICANT: County of Yolo
Planning and Public Works Department
292 West Beamer Street
Woodland, CA. 95695

LOCATION: Countywide
SUPERVISORIAL DISTRICT:
GENERAL PLAN: Various
ZONING: Various

FIRE HAZARD:
FLOODING: Various
SOILS: Various

REPORT PREPARED BY:


Heidi Tschudin, Project Manager


David Morrison, Assistant Director

RECOMMENDED ACTIONS

Staff recommends that the Planning Commission recommend the following actions to the Board of Supervisors:

1. **HOLD** a series of public hearings to receive public testimony and take final action on the Draft General Plan and Draft Environmental Impact Report;
2. **RECOMMEND** adoption of the Final Draft General Plan (dated June 10, 2009) including:
a) revision to Figure LU-4 and elsewhere throughout the General Plan to include appropriate references to the Covell Specific Plan; b) revision to Figure LU-7 and elsewhere throughout the General Plan to include appropriate references to the added residential component of the Elkhorn Specific Plan area; c) corrections to tables and text to reflect final land use acreages and other final numbers; and d) any other modifications directed by the Planning Commission during the hearings; and

AGENDA ITEM: 6.0

3. **RECOMMEND** certification of the Draft Environmental Impact Report including rejection of Mitigation Measure NOI-2 as duplicative of policies and actions already in the Draft General Plan, rejection of the alternative General Plan scenarios analyzed in the DEIR, and any other modifications identified by the Planning Commission.
4. **DIRECT** staff to transmit the Planning Commission's actions in writing to the Board of Supervisors pursuant to state law.

REASONS FOR RECOMMENDED ACTIONS

Sections 65353 and 65354 of the California Government Code spell out the requirements and responsibilities of the Planning Commission with respect to adoption of the Draft General Plan. This final series of hearings before the Commission provide the opportunity to satisfy these regulations and culminate the County's General Plan update process.

STAFF PRESENTATION

At the first hearing, the staff will provide an oral presentation summarizing the staff report, the proposed final Draft General Plan, and the environmental review process. Following the presentation, the staff recommends that the Planning Commission work consecutively through each chapter of the Draft General Plan using the following format:

- Commissioner questions
- Public comment
- Commissioner comments
- Intent motion for each Chapter

Following discussion of all nine chapters the staff recommends that the Commission deliberate the Draft EIR and any other remaining aspect of the Draft General Plan that is of interest or concern to the Commission. At the conclusion of the Commission's deliberations final action in the form of recommendations to the Board of Supervisors is required.

In addition to staff representatives, two members of the consulting team will be available during the first half of the first day of the hearings:

- Judy Malamut of LSA Associates, Project Manager for the Draft EIR
- Luke McNeel-Caird of Fehr and Peers Associates, Project Manager for all circulation analysis

PROJECT DESCRIPTION

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 (Agricultural-Industrial land uses) and tourism-related activities (Agricultural-Commercial land uses) 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 14,958 acres out of a total of about 621,224 acres that comprise the unincorporated County or about 2.4 percent). Build-out of the General Plan would result in conversion of about 9,908 additional acres to urban uses bringing the urbanized total to 24,866 acres or about 4.0 percent. This represents a net change of about 1.5 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	51,421	+48,699
Agriculture	603,544	544,937	-58,607
Recreation	1,121	883	-238
Residential	3,237	3,104	-133
Residential Rural (1du/5ac to <1du/ac)	1,668	1,783	+115
Residential Low (1du/ac to <10du/ac)	1,342	1,150	-192
Residential Med (10du/ac to <20du/ac)	196	149	-47
Residential High (>20 du/ac)	31	22	-9
Commercial	406	633	+227
Commercial General	263	515	+252
Commercial Local	143	118	-25
Industrial	1,195	739	-456
Public	694	7,246	+6,552
Specific Plan	145	3,669	+3,524
Other (roadways, railroads, highways)	8,160	8,592	+432
TOTAL (unincorporated county)	621,224	621,224	0

Note: In acres; corrected June 10, 2009.

The final Draft General Plan (dated June 10, 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 and at all of the public libraries within the County. Copies of the land use map are available online or can be purchased separately.

SUMMARY OF COMMENTS RECEIVED

Since the Board of Supervisor hearings held on January 21, 2009, on the Draft General Plan, staff has received several written comments. The Planning Commission also heard comments on the Draft Environmental Impact Report on May 14, 2009. Each of these comments are summarized as follows:

- A. City of Davis (06-02-09): The City supports the principle of directing development to the incorporated cities and unincorporated communities. We assume that any development on the edge of Davis will occur through the City's planning process, will be annexed into the city, will pay its fair share of cost to both the City and County for services including infrastructure, and will be approved only upon mutual consent of both the City and County. Similarly, the City also supports the policy to explore opportunities for mutual benefit. However, there have been no discussions between the City and County of any project proposals to date and consideration of any specific uses and/or locations is premature until appropriate discussions are conducted through the 2x2 process.

The City has the following comments regarding the EIR:

- The EIR should provide sufficient detail to evaluate traffic and noise impacts resulting from development of the Covell/Pole Line property, including analysis of the change from both its existing agricultural condition and its existing Industrial land use designation.
- Traffic impacts within the city can be mitigated through the payment of fees.
- Figure IV.G-1 should be modified to indicate that the City of Davis provides service to the Springlake Fire District south of County Road 29.
- The EIR should assume that the capacity of municipal water and wastewater systems for new development near Davis is limited and that development may not be permitted to connect to city services.
- The EIR's conclusion that there are no feasible mitigation measures to address an increase in traffic-related noise levels resulting from development of the Covell/Pole Line property is incorrect. Examples of mitigation include double-pane windows and additional insulation to existing residences.

Response: The comments regarding the City's assumptions regarding development near Davis are noted. The comments regarding the EIR will be addressed in the Response to Comments volume of the Final EIR for the Draft General Plan.

- B. Rudolfo Duenas (03-06-09): I request that the land use designation for property owned by my client, Mr. Sanchez, in Knights Landing (APN: 056-311-04) be changed from Commercial Local to Residential Medium.

Response: The requested change has been made in the recommended 2030 Draft General Plan.

- C. Esparto Citizens Advisory Committee (05-07-09): It has always been the ECAC's position that the 75 acres of land located south of State Route 16 should not be changed to Residential/Commercial mixed use. We again request that the Board of Supervisors retain the existing Industrial designation.

Response: Staff agrees. Policy CC-3.13, which would have established mixed use development on the 75 acres of existing industrially designated land south of State Route 16 and east of County Road 86A in Esparto has been deleted, per Mitigation Measure LU-1c.

- D. Federal Emergency Management Agency (05-04-09): Please review the current Flood Insurance Rate Maps for Yolo County and note that Yolo County is subject to National Flood Insurance Program floodplain building requirements.

Response: Comment noted and will be addressed in the Response to Comments volume of the Final EIR for the Draft General Plan.

- E. Hendrik Feenstra (02-23-09): I request that the land use designation for land that I own in Madison (APN: 049-440-07) be changed from Industrial to Commercial General.

Response: The requested change has been made in the recommended 2030 Draft General Plan.

- F. Justin Kudo (05-14-09): (Verbal comments to the Planning Commission during the workshop on the Draft Environmental Impact Report.) The Covell property would be a good site for in-fill development.

Response: Comment noted.

- G. Erich Linse (05-14-09): (Verbal comments to the Planning Commission during the workshop on the Draft Environmental Impact Report.) I support the requirement of a threshold for vehicle miles travelled (VMT) and jobs/housing balance in the Dunnigan Specific Plan. Achievement of these goals could include the development of artisan villages, agricultural villages, and senior housing. The Specific Plan should be monitored every two years to make sure that the VMT and jobs/housing balance requirements are maintained. The Specific Plan should also include trails to connect with the hills to the west, address flooding and drainage problems at County Road 8, and encourage transportation modes that don't rely on automobiles, including a port.

Response: Comment noted. Policy CC-3.3 has been proposed for modification to require monitoring of the jobs/housing relationship every five years and Policy CI-3.20 has been added to require the establishment and biennial monitoring of mode split goals. The Dunnigan Specific Plan process will provide the opportunity for consideration of the specific items the speaker has mentioned.

- H. Giacomo Moris (01-28-09): The existing 75 acres of land currently designated as Industrial, located south of State Route 16 should remain Industrial or Agricultural-Industrial. The property should not be changed to mixed use residential/commercial as currently proposed in the Draft General Plan.

Response: Staff agrees. Policy CC-3.13, which would have established mixed use development on the 75 acres of existing industrially designated land south of State Route 16 and east of County Road 86A in Esparto has been deleted, per Mitigation Measure LU-1c.

- I. James Nolan (02-17-09): The Elkhorn Fire Protection District recommends that the Elkhorn Specific Plan include requirements to fully satisfy fire protection impacts created by the proposed project, including consideration of a special district funded by development fees.

Response: Policy CC-3.11 requires that development within the Elkhorn Specific Plan satisfy needs for public services and facilities and protect against exposure to hazards. In addition, Policy PF-5.9 has been added to require that applicants provide a will serve letter from the appropriate fire district confirming their ability to provide service and any terms of service, prior to implementation. No additional changes to the 2030 Draft General Plan are recommended.

- J. North Davis Land Company (02-03-09): We request that Policy LU-6.11 be changed to read: "Innovative housing and mixed use opportunities with an emphasis on seniors that meets internal demand at Covell Blvd./Pole Line Road and coordinated planning with the Hunt-Wesson site."

Response: Policy CC-3.1 has been added to the 2030 Draft General Plan to require that the Covell property (APN: 035-970-33) be developed through the Specific Plan process. As a result, the specific uses and standards related to development of this property will be determined through the Specific Plan process, which will be subject to the jobs/housing balance, community benefits, capital improvements, and climate change measures required in the 2030 Draft General Plan. No additional changes to the 2030 Draft General Plan are recommended.

- K. Mark and Vicki Pruner (04-26-09): On behalf of our property and our neighbors', we request that the land use designation for our three parcels (APNs: 043-271-01, 043-271-02, and 043-271-15) be changed from Residential Low to Commercial Local.

Response: The requested change has been made in the recommended 2030 Draft General Plan.

- L. Eileen Samitz (05-14-09, 05-31-09): (Verbal comments to the Planning Commission during the workshop on the Draft Environmental Impact Report.) The land use designation for the Covell property (APN: 035-970-33) should be changed from Industrial to Agriculture, due to the extensive floodplain, traffic, air quality, safety problems, infrastructure costs, and housing affordability. Designating the site as Agriculture would protect valuable prime farmland, and maintain the existing land use compatibility with adjoining properties. It would be a good site for the location of organic farming.

For these reasons, development of the site has been strongly opposed by a majority of Davis residents. If development is allowed at the site, the upper two-thirds of the property should be preserved, to protect the floodplain and provide a buffer. In addition, Policy LU-6.11 should be deleted, as it may inhibit development of the Hunt-Wesson site

by linking it to the Covell property, which is subject to a Measure J vote with regards to annexation. The Sierra Club does not support the Draft General Plan.

Response: The Covell property has been identified for urban (industrial) development for at least 26 years and likely longer. It is the County's largest industrial property and as such is a significant County land use asset in line with our economic development goals. This property alone represents almost 37 percent of the County's industrial land and 50 percent of the County's vacant industrial land. The Board of Supervisors unanimously voted to retain it for future industrial development as part of the Preferred Land Alternative. It was supported by both the Planning Commission and the Board of Supervisors for this use throughout the entire General Plan update process.

Policy CC-3.1 has been added to the 2030 Draft General Plan to require that the Covell/Pole Line property be developed through the Specific Plan process. This not only allows for a greater discussion about the land uses and intensity most suitable for the site, but will ensure a broad and comprehensive public review process that is not required under the existing Industrial designation. The site is bordered on four sides by urban uses and its agricultural feasibility is constrained. Environmental impacts such as those described by the commenter can be mitigated or avoided, as part of the public development review process. No changes to the 2030 Draft General Plan are recommended.

- M. Sierra Club – Yolano Group (02-20-09): We support the comments of Chad Roberts regarding the Biological Resources Section of the 2030 Draft General Plan. The current draft is an improvement over existing policies and appears to provide sufficient flexibility to permit everyone to meet the challenges associated with climate change.

We oppose Policy AG-2.9, as it would place constraints on important conservation efforts and would discourage habitat creation or enhancement. We also support not requiring a 300 foot buffer between new habitat areas and existing adjoining agricultural lands. Such a requirement would stifle the creation of habitat areas in many instances.

Response: The comments regarding the Biological Resources section are noted. Staff does not agree with the deletion of Policy AG-2.9. The issue of converting agricultural lands to permanent habitat and the subsequent impacts on adjoining farms continues to be a strong concern for the Board of Supervisors. The proposed policy is advisory, not mandatory, and provides several options to address potential land use incompatibilities. Policy AG-2.9 does encourage the use of buffers within habitat areas to reduce the impact to adjoining agricultural operations, but does not specify a minimum width. No changes to the 2030 Draft General Plan are recommended.

- N. University of California at Davis (05-12-09): We are working with CSU-Chico, the Sacramento Coroner's Office, Transformatix LLC, Richard Kirkwood, and Sheffield Real Estate, with support from law enforcement agencies in Butte, Lake, Sacramento, and Yolo Counties, to locate a Forensic Outdoor Research Training (FORT) facility in unincorporated Yolo County.

Include language in the Draft General Plan as follows: "Work with Federal, State, local, UC Davis, and other agencies to develop and pursue public and private partnerships to

site facilities that benefit and expand training opportunities for forensic sciences.” Also, we request that Policy AG-1.5 be modified as follows:

Strongly discourage the conversion of agricultural land for other uses. No lands shall be considered for redesignation from Agricultural or Open Space to another land use designation unless all of the following findings can be made:

- a. There is a public need or net community benefit derived from the conversion of the land that outweighs the need to protect the land for long-term agricultural use.
- b. There are no feasible alternative locations for the proposed project that are either designated for non-agricultural land uses or are less productive agricultural lands.
- c. The use would not have a significant adverse effect on existing or potential agricultural production on surrounding lands designated Agriculture.
- d. The use would benefit National Security interests and/or promote the extension of the sciences through UC Davis.

Response: Policy LU-6.14 has been added to include the language suggested above. However, the proposed change to Policy AG-1.5 is not recommended. Staff believes that the existing policy is sufficient to allow consideration of a FORT facility, should this project move forward. As recommended, the proposed addition to Policy AG-1.5 is broadly written and would potentially weaken agricultural protections.

- O. Yolo-Zamora Advisory Committee (05-27-09): We unanimously oppose the development of the Dunnigan Specific Plan. The only basis for new jobs in Dunnigan is Interstate 5 and agriculture. It will be problematic to ensure that sufficient numbers of jobs are attracted to Dunnigan, because employers will more likely go to incorporated cities where there is available infrastructure and supply networks. The number of new jobs will not be enough to justify developing a reliable water supply and sewage treatment plant. Instead, Dunnigan will likely become a commuter town. Growth should instead be directed to West Sacramento.

Response: The Dunnigan Specific Plan was accepted by the Board of Supervisors as part of the Preferred Land Alternative. It continued to be supported by both the Planning Commission and the Board of Supervisors during the initial review of the Draft General Plan. There are numerous policies that strictly require a balance between the number of jobs and the number of houses, the wages of jobs and the price of houses, and the phasing of construction between jobs and housing in Dunnigan. In addition, new policies limit the number of vehicle miles travelled within the Dunnigan Specific Plan, further reducing the potential for it to become a commuter town. No changes to the 2030 Draft General Plan are recommended.

SUMMARY OF MAJOR STAFF RECOMMENDED CHANGES

Introduction and Administration –Chapter 1

1. Table IN-2 has been adjusted to ensure that employer numbers are consistent with the traffic model used in the EIR.

2. The 1989 County Waste Management Plan and 1993 Household Hazardous Waste Element have been added to the list of County plans that must be consistent with the General Plan.
3. Text has been added to reflect that the 20-year planning period for the General Plan is not a target or goal for build-out.
4. Text has been added to indicate that the Implementation Program will be considered subsequent to the adoption of the General Plan, as part of the County's annual budget process, subject to economic and fiscal realities.

Vision and Principles – Chapter 2

No recommended changes.

Land Use and Community Character Element – Chapter 3

1. Table LU-3 has been clarified to indicate that acreages of the existing 1983 General Plan land use designations are current as of 2007.
2. Section 5 has been corrected to indicate that the Spheres of Influence for each of the four cities are identified in the General Plan as that city's growth boundary.
3. Text has been added to Policy LU-1.1 and to Table LU-4 to indicate that detention basins are compatible uses within the Open Space, Parks and Recreation, and Public/Quasi-Public land use designations.
4. Policy LU-2.1 has been revised to indicate that the minimum agricultural buffer width shall be 100 feet, per Mitigation Measure AG-4.
5. Policy LU-2.5 has been added to require that where planned growth would occur on lands under Williamson Act contract, development would be phased where feasible to avoid the need for contract cancellation, per Mitigation Measure AG-2.
6. Table LU-9 has been revised to correct the amount of remaining allowable industrial and commercial growth in the 1983 General Plan.
7. Policy LU-6.12 has been added to encourage the Rumsey Band of Wintun Indians to adopt a long-range tribal general plan for trust lands, including a threshold of 44 Vehicle Miles Travelled (VMT) per day per household, per Mitigation Measure LU-4g.
8. Policy LU-6.13 has been added to encourage DQ University and the University of California at Davis to provide a mix of land uses on their lands that meet or exceed a threshold of 44 Vehicle Miles Travelled (VMT) per day per household, per Mitigation Measure LU-4h.
9. Policy LU-6.14 has been added to encourage a private-public partnership to develop and pursue the location of a federal forensic training facility in Yolo County.
10. Policies CC-2.10, CC-2.11, and CC-3.3 related to required jobs/housing relationships have been strengthened per Mitigation Measures LU-4a, b, and c.

11. Policy CC-2.13 has been expanded to ensure that the provision of neighborhood parks is phased concurrently with residential development to maintain a threshold of five acres of neighborhood parks per 1,000 residents, per Mitigation Measure PUB-3a.
12. Policy CC-2.16 has been expanded to include paragraph HH, which requires multiple connections for all modes to ensure that transportation is integrated throughout each community, per Mitigation Measure LU-1a.
13. Policy CC-2.17 has been added to require buffers for residential development along the various Interstates, to reduce the impact of particulate and emissions from traffic on future residents.
14. Policy CC-3.1 has been expanded to include the following:
 - a. Update the Community Plan to rebalance the land use designations within Esparto to achieve a jobs/housing ratio of 1.2, per Mitigation Measure LU-1c.
 - b. Prepare a Specific Plan for the Covell/Pole Line Road property, per Mitigation Measure LU-2a. (Note: This will necessitate a revision to Figure LU-4 and elsewhere throughout the General Plan to include appropriate references to the Covell Property Specific Plan.)
 - c. Require that land uses and development capacities identified in each Specific Plan area be modified to meet the community park threshold of 5 acres/1,000 population, per Mitigation Measure LU-2a.
15. Policy CC-3.3 has been expanded to require that the amount of land designated for residential and job-generating uses be evaluated during the Specific Plan process to achieve a balance of 1.2 jobs per household. Each Specific Plan shall include a monitoring program to review the jobs/housing balance every five years. Where there is an imbalance, a moratorium shall be created for the over-built land use type until a new balance is achieved, to the greatest extent feasible (per Mitigation Measure LU-4c).
16. Policy CC-3.5 has been revised to make corrections to Table LU-11. Also, paragraph H has been modified to require multi-modal access between communities separated by Interstate 5, per Mitigation Measure LU-1b. In addition, paragraph L has been added pursuant to Mitigation Measure UTIL-1a, to establish maximum daily water use thresholds (e.g. on a "per-dwelling unit equivalent" (DUE) basis within the Dunnigan Specific Plan, and to use those thresholds for purposes of sizing infrastructure..
17. Policy CC-3.7 has added paragraph E to encourage the Knights Landing Community Services District to consider the use of Sacramento River water for domestic consumption, per Mitigation Measure UTIL-2b.
18. Policy CC-3.9 has been expanded to include paragraph G to require that the need for State Route 16 improvements be identified within the Madison Specific Plan. In addition, paragraph H has been added to encourage the Esparto Community Services District to consider the use of Cache Creek water for domestic consumption.

19. Policy CC-3.11 has been expanded to include paragraph D which would ensure that transit planning for commuting workers would be a key consideration in the Elkhorn Specific Plan. Also, paragraph E has been added to require that the Elkhorn Specific Plan include high density residential development to achieve a balance of 1.2 jobs per household. (Note: This will necessitate a revision to Figure LU-7 and elsewhere throughout the General Plan to include appropriate references to the added residential component of the Elkhorn Specific Plan area.) In addition, paragraph F has been included to identify the need for improvements to the County Road 22/ Interstate 5 interchange as a part of the Elkhorn Specific Plan, per Mitigation Measures LU-4d.
20. Policy CC-3.13 to establish mixed use development on the 75 acres of existing industrially designated land south of State Route 16 and east of County Road 86A in Esparto has been deleted, per Mitigation Measure LU-1c.
21. Policy CC-4.11 has been expanded to require that site-specific information be required for each new development application to ensure informed decision-making and consistency with the General Plan. Such information may include, but not be limited to: air quality, climate change, agricultural resources, biological resources, cultural resources, fiscal impacts, flood risk, hydrology and water quality analysis, geotechnical study, land use compatibility, noise analysis, Phase One assessment, sewer service analysis, storm drain capacity, title report, traffic and circulation study, visual simulation, lighting study, and water supply assessment. Studies shall cover both on-site and off-site improvements and shall meet CEQA technical standards. Where appropriate, studies shall include recommendations to be implemented as part of the project, per Mitigation Measure LU-2b.
22. Action CC-A7 has been clarified to indicate that formal buffer areas shall be provided between all cities and unincorporated communities within the County.
23. Action CC-A34 has been modified to require that the review of development proposals evaluate the potential for land use incompatibility and incorporate design features to reduce such impacts, to the greatest extent feasible, per Mitigation Measure LU-2c.

Circulation Element – Chapter 4

1. Policy CI-1.12 has been reworded to require coordination with the Yolo County Transportation District on amending the Congestion Management Plan to ensure consistency with the 2030 County General Plan. Also, require the monitoring of roadways and the preparation of a deficiency plan, where needed. In addition, consider opting out of the Congestion Management Plan, if appropriate, per Mitigation Measure CI-4.
2. Policy CI-3.1 has been modified and expanded to establish a Level of Service “D” for segments of County Roads 24, 27, 31, and 98. Also, adds a new criterion of right-of-way constraints to the list of factors to consider when allowing exceptions to the LOS levels listed, per Mitigation Measure CI-2.
3. Policy CI-3.18 has been added to require that the Dunnigan Specific Plan incorporate a maximum threshold of 44 vehicle miles traveled (VMT) per household per day. VMT performance shall be monitored with each phase of development. Achievement shall be

determined using a travel demand forecasting model that is sensitive to built environmental variables, including density, diversity, design, and destination. If the threshold is exceeded, additional measures shall be implemented to reduce the VMT levels.

4. Policy CI-3.19 has been added to require that the Knights Landing, Madison, Elkhorn, and Covell Specific Plans strive to achieve the 44 VMT threshold per household per day, to the extent feasible, per Mitigation Measure CI-1b.
5. Policy CI-3.20 and Action CI-A6 have been revised to require that each Specific Plan establish mode split goals for walking, bicycling, and transit. Also, requires monitoring every two years to ensure that these goals are being achieved.
6. Action CI-A29 has been added to establish a regional funding mechanism to fund identified roadway expansion projects, per Mitigation Measure CI-3a.
7. Action CI-A30 has been added to amend the County Facilities Services Assessment (FSA) fee to fund identified roadway expansion projects, per Mitigation Measure CI-3b.

Public Facilities and Services Element – Chapter 5

1. Action PF-A20 has been modified to emphasize the use of special districts to provide funding for operation and maintenance of community parks, per Mitigation Measure PUB-3c.
2. Policy PF-5.9 has been added to require that applicants provide a willserve letter from the appropriate fire district confirming their ability to provide service and any terms of service, per Mitigation Measure PUB-1.
3. Policy PF-6.7 has been added to require coordination with school districts during the preparation of Specific Plans to ensure that new school sites are identified and located within the residential neighborhoods they will serve, per Mitigation Measure PUB-2a.
4. Policy PF-6.8 has been added to require the environmental review for Specific Plans to include the design and siting of new school and education facilities to the greatest feasible extent, to provide environmental clearance for new school construction, per Mitigation Measure PUB-2b.
5. Policy PF-6.9 has been added to encourage the use of Development Agreements to pay the costs of infrastructure and fees to reduce the cost of new school construction, per Mitigation Measure PUB-2c.

Agriculture and Economic Development Element – Chapter 6

1. Policy ED-3.3 relating to jobs/housing relationships has been strengthened, per Mitigation Measure LU-4e.
2. Policy ED-5.6 has been modified to encourage employers to hire locally and assist workers to find homes within the community, and to achieve a balance of 1.2 jobs per household, to the greatest feasible extent, per Mitigation Measure LU-4f.

Conservation and Open Space Element – Chapter 7

1. The Sacramento Valley Conservancy and Putah Creek Coordinating Council have been added to the list of groups involved in open space and conservation efforts within Yolo County.
2. Additional language has been added to describe the organization and efforts of the Blue Ridge Berryessa Natural Area Conservation Partnership.
3. Policy CO-2.14 has been modified to clarify that the limited loss of blue oak woodland and grasslands is acceptable, where the fragmentation of large forests exceeding 10 acres is avoided and losses are offset, per Mitigation Measure BIO-3a.
4. Policy CO-2.22 has been revised to indicate that recreational trails and other features allowed within the 100 foot setback from the top of bank for all lakes, ponds, rivers, creeks, sloughs, and streams should be unpaved and located outside of the riparian corridor wherever possible, per Mitigation Measure BIO-1b.
5. Policy CO-2.37 has been added to ensure that any mitigation preserves habitat in perpetuity, and provides a secure ongoing funding source for operation and maintenance, per Mitigation Measure BIO-1c.
6. Policy CO-2.38 has been added to require that State and Federal approvals be submitted to the County prior to the implementation of projects within riparian areas, per Mitigation Measure BIO-1d.
7. Policy CO-2.39 has been added to require that wildlife movement corridors and nursery sites be preserved to the greatest extent feasible or fully mitigated. Movement corridors shall not become fragmented and isolated from one another, and nursery sites should be avoided when actively used and/or repeatedly used, per Mitigation Measure BIO-4a.
8. Policy CO-2.40 has been added to require that new or retrofitted bridges, and new or expanded roads, to incorporate design and construction measures to maintain wildlife movement corridors, per Mitigation Measure BIO-4b.
9. Policy CO-2.41 has been added to preserve grassland habitat within 2,100 feet of California tiger salamander breeding ponds, per Mitigation Measure BIO-4c.
10. Policy CO-2.42 has been added to require that impacts to State/Federal endangered and/or special-status species be avoided to the greatest extent feasible, or fully mitigated, per Mitigation Measure BIO-5a.
11. Policy CO-2.43 has been added to protect Swainson's hawk foraging habitat by requiring applicants to participate in the Agreement between the California Department of Fish and Game, Yolo County, and the Natural Heritage Joint Powers Authority; or to fully mitigate the impacts subject to State and Federal requirements, per Mitigation Measure BIO-5b.
12. Policy CO-2.44 has been added to require that development projects within 1.3 miles of a known or potential California tiger salamander breeding site perform a site-specific

- biological assessment. Potential impacts shall be addressed by either preserving and enhancing existing habitat located within 2,100 feet of an occupied habitat, including a suitable breeding pond; or shall be fully mitigated at a 3:1 ratio, per Mitigation Measure BIO-5c.
13. Policy CO-3.5 has been added to preserve and protect the County's unique geologic and physical features, per Mitigation Measure GEO-1a.
 14. Action CO-A52.1 has been added to inventory and map the County's unique geologic and physical features, including special soils and outcrops, per Mitigation Measure GEO-1b.
 15. Policy CO-5.3 has been revised to require management of the County's groundwater resources on a sustainable yield basis, per Mitigation Measure HYD-1a.
 16. Policy CO-5.16 has been modified to require that all new development have an adequate water supply and to require consultation with appropriate water agencies regarding water supply assessments on all new significant development applications.
 17. Policy CO-5.31 has been added to encourage the Esparto Community Services District to consider the use of Cache Creek for domestic consumption, per Mitigation Measure UTIL-2b.
 18. Policy CO-5.32 has been added to establish a threshold of no net new water demand, for development within water districts where there is an insufficient water supply, per Mitigation Measure UTIL-2c.
 19. Policy CO-5.33 has been added to encourage the increased recharge of aquifers with surplus surface water supplies, per Mitigation Measure HYD-1b.
 20. Action CO-A100.1 has been added to create guidelines for local water providers to promote sustainable practices such as recycled and gray water, as well as additional water rights, per Mitigation Measure UTIL-2a.
 21. Policy CO-6.6 has been expanded to include a list of Best Management Practices to control dust during construction activities, per Mitigation Measure AIR-1.
 22. Action CO-A106 has been revised to require that new development site new sensitive land uses consistent with the recommendations of the California Air Resources Board, per Mitigation Measure AIR-3.
 23. Text has been added to indicate that hydroflouorocarbons (HFCs), perflouorocarbons (PFCs), and sulfur hexafluoride (SF₆) are greenhouse gasses of concern. In addition, language has been clarified regarding Assembly Bill 32.
 24. Action CO-A115 has been modified to use the 1982 County Energy Plan as the basis for the preparation of the Climate Action Plan. Also, the 2030 General Plan would be amended to include the Climate Action Plan upon its adoption.

Health and Safety Element – Chapter 8

1. Action HS-A47 has been modified to require a shallow soil investigation, where any Phase I report has identified agricultural activities prior to 1980, in accordance with the Department of Toxic Substances guidelines, per Mitigation Measure HAZ-1.
2. Policy HS-5.2 has been revised to ensure that development near private and public airports complies with the requirements of the Federal Aviation Administration and the Airport Land Use Commission. In addition, development proposed near existing private landing strips shall be reviewed for potential compatibility issues, per Mitigation Measure HAZ-3.
3. Tables HS-3 and HS-4 regarding existing highway and County road traffic noise levels have been revised. Table HS-5 concerning existing train noise levels has also been updated, as have Tables HS-10 and HS-11 regarding future highway and County Road noise levels.
4. Action HS-A61 has been modified to require that the future Noise Ordinance include standards regarding “quiet” pile driving technology, where feasible, per Mitigation Measure NOI-4.
5. Action HS-A66 has been clarified consistent with Policy CC-2.16S to require that sound walls be avoided to the greatest possible extent.

Housing Element – Chapter 9

1. Language has been added describing the public outreach efforts made by the County over the past several years in developing the updated Housing Element.
2. Appendix A has been added, which provides a review of the status and effectiveness of housing programs used to implement the existing Housing Element.
3. Text modified to be consistent with Table HO-12 regarding jobs and housing.
4. For Table HO-20, text has been added to indicate that according to the California Housing and Community Development Department, up to one-half of the 142 units affordable to very low-income families that are expected to be built between 2008 and 2013, can be assumed to be affordable to extremely low households.
5. Table HO-21 has been revised to accurately reflect the distribution of family income levels as they relate to housing affordability.
6. Analysis has been added indicating that up to 31 percent of households in the unincorporated area are paying too much for their housing, including 17 percent of owners and 14 percent of renters.
7. Text has been added to indicate that overcrowding is generally three times higher among families that rent their home, compared to families that own their home.

8. An extensive discussion has been included describing potential constraints to expand the supply of housing for persons with disabilities, as well as the programs in the Housing Element proposed to remove those constraints. Such programs include: the use of Development Agreements to require new home builders to create "visitable" housing units; new provisions for disabled parking requirements; promoting group housing; and prohibiting discrimination at the time of sale towards persons with disabilities.
9. Language has been added to provide a more detailed explanation of the assumptions used in quantifying seasonal and/or part-time farm employment trends.
10. Text has been included to indicate that affordable housing can be built on properties zoned RS (Residential Suburban), R-1 (Residential One Family), R-2 (Residential One Family or Duplex).
11. A paragraph has been added describing the County's Planned Development ordinance process and how it can be used to lower regulatory barriers that discourage the provision of affordable housing.
12. An extensive discussion has been included that describes the potential constraints represented by County requirements for on- and off-site improvements related to new development.
13. Additional language has been added to describe the assumptions regarding affordability of new homes built on parcels designated as Agriculture.
14. Yolo County Housing has been added to the list of sources available to provide financial assistance in the preservation of existing affordable housing.
15. Table HO-38 has been updated with more accurate information regarding the contribution of housing projects currently under construction and pending towards the Regional Housing Needs Allocation (RHNA) established by the Sacramento Area Council of Governments (SACOG) for 2008-2013.
16. Text has been included to provide a more detailed discussion of the assumptions used to estimate the number of various levels of affordable homes on agricultural parcels counted towards fulfilling the County's RHNA for 2008-2013.
17. Figure HO-4 has been added to illustrate where vacant residentially zoned parcels are located within the unincorporated area.
18. An extensive discussion has been added analyzing the development potential of vacant residentially zoned parcels.
19. Additional language has been included correcting information about infrastructure capacity and its constraint on new housing within the various unincorporated communities.
20. Table HO-42 has been revised to provide accurate numbers regarding how the County meets the RHNA requirements for 2008-2013.

21. Policy HO-1.1 has been revised to include emergency shelters and transitional housing in the list of diverse housing types to be encouraged.
22. Policy HO-4.5 has been clarified to define "visitability" as access for people who have trouble with steps and/or use wheelchairs or walkers.
23. Policy HO-7.2 has been amended to clarify that Clarksburg has additional governmental requirements placed on it by the Delta Protection Commission that constrain the provision of new housing.
24. Table HO-43 has been updated to provide accurate numbers regarding quantifiable housing objectives for the 2006-2013 time period.
25. Action HO-A1 has been clarified to indicate that establishing target ratios of apartments to for-sale housing within each community shall not be used to deny proposed new multiple-family residential development.
26. Action HO-A6 has been added to amend the Zoning Code to designate transitional and supportive housing as a residential use, regardless of the number of residents, and subject to the same conditions as other residential uses in the same zone.
27. Action HO-A7 has been added to require that County regulations be amended, where appropriate, to encourage the development of single-room occupancy units.
28. Action HO-A10 has been revised to require the development of a mobile home park resident ownership program, to provide renters with information about how they can convert their rental units into affordable homeownership properties.
29. Action HO-A16 has been added to support extremely low-income housing by providing and maintaining supportive housing and single-room occupancy units through public and private funding.
30. Action HO-A17 has been added to ensure that ten percent of all low-income units are affordable to extremely low-income households, through Development Agreements, and other mechanisms.
31. Action HO-A18 has been added to coordinate with Yolo County Housing to market the Section 8 housing program and prioritize vouchers to expand opportunities for extremely low-income households.
32. Action HO-A19 has been added to encourage non-profit service providers to refer clients who qualify as extremely low-income households to the Section 8 housing program.
33. Action HO-A22 has been added to create development incentives for the provision of farm worker housing.
34. Action HO-A23 has been added expedite the permitting process for the development of farm worker housing.

- 35. Action HO-A24 has been added to defer development fees for projects that provide farm worker housing.
- 36. Action HO-A25 has been added to provide staff assistance to developers who are interested in providing farm worker housing.
- 37. Action HO-A58 has been deleted, as it is duplicative of Action HO-A21.
- 38. Action HO-A83 has been added to pursue grants to assist families suffering financial hardship to remain in their homes and to continue the Fair Housing Program.

LAND USE DESIGNATION CHANGES

Staff is recommending a number of changes to the Land Use map for the 2030 Draft General Plan. (Note: As a result of these changes the tables and text of the General Plan will require corrections to reflect the final land use acreages and other numbers.) Several of these changes are at the request of the property owner. Others are in response to specific Mitigation Measures. The remaining changes are to correct errors in the January, 2009 version of the Land Use Diagram and/or to include properties that were inadvertently overlooked previously.

APN	ACREAGE	CURRENT LU DESIGNATION	PROPOSED LU DESIGNATION
CENTRAL LANDFILL			
042-140-11	3.2	Agriculture	Public/Quasi-Public
042-140-13	217.6		
CHILES ROAD (EAST DAVIS)			
033-290-45	14.0	Agriculture	Parks and Recreation
033-290-94	13.6	Agriculture	Public/Quasi-Public
CLARKSBURG			
040-020-22	14.7	Agriculture	Public/Quasi-Public
043-240-08	0.2	Specific Plan	Industrial
043-271-01	0.4	Residential Low	Commercial Local
043-271-02	0.3		
043-271-15	0.2		
043-240-33	0.3	Residential Low/ Residential High	Residential Low
COVELL/POLE LINE			
035-970-33	382.8	Industrial	Specific Plan
ESPARTO			
049-110-01	1.8	Commercial General	Industrial
049-110-18	20.3	Commercial General/ Residential High/ Open Space	Industrial
049-110-19	26.0	Residential Medium/ Open Space	Industrial
049-110-20	24.8		
049-130-42	3.2	Residential Low	Residential Low/ Open Space/ Public/Quasi-Public

APN	ACREAGE	CURRENT LU DESIGNATION	PROPOSED LU DESIGNATION
ESPARTO (continued)			
049-110-02	1.9	Commercial General	Industrial
049-110-03	2.4		
049-150-40	46.4	Residential Low/ Agriculture	Residential Low/ Open Space/ Parks and Recreation/ Agriculture/ Public/Quasi-Public
049-160-15	18.4	Residential Low	Residential Low/ Open Space
049-250-09	16.9		
I-505			
054-180-18 (partial)	15.0	Commercial General	Agriculture
KNIGHTS LANDING			
056-311-04	0.4	Commercial Local	Residential Medium
056-371-10	3.2	Residential Low	Open Space
056-381-17	4.4		
056-381-12	1.2		
056-291-07	0.2	Commercial Local	Public/Quasi-Public
056-293-02	0.4		
MADISON			
049-440-02	2.3	Industrial	Commercial General
049-440-07	1.2		
MONUMENT HILLS			
040-040-40	59.8	Open Space	Residential Rural
NORTH DAVIS MEADOWS			
041-170-16	0.6	Residential Low	Parks and Recreation
041-180-09	0.5		
041-190-11	1.2		
041-120-33	2.6	Parks and Recreation	Residential Low

HOUSING ELEMENT

Of the seven mandatory elements of the General Plan, the Housing Element is the only one that requires "approval" by the state. Pursuant to Section 65585 of the Government Code, the California Department of Housing and Community Development (HCD) is required to review draft local Housing Elements for compliance with state law and report on their findings. The November 25, 2008 comment letter from HCD concluded that additional work is needed in order for the draft element to be in compliance with the state requirements (Section 65585d). The state's comments were primarily technical in nature, focusing on either clarification of information presented in the Draft Housing Element, the inclusion of additional data that was not sufficiently detailed, and/or expanded discussions of recommended actions.

The Final Draft General Plan contains revisions to the Housing Element that staff believes will fully satisfy HCD. After adoption of the General Plan (which is currently anticipated to occur in September), the County is then required to resubmit the Element to HCD at which point the

State has 90 days to complete their second review. If the State concludes that the final element satisfies the legal requirements, they will issue a final letter that finds the element “in compliance”. A compliant Housing Element is required in order to qualify for most housing loan and grant programs, is necessary in order to achieve the statutory presumption of legal adequacy afforded by Government Code Section 65589.3, and is necessary in order to take full advantage of opportunities presented under the federal “Stimulus” package.

IMPLEMENTATION PLAN

A key component of the Draft General Plan will be the General Plan Implementation Plan. When completed, the General Plan Implementation Program (GPIP) will integrate all of the Actions within the various chapters of the General Plan into a single spreadsheet-based document. The GPIP will allow actions to be tracked and sorted in a variety of ways, for example by department responsibility, estimated cost, year of implementation, and/or General Plan element.

The GPIP is currently in administrative form and is under consideration by the County Administrator and affected department Heads. Departments having implementation responsibilities will need to address the following in conjunction with the establishment of each annual budget:

- Assign workload factors (estimated labor hours and staff positions) to each action item
- Establish a priority ranking for each action item
- Confirm the proposed timeframe for completion of each action item

However, as noted in new proposed text in Chapter One the current severe economic and fiscal crisis will affect the County’s ability to implement the General Plan in strict accordance with the targeted timeframes. Crippling budget cut-backs and extensive staff lay-offs face the County at this time. It is anticipated that this crisis will be resolved over time. In the meantime, implementation of the General Plan will be considered as part of the County’s annual budgetary process, subject to economic and fiscal realities.

This process will enable the Board of Supervisors, staff, and the public to better understand and consider the fiscal implications of General Plan implementation, and will allow for structured priority-setting in the future. As currently drafted, the General Plan contains over 500 separate actions. This represents an ambitious vision over the next twenty years, the implementation of which will depend largely on available resources. Allocating resources by assigning priorities to these actions is a fundamental policy decision of the Board of Supervisors that will have significant impacts on the economy, the environment, and on the county budget. Funding for completion of the implementation plans will be an important part of that decision, whether through fees, grants, partnerships, or the General Fund. Public input during future workshops and hearings is encouraged to assist the Board of Supervisors in determining implementation priorities and balancing among factors such as the degree of benefit, cost to the County (including staff time), costs to property owners, and effects on other General Plan policies and actions.

ECONOMIC DEVELOPMENT STRATEGY

The County’s Economic Development Strategy (EDS) will be an important implementation tool for the General Plan. Though not a part of the General Plan, a draft of the EDS was circulated

in September 2008, along with the Draft General Plan, so that the public would have an opportunity to review both draft documents together. Several comments were received on the Draft EDS and those have been considered by the County Economic Development Manager. Minor revisions will be made to the Draft EDS to address these concerns and it will be brought forward to the Board of Supervisors for final action concurrent with or following approval of the General Plan.

DRAFT ENVIRONMENTAL IMPACT REPORT

Overview

The Draft Environmental Impact Report (DEIR) for the Draft General Plan was released April 28, 2009 for a 45-day review period that ends June 12, 2009. On May 14, 2009 the Planning Commission held a public hearing to receive oral comments on the DEIR. Three people provided comments – Eileen Samitz, Erich Linse, and Justin Kudo. A summary of the oral comments, all written comments received as of this writing, and staff responses are included in the earlier portion of this staff report.

Mitigation Measures

Mitigation measures in the DEIR take the form of new or revised Draft General Plan policies and actions which (with one exception discussed below) have been integrated into the Final Draft General Plan (with some clarification of the original EIR language). Some of the notable mitigation measures are summarized below:

- Mitigation Measure LU-1c amends Policy CC-3.13 of the Draft General Plan to retain the 79 acres southwest of town (south of SR16 and east of CR 86A) as Industrial rather than allowing for future mixed use residential development.
- Mitigation Measure LU-2a amends Policy CC-3.1 of the Draft General Plan to require preparation of a Specific Plan or Master Plan for the Covell/Pole Line Road Industrial property.
- Mitigation Measures LU-4a, b, and c amend the Policies CC-2.10, CC-2.11, and CC-3.3 relating to jobs/housing balance, match, and phasing respectively to be stronger by adding the words "to the greatest extent feasible".
- Mitigation Measure LU-4c also amends Policy CC-3.3 to require a program to monitor the jobs/housing relationship in each specific plan area including monitoring (and rebalancing land uses if necessary) every five years.
- Mitigation Measure LU-4d amends Policy CC-3.11 to require high density upper-story residential development in the Elkhorn Specific plan to accommodate work force housing.
- Mitigation Measures CI-1a and b identify new policies that would establish a threshold of 44 vehicle miles of travel (VMT) generated per household per weekday as a maximum within the Dunnigan Specific Plan area (with performance monitoring required at each development phase) and as a target or goal within the other specific plan areas.

- Mitigation Measure CI-1e identifies a new policy that would require the establishment of mode split goals (including biennial household surveys to ensure performance) for walking, bicycling, and transit trips within Transit Plan required (per Action CI-A6) for each specific plan area.
- Mitigation Measure UTIL-1a identifies a new policy to establish maximum daily water use thresholds (e.g. on a “per-dwelling unit equivalent” (DUE) basis within the Dunnigan Specific Plan, and to use those thresholds for purposes of sizing infrastructure.
- Mitigation Measure UTIL-2c identifies a threshold of no net new water demand, for development within water districts where there is an insufficient water supply.

Only one identified mitigation measure has not been integrated into the Final Draft General plan and instead is recommended for rejection. Mitigation Measure NOI 2 recommends a new policy for the Noise Element section of the Health and Safety Element as follows:

NOI-2: The Draft General Plan shall be amended to include the following new policy in the Health and Safety Element.

Policy HS-#: All proposed new development of noise sensitive land uses in areas that would experience traffic noise levels in excess of 60 dBA L_{dn} shall submit an acoustical analysis prior to issuance of building permits demonstrating how all reasonable and feasible noise insulation features have been incorporated into the project design that would reduce traffic noise impacts to meet the County’s interior noise level standard for such land uses.

The staff recommends rejection of this measure as duplicative of policies and actions already included in the Draft General plan including Policy HS-7.4, Action HS-A61, and Actions HS-A63 through A66.

Significant Impacts

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 the many impacts may remain significant and unavoidable even after identified mitigation measures are implemented.

The DEIR concludes that there are "significant and unavoidable" impacts in each area of analysis except Public Services and Geology, Soils, Seismicity, and Mineral Resources. In total there are 41 countywide impacts and 12 cumulative (regional) impacts identified as significant and unavoidable.

Alternatives

The DEIR includes a full comparative analysis of three alternative General Plan scenarios:

- The CEQA-required **No Project alternative** assumes that the proposed project would not be adopted or implemented and that development would continue in accordance with the 1983 General Plan.
- The **Rural Sustainability alternative** assumes that a moderate amount of growth would occur in several unincorporated communities, increasing the level of economic development and restricting housing in the rural agricultural areas.
- The **Market Demand alternative** assumes that the County's historic constraints on growth would be removed.

The EIR concludes that the Rural Sustainability alternative would be the "environmentally superior" alternative because it would reduce impacts in the greatest number of topic areas compared to the Draft General Plan. However, the overall level of remaining significant and unavoidable impacts is similar between the Rural Sustainability alternative and the Draft General Plan, and the analysis contained in the DEIR demonstrates that adoption of the Draft General Plan would be the superior choice when comparing and balancing land use, policy, economic viability, environmental impact, and community values.

Findings of Fact

State law requires that the County make several types of CEQA "findings" at the time of final adoption of the General Plan. Findings describe the conclusions reached regarding particular issues, including specific evidence in support of those conclusions. These findings will be prepared for the final action by the Board of Supervisors in September. 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.
- 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.

ATTACHMENTS

Attachment A – Final Draft 2030 Yolo County General Plan (distributed separately)
Attachment B – Comment Letters

June 3, 2009

Honorable Michael McGowan, Chairman
Board of Supervisors
County of Yolo

RE: General Plan Update, Selection of Draft Plan

Dear Members of the Board of Supervisors:

The City of Davis has been following with great interest the evolution of the County's General Plan Update process. We recognize that this is the opportunity to comment on the Draft Environmental Impact Report, and we also wish to provide comments on policy issues raised by the Draft General Plan and its EIR.

The City strongly supports the County's long-standing principle of directing development to the incorporated cities and the existing unincorporated communities. We trust that this principle will continue to be pursued during adoption and implementation of the new General Plan. The City assumes that any development on the edge of Davis will occur through the City's planning process (including Measure J vote, if required) and be annexed to the City. Any development on the edge of Davis will pay its fair share of costs for providing City and County services, including contributions to infrastructure to serve the development. The city assumes that no development on unincorporated land within the City of Davis planning area shall be approved unless mutually agreed upon by the city and the county.

The City supports the Board's desire to explore opportunities for mutual benefit. (Policy LU-6.11). At this time, we have not had discussion of any specific uses and locations for urban development on the edge of Davis, or a joint determination that the listed uses are appropriate uses or locations. At this time, it is too early to consider specific projects for inclusion in the General Plan document, in advance of those discussions. The City representatives to the County 2x2 are the designated liaisons, and will report back to the full Council as necessary.

We have the following specific comments on the Draft EIR itself:

1. The EIR should provide sufficient detail to evaluate the traffic and noise impacts of development at Pole Line and Covell from impacts of development in the remainder of Yolo County or the region. The document should also clearly differentiate the change from the existing (agricultural) conditions as well as the change from the current General Plan.

2. Impacts of additional traffic on roads within the City of Davis can be mitigated through payment of traffic impact fees.
3. The map of Fire Districts (Figure IV.G-1) should be modified to show that the City of Davis provides service to the Springlake Fire District south of CR29 (Area B).
4. The City has limited capacity to provide water and wastewater service to new development. The EIR cannot assume that development near Davis will be permitted to tie into City utility systems.
5. The EIR concludes that there is no feasible mitigation when traffic noise increases near existing residential areas. Improvements such as double-pane windows and additional insulation can provide mitigation in addition to sustainability benefits.

Thank you for considering our comments. We recognize the many dimensions that the County must consider with its future General Plan, and that County interests must evolve with changing times and needs. We at the City are facing similar circumstances. Our hope is that we can continue to work closely with the County in staying grounded in the land use planning principles that have distinguished our planning efforts from many others statewide and in this region.

Sincerely,

Ruth Asmundson
Mayor

David Morrison

From: Rodolfo Dueñas [rodolfo.duenas@gmail.com]
Sent: Friday, March 06, 2009 5:41 PM
To: David Morrison
Subject: Status of General Plan for Knights Landing

Mr. Morrison,

I hope this e-mail finds you well. As we patiently and eagerly await the update of the GP for the County of Yolo and the town of Knights Landing in order to begin our project I wanted to make sure that the correction to Mr. Sanchez property on Locust from the proposed Commercial Designation to Medium Density Residential had taken place, as discussed in your previous e-mail to me on October 17, 2008 . Mr. Sanchez spoke to Donald Rust and obtained a copy of the Draft GP 2030 map for Knights Landing that still shows the property as a future Commercial Designation, and of course he has panicked a little. I wanted to make sure from you that the we are still being considered for Medium Density Residential for this parcel, as Mr. Sanchez is just waiting on the approval of the GP and subsequent Rezoning to commence, since the existing houses are in poor condition. Please let me know if we can be of any assistance, or if you need anything from us for the purpose of supporting the change to the parcel in question.

Sincerely,
Rodolfo Duenas
510-421-7012

--
Rodolfo Dueñas

ECAC

ESPARTO CITIZENS ADVISORY COMMITTEE

C/O YOLO COUNTY PLANNING, RESOURCES AND PUBLIC WORKS DEPARTMENT
292 West Beamer Street, Woodland, CA 95695-2598. (530) 666-8775 FAX (530) 666-8728

May 7, 2009

TO: Yolo County Board of Supervisors

CC: David Morrison, Assistant Director, Yolo County Planning & Public Works
Carla Phillips, Chair, Madison Advisory Committee

FROM: Esparto Citizens Advisory Committee

SUBJECT: KH Communities, LLC application for Madison Development

The Esparto Citizens Advisory Committee (ECAC) supports Yolo County Planning Staff and Madison Citizens Advisory Committee in their recommendation to deny the "fast-track" application by KH Communities LLC for the Madison Specific Plan prior to the 2030 Yolo County General Plan approval.

The scope of this development is too much, too fast when our unincorporated towns still need upgrades to infrastructure to meet the current needs.

We also take exception to the following excerpt from page 3 of the 4/21/09 Staff Report:

"It should also be noted that the Board of Supervisors previously indicated that 75 acres of existing industrial land in nearby Esparto was not economically likely to develop and should instead be considered for residential and commercial uses."

It has always been ECAC's position that Esparto residents do not want this parcel rezoned from its current Industrial status (unless to ag-industrial) to Residential and/or Commercial. We would like to again request that the Board drop this proposed change from the Yolo County General Plan draft as it was neither desired by the Esparto community, nor Planning Staff as we understand it.

Thank you for your consideration.

Sincerely,

Melissa D. Jordan, Chair
Gretchen Adan
Wayne Belshaw
Colleen Fescenmeyer
Pat Harrison
John Hulsman
Giacomo Moris
Patrick Scribner

The Esparto Citizens Advisory Committee is appointed by the Board of Supervisors to act as advisors to the Planning Commission concerning land use matters. The opinions expressed by this committee are not necessarily those shared by the Planning, Resources, and Public Works Department.

U.S. Department of Homeland Security
FEMA Region IX
1111 Broadway, Suite 1200
Oakland, CA. 94607-4052



FEMA

May 4, 2009

Heidi Tschudin
General Plan Project Manager
Tschudin Consulting Group
710 21st Street
Sacramento, California 95811

Dear Ms. Tschudin:

This is in response to your request for comments on the Notice of Availability of the Draft Environmental Impact Report on the Draft General Plan for Yolo County, California.

Please review the current effective Flood Insurance Rate Maps (FIRMs) for the County of Yolo (Community Number 060423), Map revised December 20, 2002. Please note that the County of Yolo, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any *development* must not increase base flood elevation levels. **The term *development* means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

Heidi Tschudin, General Plan Project Manager

Page 2

May 4, 2009

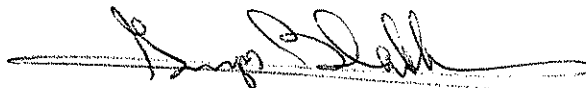
- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA's Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtm>.

Please Note:

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community's floodplain manager for more information on local floodplain management building requirements. The Yolo County floodplain manager can be reached by calling Lonell Butler, Building Official, at (530) 666-8803.

If you have any questions or concerns, please do not hesitate to call Jana Critchfield of the Mitigation staff at (510) 627-7266.

Sincerely,



Gregor Blackburn, CFM, Branch Chief
Floodplain Management and Insurance Branch

cc:

David Morrison, Assistant Director, Yolo County Planning and Public Works Department

Lonell Butler, Building Official, Yolo County

Ray Lee, State of California, Department of Water Resources, Central District

Jana Critchfield, Insurance Specialist, DHS/FEMA Region IX

Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX

David Morrison

From: Hendrik Feenstra [yoloproduce@yahoo.com]
Sent: Monday, February 23, 2009 1:51 PM
To: David Morrison
Subject: GENERAL PLAN

Mr. Morrison

In the documents for the general plan update dated jan.20 2009. there is a section with the proposed zone changes for several parcels in the Madison area with the corresponding A.P.#s I was under the impression that the parcel I own A.P.# 049 440 007 000 was to be rezoned from industrial to commercial. I do not see this A.P.# listed. Is this an oversight or has something changed.

Hendrik Feenstra

(530) 865 5254

6/2/2009

David Morrison

From: Eric Parfrey
Sent: Wednesday, January 28, 2009 3:08 PM
To: David Morrison
Subject: FW: Yolo General Plan comments

From: Giacomo Moris [mailto:moris.giacomo@gene.com]
Sent: Wednesday, January 28, 2009 2:05 PM
To: Eric Parfrey
Cc: Duane Chamberlain; Patricia Valenzuela; 'Melissa D. Jordan'
Subject: Yolo General Plan comments

Eric,

Do you happen to know the outcome of the Yolo General Plan workshop last week regarding the 75 acres South-East of the town of Esparto? I went to Woodland twice to speak on that subject but the doors were locked at 7:30pm on Wednesday, and Thursday I was informed that the workshop ended Wednesday. I tried looking at the video but I'm afraid it will take me hours to find the right time the subject was discussed.

I was going to suggest that the General Plan retain this zoning as Industrial (not residential/mixed use as desired by the Developer) or possibly "Ag-Industrial" if appropriate. If the residential proposal is still on the table, please let me know when/where would be the best place to make this comment – EIR?

Thanks,
Jack

JAMES V. NOLAN
CHRISTOPHER R. HUGO
ROBERT P. NAKKEN
DAVID W. JANES

Of Counsel:
DAVID A. HUGO

**GARDNER, JANES, NAKKEN,
HUGO & NOLAN**

LAWYERS
429 FIRST STREET
WOODLAND, CALIFORNIA 95695

(530) 662-7367
(530) 662-2859
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NEAL CHALMERS (1891-1963)
CARL E. RODEGERDTS (1903-1971)
ROGER SANS (1914-2007)
E.L. MEANS (1911-2009)
FRANKLIN K. GARDNER (RETIRED)

(A MERGER OF CHALMERS, SANS, GARDNER & NOLAN
AND RODEGERDTS, MEANS, JANES, NAKKEN & HUGO)

February 17, 2009

David Morrison
County of Yolo
Planning and Public Works Department
292 West Beamer Street
Woodland, CA 95695

Via fax #666-8728 and regular mail

Re: Elkhorn Fire Protection District;
Government Code §65302.5 Review of General Plan

Dear Mr. Morrison:

Our office represents the Elkhorn Fire Protection District. The District has requested that I write to you to express the District's concerns about the substantial impacts within the District of the General Plan change at the Elkhorn area.

The proposed development is more suitable for urban environment with a full time paid and fully equipped fire department. Those circumstances do not exist in the Elkhorn Fire Protection District, since it is a large agricultural area with few residents and a volunteer staff.

No change to the general plan for this area should be made absent a full obligation of the developer to satisfy their own fire protection needs without reliance on the Elkhorn Fire Protection District. Perhaps a mini-fire district should be established and fully funded by development fees for this isolated development.

Very truly yours,

GARDNER, JANES, NAKKEN,
HUGO & NOLAN

By: 

JAMES V. NOLAN
jvnolan@yololaw.com

JVN:kh

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FEB 03 2009

CLERK OF THE BOARD
OF SUPERVISORS



November 20, 2008

Honorable Duane Chamberlain, Chairman
Board of Supervisors
County of Yolo

RE: General Plan Update, Selection of Draft Plan

RECEIVED
NOV 25 2008
City of Davis
Planning & Building

Dear Members of the Board of Supervisors:

The North Davis Land Company (NDLC) has been following with great interest the progression of Yolo County's General Plan Update process. Our site, formerly known as Covell Village, is referenced in Chapter 3, under Policy LU-6.11.f, on page LU-22. The site is north of Covell Blvd., west of Pole Line Road, and east of the Hunt-Wesson site. We feel that this site has many attributes and assets to Yolo County and the City of Davis that reach far beyond it's current zoning of Limited Industrial.

NDLC requests a change to the language of Policy LU-6.11.f to read:
"Innovative housing and mixed use opportunities with an emphasis on seniors that meets internal demand at Covell Blvd./Pole Line Road and coordinated planning with the Hunt-Wesson site."

Reasons for this requested modification are as follows:

- 1) On June 23, 2008, the Yolo County LAFCO adopted an update to the Sphere of Influence (SOI) for the City of Davis and established the Covell site in the 10-year SOI category.
- 2) NDLC is in support of the county and the City of Davis exploring mutual opportunities, including coordinated planning with the Hunt Wesson site. This will ensure a well-designed, comprehensive plan that will meet the many housing and business needs of Davis for the next 20-30 years.
- 3) This site meets the overarching goals and principles identified by the HESC. It is especially suited to support a concept for an innovative neighborhood community with an emphasis on seniors. The site's key attributes include convenient shopping by means of the Nugget Market and Longs Drugs shopping center, connectivity by virtue of networks of greenbelts, easy access to public transit and ideal location along the city's principal east-west arterial route. (see exhibit 1)
- 4) The Covell site is in a unique position to fulfill city and county sustainable land use goals. There is an opportunity to restore habitat along Channel A that bridges the existing habitats and greenbelts at North Davis Ponds and the Wildhorse greenbelt/ag buffer. In addition, this amenity enables the extension of braids of habitat south to Covell Blvd., that interweave and connect micro-neighborhoods. This integration of habitat/greenbelts and housing will further contribute to sustainable land use practices by managing storm water drainage on site and encouraging alternative transportation uses.

3500 Anderson Road, Davis, CA 95616 (530)756-5075

cc: CAO, Co. Counsel, PPW

Citizen-Based / Community-Driven Concept

In an effort to understand the internal demand of the Davis senior community, NDLC has been conducting outreach meetings for over a year. To date, we have met with well over 500 community members in small group outreach discussions. These meetings have allowed us to gain a better understanding of what today's seniors are looking for as they plan for their future.

What we have learned:

1) As communities across America grow older, city governments must identify and seize opportunities to create high-quality housing communities for senior citizens who are living longer and more productive lives. That need is particularly true in Davis.

More than 4,000 single-family homes are owned and occupied by seniors in Davis. Many of these seniors are looking for better housing alternatives. Davis seniors comprise 20 to 30 percent of the city's population.

Most of these people have lived in their Davis homes for decades. These citizens are looking for better choices and solutions to downsize while they maintain their quality of life. In addition to attending our outreach discussions, Davis seniors have voiced their desire at numerous public hearings for a broad variety of housing choices and neighborhood amenities that currently do not exist in Davis.

2) There is also a growing recognition that the solutions of the past, many of them institutional, are no longer acceptable. We need 21st century solutions to meet the financial, health, wellness, and social needs of today's seniors. This paradigm shift will require a visionary commitment from the county, the Davis City Council, planning staff and from those of us willing to carry out the vision with innovation, environmental sensitivity, and smart design.

3) A top priority for all planning should be to add value to the entire community. The creation of new, more acceptable options for Davis seniors to downsize and age in their own community would benefit not only our growing senior population, but also our community as a whole. These benefits include:

a) A resetting of property taxes for the existing homes that seniors will vacate would benefit city and county coffers.

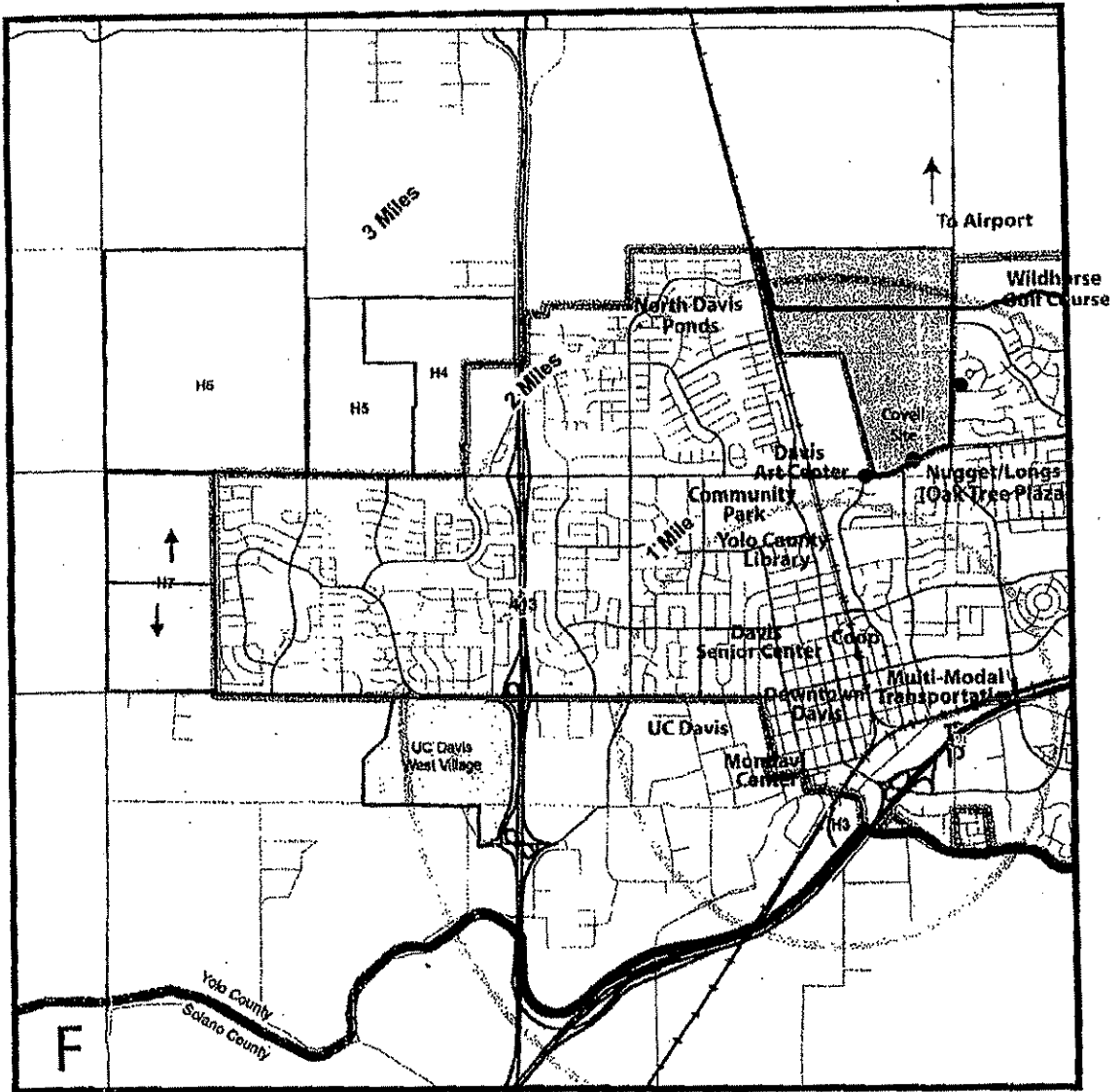
b) Housing for health care workers, caregivers, and those with special needs should not be overlooked and should be included a comprehensive neighborhood community that emphasizes seniors.

c) A well-designed, comprehensive, senior-friendly project with service consolidation would greatly reduce budgetary demands city and county wide. This consolidation of services (such as health, financial, and social services) would provide more effective delivery, improvements in access, greater quality of service and reduced costs.

d) On-site medical facilities, a continuum of care and land dedicated for emergency medical services (EMS) will benefit the entire community. In addition, it will address the needs of those areas in North Davis that are currently outside the 5-minute response time of the existing fire stations.

Thank you for considering our comments for the Yolo County Draft Program Environmental Impact Report. If you have any questions or would like further information, please contact Lydia Delis-Schlosser at shredmama@comcast.net, or call (530) 574-8013.

Exhibit 1
North Davis Land Company
Covell Site Proximity



0 0.5 1 Mile

● Existing Bus Stops

11-20-08 LD

Land planning for a senior housing project should designate:

- a) *Multiple active adult housing types*—ownership housing, condo ownership, rental housing and live-work housing. (Red Dot #3)
- b) *Parks and habitat*—wildlife habitat areas, a community park, neighborhood parks, flower and community gardens, dog park, and other recreational areas.
- c) *Other uses*—business office space for use by active adults, other commercial offices, medical and dental clinics, mixed-use facilities, an extended-stay hotel, neighborhood-oriented retail establishments.

Medical facilities and technologies for a senior housing project should include:

- a) EMT crew base or fire station. (Red Dot #10)
- b) *Interactive senior care for residents who would prefer to "age in place."* A senior congregate care facility would encompass assisted living, Alzheimer's disease care center, skilled nursing, an active adult community center, volunteer center, computer center and lifelong learning center.
- c) *On-site physician* office equipped with the latest telehealth technology for consultation with physicians and medical specialists elsewhere, reducing the need for travel to medical offices.
- d) *Advances in telemedicine technology* make diagnostic services and real-time monitoring and examination of patients with medical specialists available. Properly designed homes will enable residents to add such technology, which can reduce reliance on hospital stays.

Question 3. What other information about the site or its development should the Committee have in its consideration of the site for housing?

The following criteria support why the housing potential for this site would be of community-wide benefit, but is particularly important for senior housing.

- a) The site adjoins a retail center (Oak Tree Plaza) and is proximate to downtown, UC Davis, schools, community parks, the senior center and other community facilities. (Red Dot #1) (see Exhibit 1)
- b) Existing infrastructure includes sewer mains, drainage conduits, gas and electric lines, potential water well site, bus routes, roads, arterials, and bike and pedestrian connections. (Red Dot #4) (Exhibit 1)
- c) The site is abutted on three sides by existing development. Only 15 percent of its total perimeter borders on agricultural land. (Red Dot #5)
- d) The site's development would complete the long-planned network of bicyclist and pedestrian linkages without triggering additional major project costs that typically are associated with other greenfield sites. (Red Dot #'s 7, 8, & 9)
- e) Under the Yolo County General Plan, the site already is zoned for development with permitted industrial and office uses, rather than for agriculture. (Red Dot #2)
- f) A much smaller proposal for this site would fall well within the envelope of an already completed and certified EIR.

Thank you for the opportunity to submit this information for the Covell site. Our previously submitted "Covell Village Site Information" document, dated April 11, 2007, provided extensive site facts and graphics; to obtain an additional copy or for more information, please contact Lydia Delis-Schlosser at (916) 425-6998.

cc: Davis City Council; Katherine Hess, City of Davis Community Development Director; Bill Emlen, City of Davis City Manager; Bob Wolcott, City of Davis Principal Planner; Jeff Baird, Consultant to the City of Davis; Yolo County Board of Supervisors; Yolo County Planning Commission; John Bencomo, Yolo County Director of Planning, Resources and Public Works; David Morrison, Yolo County Assistant Director of Planning; Heidi Tschudin, Yolo County General Plan Consultant; Mike McKeever, SACOG Executive Director

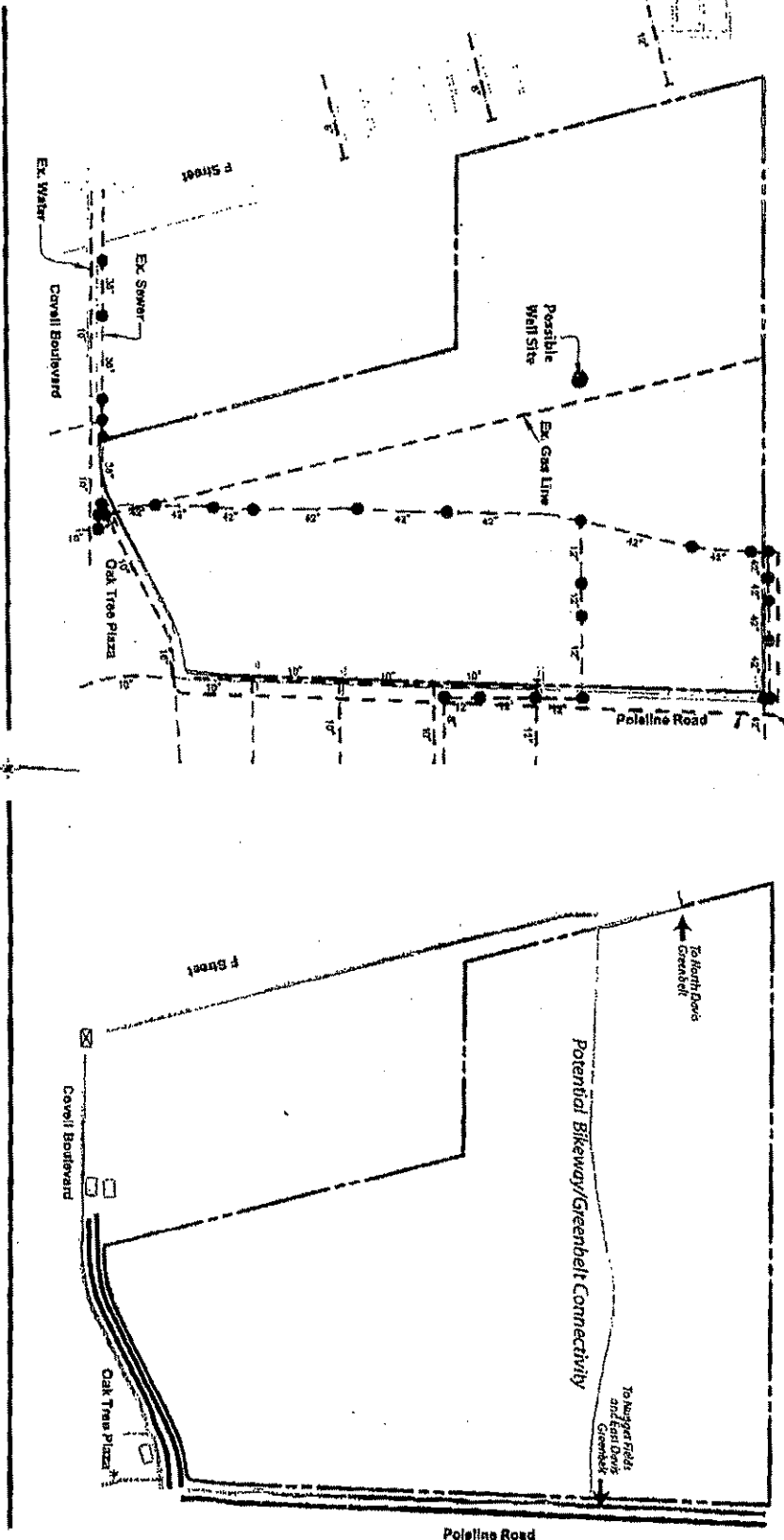
Covell Site - 41872 East Covell Boulevard

Exhibit 1

June 22, 2007

**WATER & SEWER / GAS & ELECTRIC
EXISTING INFRASTRUCTURE**

**BICYCLE & BUS LINE CIRCULATION
EXISTING INFRASTRUCTURE**



- - - - - Existing Domestic Water Line
- - - - - Existing Sewer Line
- - - - - Ex. Sewer Manhole
- Potential Water Well Site
- - - - - Existing Gas Line
- - - - - Existing Electrical

- ☒ Existing Yolo Bus Stop
- ☐ Existing Yolo & UNTRANS Bus Stop
- Existing UNTRANS Bus Stop
- Existing Off-street Bicycle/F pedestrian Path (Greenway)
- Existing On-street Bicycle Lane

* Oak Tree Plaza Businesses: Longs, Pharmacy, Post/UPS/FedEx, Cleaners, Hair Salon, Curves, Nugget Market, Veterinary Clinic, Insurance, Investment, Rental Car, H2O to Go, Subway, Pizza, Doughnuts, Nail Salon and Skin Care.

Covell Village Site Information

To: The City of Davis 2013 General Plan/ Housing Element Update Steering Committee
From: Covell Village Partners
Date: April 11, 2007
Subject: Site Facts and Information

This memo has as its purpose providing you with site-specific information in support of your important work evaluating potential infill and peripheral development options. The following is a brief overview of the Covell Village site and a listing of facts organized around the Committee's preliminary list of criteria documented by staff at your March 22, 2007 meeting.

Overview

The original Covell Village site was comprised of 383 acres located adjacent to the City of Davis city limits. It is north of Covell Blvd., west of Pole Line Road, and east of the former Hunts Cannery and railroad tracks. (Exhibit 1). We believe that the site possesses many distinct attributes, features that embrace the best planning principles articulated both by the City of Davis and the County of Yolo. For this reason, all or part of the site may be of interest to the Steering Committee as it considers its recommendations for updating the Housing Element of the Davis General Plan.

Unique Site Characteristics:

- a) The site is surrounded on three sides by existing development. Only 15% of its total perimeter borders on agricultural land.
- b) At least 650 acres of contiguous agricultural mitigation land are available to choose from.
- c) The site is adjacent to existing shopping and proximate to downtown, the university, schools, community parks, senior center and other community facilities.
- d) Major infrastructure and a certified EIR are already in place.
- e) The site's development would complete the long planned network of bicycle/pedestrian linkages without creating additional major project costs as would typically be imposed by other green field sites.

Site Facts

Criterion 1: Community Form/Compact Development/Mixed Use

- *The site is surrounded on three sides by existing development.*
- *Only a portion of the northern boundary, representing approximately 15% of the total border of the lands, is contiguous to agricultural uses.*
- *The site is:*
 - 1.7 miles from the Downtown (Exhibit 2)*
 - 200 yards from Oak Tree Plaza*
 - 2.0 miles from UC Davis*
- *The site's location would enhance the economic viability of the Oak Tree Plaza and Davis Manor shopping centers.*
- *To serve as farmland preservation and as a buffer between Davis and other cities the property owners have acquired approximately 650 acres of farmland from the north edge of the property up to Willow Slough. The City of Davis could choose agricultural mitigation land from this area to fulfill the 2 to 1 requirements for a project on this site. (Exhibit 3).*
- *Mixed uses could include retail, offices, active adult offices, medical/dental, extended stay hotel, live work, etc.*
- *The site is zoned for development in the Yolo County General Plan rather than for agriculture with permitted industrial and office uses. Accordingly, it is not in the Williamson Act. (Exhibit 4)*

Criterion 2: Environmental / Resource Conservation / Energy Conservation / Community Health

- *Only 15% of the site perimeter borders on agricultural land, reducing agricultural/urban conflicts.*
- *Approximately one-third of the site's soils are Class III & IV.*
- *The site lies within walking distance of local schools, parks, shopping areas and athletic club facilities.*
- *Due to the site's location and existing access to bus transit, bicycle connections, local schools, parks, shopping areas, the University, and to the downtown, this site would have fewer traffic and air quality impacts. (Exhibit 5)*
- *A predominantly senior community, high on the list of planning alternatives, would generate fewer daily trips, minimizing traffic and air quality impacts.*

- *The improvement of Channel A would provide habitat, storm water detention, and a nature corridor, creating a viable riparian environment linking and enhancing existing habitat areas in adjacent neighborhoods.*
- *The agricultural mitigation lands available for this site include 302 acres between County Roads 27 and 29. This farmland has been identified by Davis and Woodland as the most critical area for establishing a green buffer between the cities. (Exhibit 3)*
- *Land is available for new open space and recreational facilities.*
- *Site environmental issues such as wetlands and special species have been thoroughly studied and appropriate mitigation measures have been identified.*
- *The California Department of Fish and Game and Friends of the Swainson's Hawk have identified the mitigation land available through this site as being particularly attractive for Swainson's Hawk foraging habitat. An agreement reached with these groups dictate that in the event of development on the Covell Village site, these lands will be protected and specifically enhanced to benefit hawk habitat.*
- *Site drainage: The site has been subject to engineering studies that indicate it would not be subject to flooding once minimal Channel A improvements are made. On-site drainage needs could be handled by a combination of the existing Channel A that runs through the property and on-site detention that would provide attractive habitat and foraging areas accessible to the public.*
- *Existing drainage problems in other areas of the community could be ameliorated with the improvement of Channel A.*

Criterion 3: Fiscal Stability & Economy

- *Homes could be designed to meet the needs of "empty-nest" active adults living elsewhere in Davis, releasing larger houses for use by younger families. Property taxes and the schools would benefit.*
- *A comprehensive senior community would provide an array of occupational opportunities for professional and service workers.*
- *The following infrastructure is currently on site or immediately adjacent to the site: sewer mains, drainage, gas and electric, bus routes, roads, arterials, bike and pedestrian connections. The availability of infrastructure reduces one-time capital costs as compared to more outlying sites. (Exhibits 5 & 6)*
- *The combination of soil quality and the proximity to residential neighborhoods reduces the productivity of this site for agricultural purposes.*

- *A new fire station has been long needed to bring 5-minute response time to existing areas of the community. This site could share with adjacent developers, dedication of land and construction costs for a new station. (Exhibit 7a & 7b)*
- *A compact community development as provided by this site creates efficiencies in fire, police, public works and other community services. This translates into annual savings for Davis tax payers.*
- *As noted under Criterion 1, this site location would enhance the economic viability of the Oak Tree Plaza and Davis Manor shopping centers.*

Criterion 4: Housing Choices and Needs

- *Affordable housing would be suitable for workforce and special needs populations.*
- *Market rate and affordable housing would meet the needs of seniors and "empty nesters".*
- *Senior facilities would meet the objective of "aging in place." These facilities could include: a senior congregate care facility, assisted living, Alzheimer Care Center, skilled nursing, active adult community and volunteer center, computer center, life long learning center, etc.*
- *Land uses could specify ownership housing, condo ownership, rental housing for active adults of age 55 and over.*
- *Davis seniors who chose to downsize to housing designed to meet their needs would release existing low-density single-family homes for occupancy by younger families who would like to own a home in Davis.*

Criterion 5: Infrastructure Utilization/Public Safety and Emergency Services

- *Land is available for expansion and enhancement of Pole Line Road and Covell Boulevard where deficiencies already exist. Pole Line Road enhancements have been promised as part of the Major Projects Facilities Plan since Wildhorse was begun.*
- *In cooperation with adjacent landowners, land and funds for construction would be available for a fourth fire station. This would allow response times to be reduced in the large portion of north and east Davis that currently lie outside the 5-minute response zone. (Exhibit 7a & 7b)*
- *The city's main sewer line runs through the site connecting the entire city to the wastewater treatment plant to the north. (Exhibit 6)*
- *Because the 42" sewer main is immediately available to the site, it precludes the need for replacing undersized mains in other parts of the community.*
- *Sewer fees generated would reduce rates citywide, without creating the need for additional mains or wastewater treatment facilities.*

- Gas main and electric poles are adjacent to the site. (Exhibit 6)
- Land is available for a new well to support the city's existing need.
- Because the site requires few infrastructure enhancements it would be fiscally positive from a capital outlay and annual operating expense perspective.

Criterion 6: Transportation Choices

- In the event there is a major component of senior housing planned for this site, traffic impacts would be fewer with regard to the number of trips per household and, particularly, the number of peak load trips.
- Access to Hwy 113 and I-80 via Covell Blvd. and Rd 29 north of the site. (See Exhibit 2)
- Access to site would be from both Pole Line Road and Covell Blvd.
- Land is available to enhance the "feel" of the streetscape by incorporating green street design improvements.
- Planned improvements to Covell Blvd. would improve access to and from Nugget Market.
- Land is available for bicycle paths to complete the missing link in the Davis bike/pedestrian network. An east-west connector would link the Northstar ponds in the west to the existing path immediately south of the Nugget Fields.
- The site and associated mitigation land to the north would provide the final leg to complete the Woodland/Davis bike path.
- Drawing on an easement the site owners would provide paralleling the railroad tracks south of Covell Blvd and cooperating with Cannery Park., an at grade bicycle/pedestrian path would be constructed under the eastern slope of the railroad overpass, allowing safe access to schools and downtown.
- Existing Unitrans and Yolo Bus Stops are located at a number of locations along Covell Blvd., and Pole line road. (Exhibit 5)

Criterion 7: Other Factors

- The site offers flexibility to phase specific land uses for the near-term, medium term, and long term needs of the community. Because of the site's size, central location, and infrastructure advantages, some part of it might be considered for Urban Reserve to enhance long term planning flexibility. (Exhibit 1)
- This site is available to move forward. Any development of this site would fall well with in the envelope of an already completed and certified EIR.
- Level of difficulty to develop site: no significant impediments.

In Summary

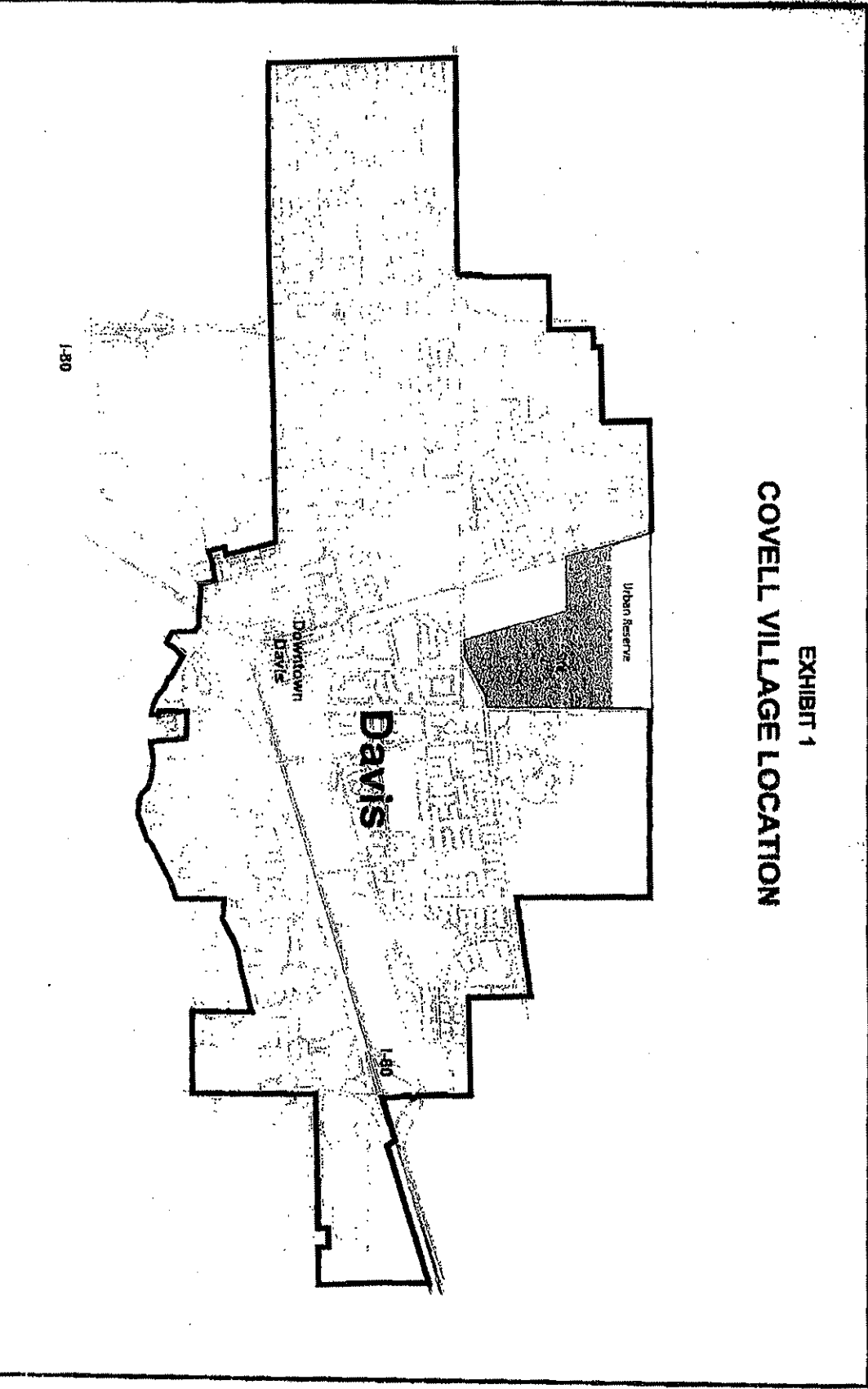
The foregoing analyses of your criteria explains why the City Council in June 2005 chose this site versus all other green field sites for early development. While the voters opted against the particular project proposed at that time, the site's unique characteristics endure. We solicit your advice to help us to design a plan to take advantage of these characteristics.

We hope this information is helpful as you begin your evaluation. We intend to update it as you refine your criteria. If you would like any further documentation or site-specific details please contact Lydia Delis-Schlosse. Cell: (916) 425-6998, email: shredmama@omsoft.com.

cc: Davis City Council
Katherine Hess, Community Development director
Bill Emlen, City of Davis City Manager
Bob Wolcott, Principal Planner
Jeff Baird, Consultant
Yolo County Board of Supervisors
Yolo County Planning Commission
John Bencomo, Director of Planning, Resources, and Public Works
David Morrison, Assistant Director of Planning
Heidi Tschudin, Yolo County General Plan Consultant
Mike McKeever, SACOG Executive Director



EXHIBIT 1
COVELL VILLAGE LOCATION



ESSEX COUNTY COMMISSION
Middlesex County Building & Landmarks Authority
230 Essex Street, 2nd Floor
Essex, MA 01820
978/750-2200

ESSEX CO. DEPT. OF PLANNING & CONSERVATION
230 Essex Street, 2nd Floor
Essex, MA 01820
978/750-2200

Covell Village
Site

EXHIBIT 1
COVELL VILLAGE LOCATION

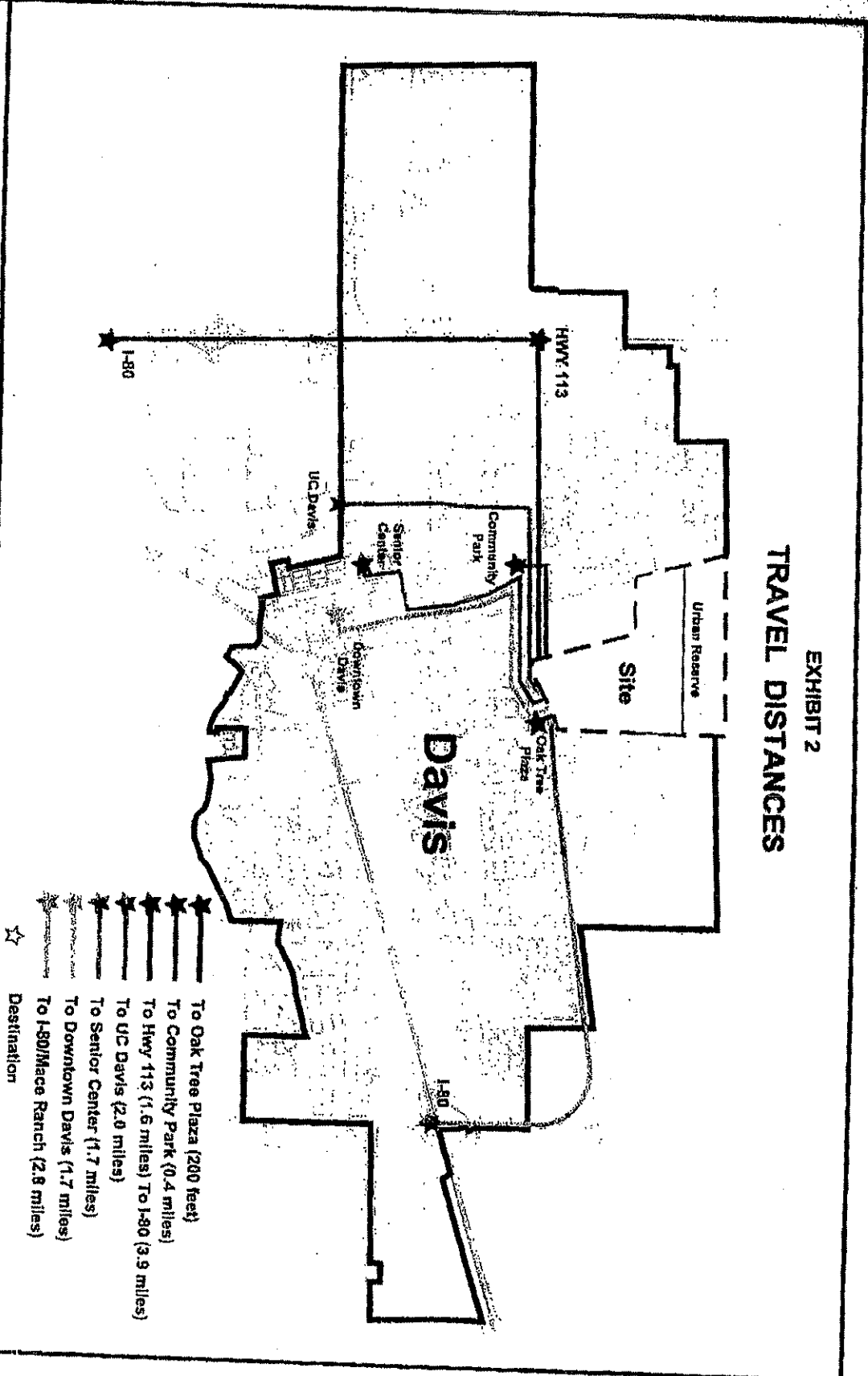
00071D

DRAFT PROGRAM LEVEL EIR
COVELL VILLAGE PROJECT
DECEMBER 2004

Figure 4.11-1
Project Area within the 100-Year Floodplain



EXHIBIT 2
TRAVEL DISTANCES



Covell Village
Site

EXHIBIT 2
TRAVEL DISTANCES



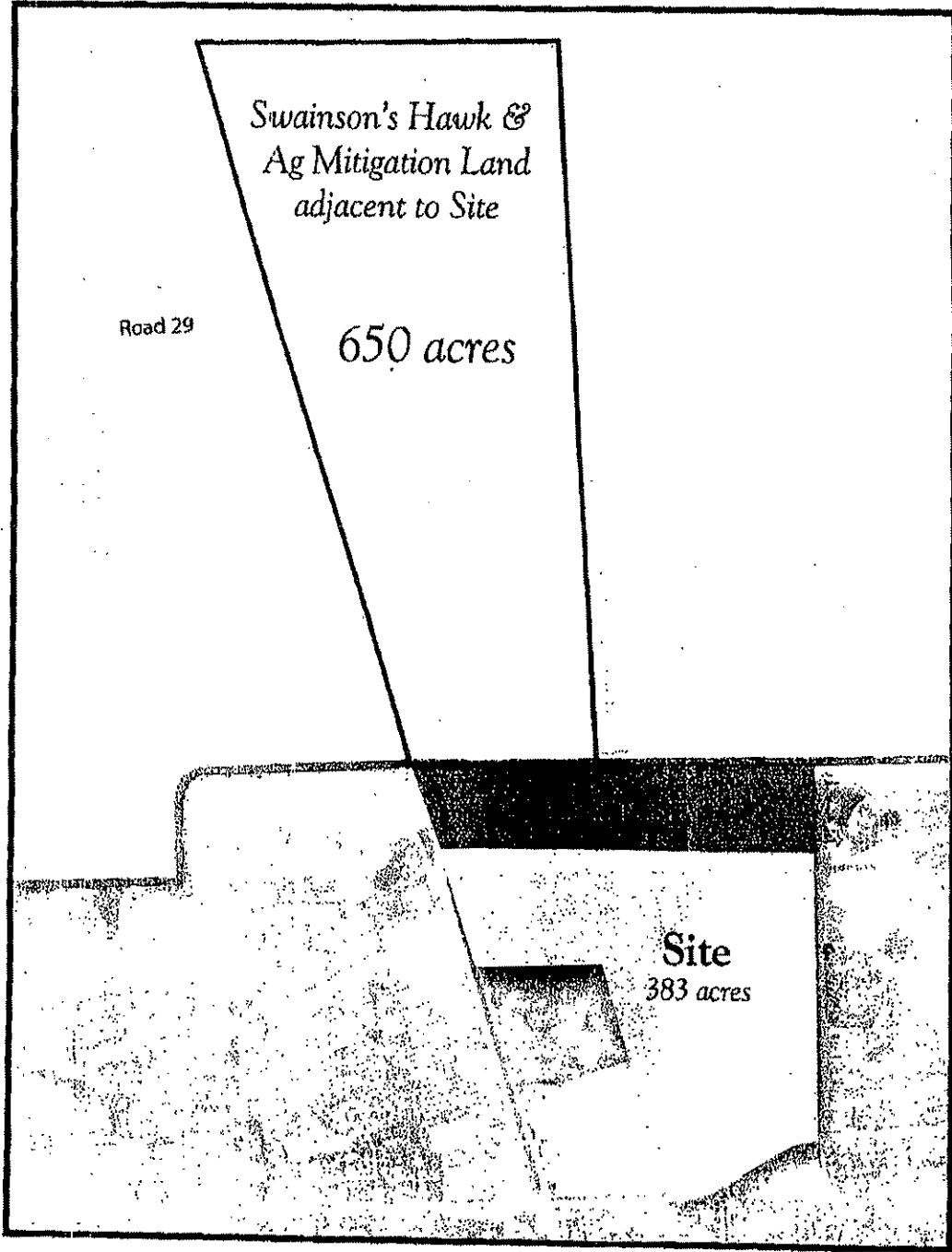
Planning & Design Group, Inc.
20850 Rockwood
San, CA 94994
(415) 353-2211

APDATED: 2007-04-09

PROJECT NO. 675.01

EXHIBIT 3

AGRICULTURAL & SWAINSON'S HAWK MITIGATION ACREAGE






CEWEST.COM
Project Planning • Civil Engineering • Landscaping Architecture
14000 15th Street, Suite 200
San Francisco, CA 94040
(415) 438-2200 (415) 751-1018

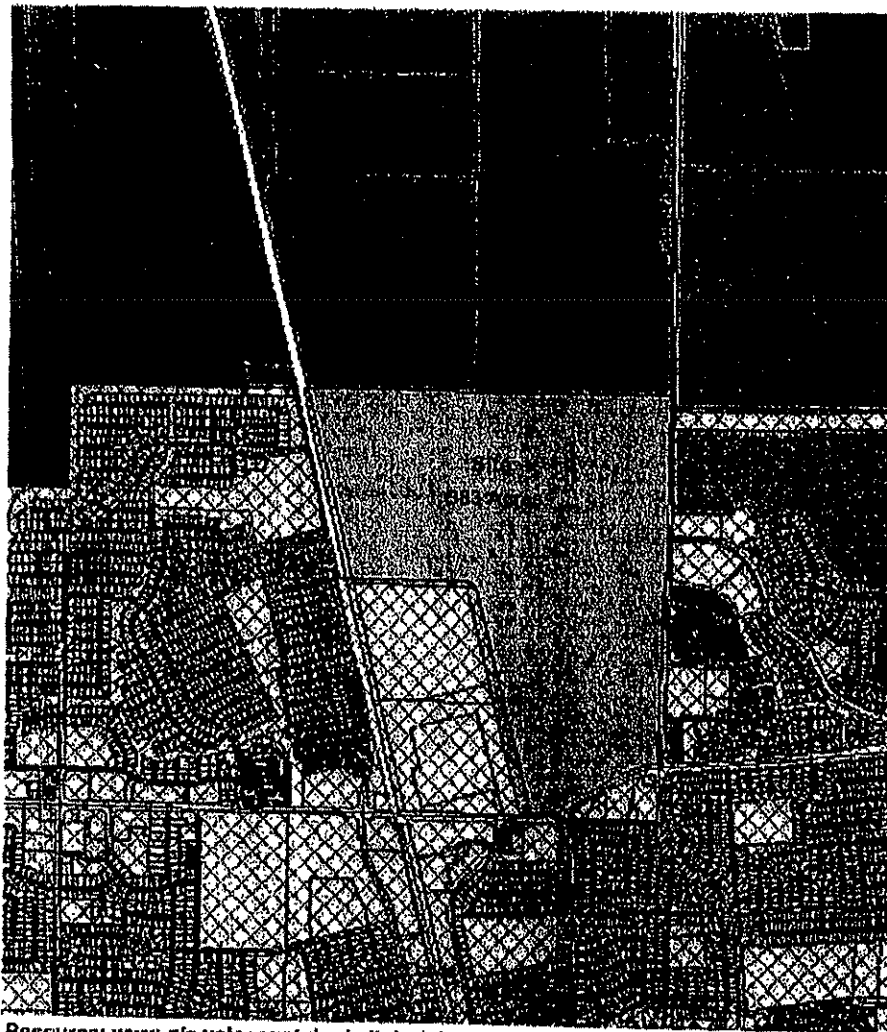
Covell Village
Site

EXHIBIT 3
AGRICULTURAL AND
SWAINSON'S HAWK
MITIGATION ACREAGE

EXHIBIT 4

YOLO COUNTY ZONING OF SITE

-  - Agricultural General Zone
-  - Agricultural Preserve Zone
-  - Limited Industrial Zone



Resource: www-gis.yolocounty.gov/website/yoloaims/viewer.htm








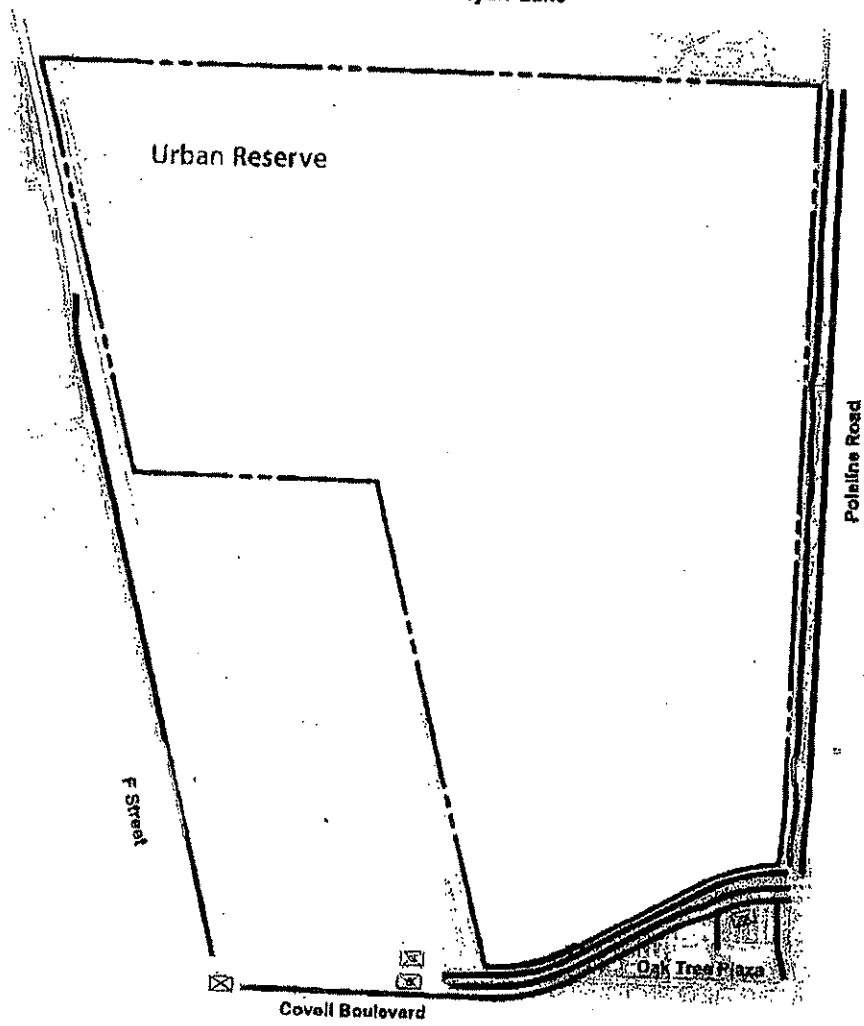
GEOWEST.COM
Master Planning & Site Engineering • Landscape Architecture
2170 29th Street, Suite 1100 • Berkeley, CA 94704
Sacramento, CA 95811 • (916) 451-1011

Covell Village
Site

EXHIBIT 4
YOLO COUNTY
ZONING OF SITE

**EXHIBIT 5
BICYCLE & BUS LINE CIRCULATION
EXISTING INFRASTRUCTURE**

-  - Existing Yolo Bus Stop
-  - Existing Yolo & UNITRANS Bus Stop
-  - Existing UNITRANS Bus Stop
-  - Existing Off-street Bicycle/Pedestrian Path (Greenway)
-  - Existing On-street Bicycle Lane



CUMMINGS ENGINEERING
 Planning, Surveying & Civil Engineering - Landscape Architecture
 4200 River Street, Suite 1000
 Sacramento, CA 95814
 (916) 435-2000
 www.cummings-engineering.com

Covell Village Site

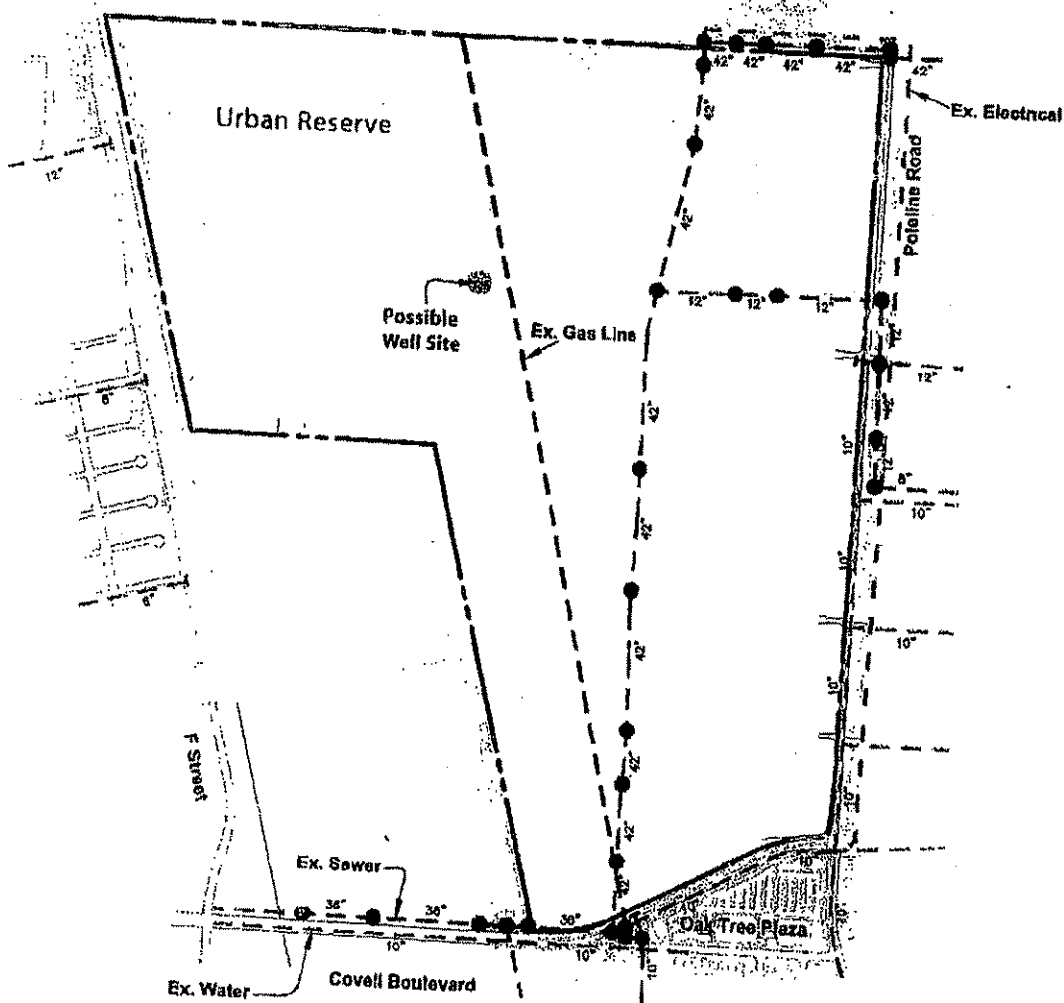
**EXHIBIT 5
BICYCLE & BUS LINE
CIRCULATION**

LAST UPDATED: 02/02/07

PROJECT NO. 675.01

EXHIBIT 6
WATER & SEWER / GAS & ELECTRIC
EXISTING INFRASTRUCTURE

- Existing Domestic Water Line
- Existing Sewer Line
- Ex. Sewer Manhole
- ⊙ Potential Water Well Site
- Existing Gas Line
- Existing Electrical



CONNING ENGINEERS & ARCHITECTS
 2100 RIVER STREET, SUITE 1000
 SACRAMENTO, CA 95811
 (916) 443-1000

CONNING.COM

Covell Village
Site

EXHIBIT 6
WATER & SEWER

EXHIBIT 7a & 7b
FIRE STATION / FIRE SERVICE
Existing and Possible 5 Minute Response

EXHIBIT 7a

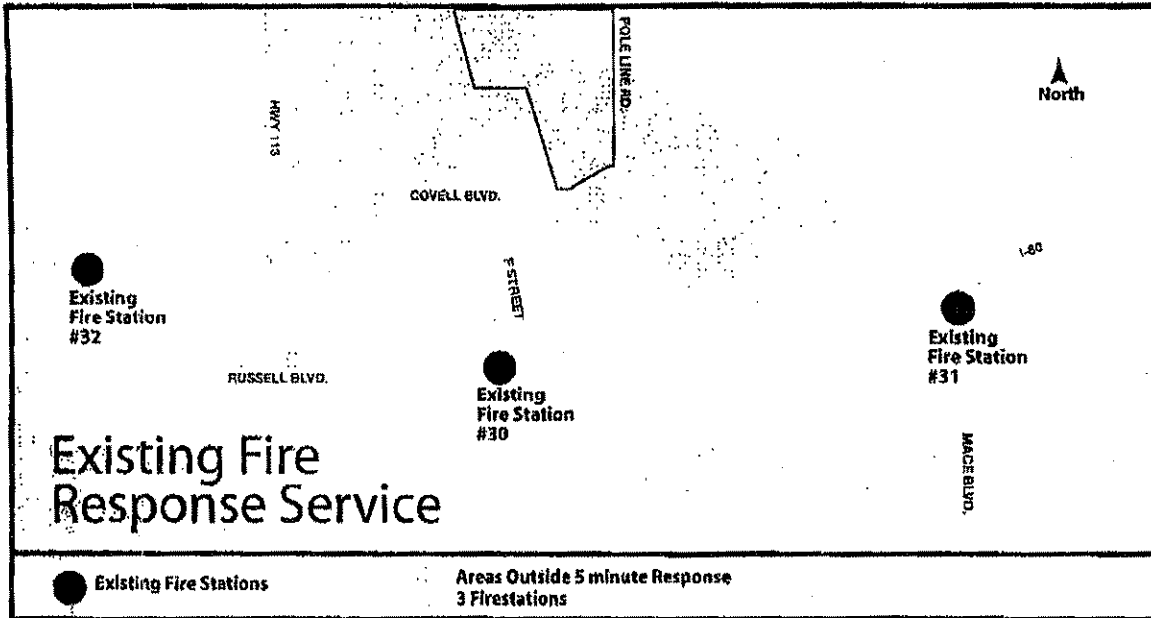
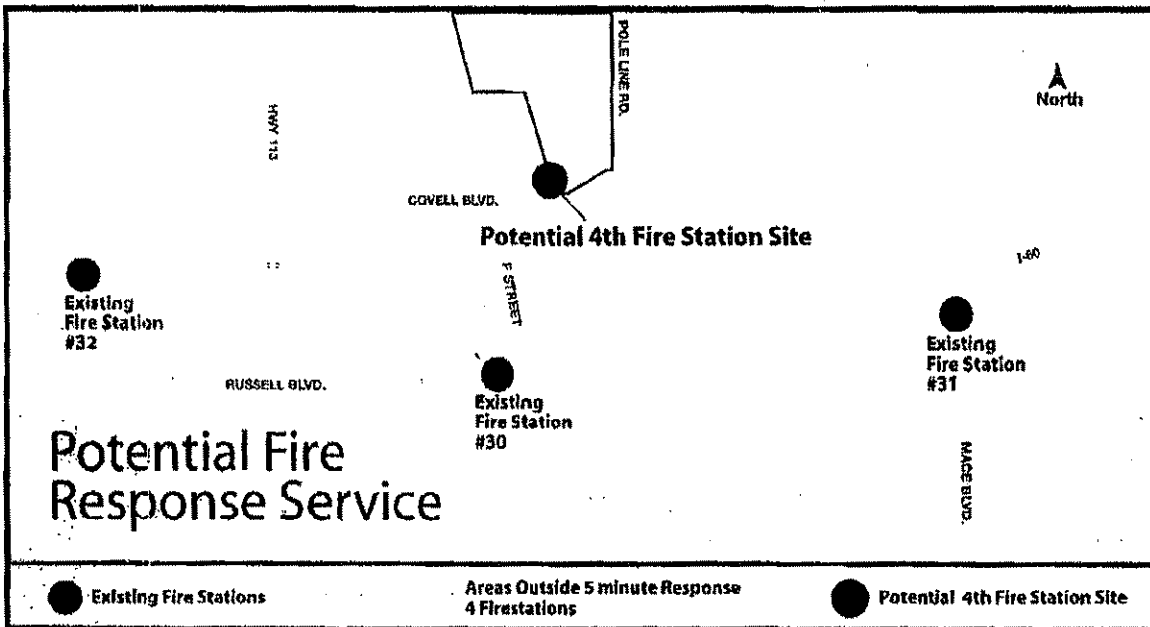


EXHIBIT 7b



CECWAER.COM
 Fire Station Planning • Civil Engineering • Emergency Architecture
 4100 27th Street, Suite 200 • Covell, CA 95915
 Phone: 530-238-1818 • Fax: 530-238-1819
 Email: info@cecwaer.com

**Covell Village
 Site**

**EXHIBIT 7a & 7b
 FIRE STATION / FIRE SERVICE
 Existing and Possible
 5 Minute Response**

MARK and Vicki PRUNER

P. O. Box 3
Sacramento, California 95811

Telephone: (916) 447-1121

April 26, 2009

MR. DAVID MORRISON
Assistant Director
County of Yolo, Planning & Public Works Department
292 West Beamer Street
Woodland, CA 95695

Re: Request to Retain Current Land Use Designations in New Yolo General Plan
Three Parcels: Clarksburg Avenue, Clarksburg

Dear David:


We request that the three parcels listed below keep their present land use designations as general commercial, ~~not residential~~, in the new Yolo County General Plan. We are the owners of these three parcels.

These three parcels are:

1. 529 11 Clarksburg Avenue, APN: 043-271-01
2. 52925 – 52937 Clarksburg Avenue, APN: 043-271-02
3. 529 45 Clarksburg Avenue, APN: 043-271-15

Thank you. If you need anything further in order to meet this request, please let us know.

If you have any questions, please do not hesitate to contact me.



MARK PRUNER

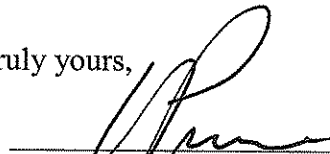


JOSEPH GOMES



MICHAEL ELMORE

Very truly yours,



VICKI PRUNER

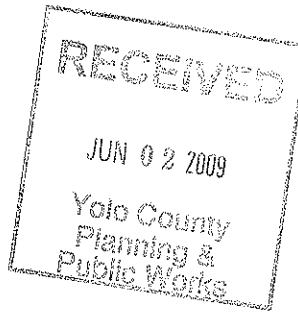


KATHY GOMES



VALERIE ELMORE

cc: Mike McGowan



May 31, 2009

Yolo County Planning Commission
292 West Beamer St.
Woodland, CA 95695-2598

Dear Planning Commission Office,

Please copy and distribute the enclosed letter and map attachment to all the Commissioners and alternate Commissioners in time for them to review before the Planning Commission's review meetings of the Yolo County EIR the week of June 9th, 2009. Please include copies of the letter and the map in their packet as well.

Thank you,

A handwritten signature in cursive script, appearing to read "Eileen M. Samitz".

Eileen M. Samitz
2015 Renoir Ave.
Davis, CA 95618
(530) 756-5165 (H)
(530) 752-9446 (W)
emsamitz@dcn.org

May 31, 2009

Yolo County Planning Commission
292 West Beamer St.
Woodland, CA 95695-2598

Dear Commissioner,

As a former Planning Commissioner in Davis who also served on two of our city's General Plan update land use committees, I appreciate the importance of the Yolo County General Plan update. I have great concern about the land use designation of the parcel known as Covell Village which is located at the corner of Covell Blvd. and Pole Line Road. The current Yolo County land use designation for this parcel is industrial is not appropriate for that land due to the proximity of residential and the fact that it has an enormous flood plain covering more than 180 acres of the 383-acre parcel. For these reasons, and the fact that the land is primarily prime ag land and is successfully farmed every year, the land use designation of this parcel should be changed from industrial to agriculture.

In 2005 the Covell Village project was voted down 60:40 by Davis voters. One of the most compelling reasons was that the EIR clarified that approximately *half* of the property was in the 100-year flood plain. I have enclosed a copy of the 2005 EIR map illustrating the massive coverage of the 2002 FEMA map of the 100-year flood plain on the parcel. Other reasons why the project was voted down by the citizens included the massive size of the project, the unaffordability of the units and the many problems that could not be resolved including the access, traffic, air quality and safety issues. Given that the State of California now has flood control bills which clarify that the State of California will no longer pick up all of the expenses due to the damage by a flood event, it is imperative that this land be rezoned agriculture. These flood control bills (like AB70 on flood liability) are included in the current draft of the Yolo County General Plan. It has become evident that development like the ones built in Natomas in the floodplain areas were bad planning and the consequences have been devastating when the flood events occurred due to the physical and financial damages. The message is clear that we need to stop building on enormous flood plains like the one at Covell Village. Not only does it conflict with good planning principles but it sets up the city of Davis, as well as the Yolo County, for liability for when the flood event happens on the site.

This land parcel has some of the most prime ag land in the region and redesignating it "agriculture" would make it far more compatible with its surroundings than the industrial designation since it is currently being used for agriculture and is completely compatible with its surroundings. The site will always have access issues due to its location and the any large project would present unmitigatable traffic, safety, air quality. The other reasoning is to avoid another tragic accident like the one that occurred at Covell Blvd. and Pole Line Road years ago of a semi-truck fatality of a UCD student. We need to protect the health, welfare and safety of the residents of the region. The best solution is to redesignate the 383-acre parcel "agriculture" since that is what the land is being used for currently, and is clearly its optimal use.

In the event that any potential development may be considered it is critical that a minimum of the upper 2/3 of the property be designated agricultural land into perpetuity to prohibit any development on the enormous flood plain region. Keep in mind that these 383 acres of agricultural land were bought by the Covell Village Partners in a bankruptcy sale for an astonishing low price of only \$3.1 million dollars almost a decade ago. It is clear that the developers could easily afford to do the required 2:1 agricultural mitigation on the 383-acre site, which would leave the flood plain in the agricultural portion on the site, but they have shown no interest in this scenario to date.

It is becoming evident that the developers plan to defy the wishes and concerns of Davis residents and will try to return with an equally large development proposal with the same impacts, but built in three phases. Again, Davis residents opposed the previous project for many reasons including: 1) it was too large, 2) it had too many traffic and air pollution impacts, 3) it had enormous infrastructure needs which would need to be paid for by the citizens, 4) it had unaffordable housing and 5) most importantly it had an enormous 100-year flood plain covering almost 200 acres. The best solution is clearly to redesignate the 383-acre parcel at Covell Blvd. and Pole Line Road as "agriculture" from its current industrial zoning due to the presence of the huge 100-year flood plain and the enormous traffic, air quality and safety issues that would result if any large urban development occurred here. It is also of great importance that this parcel be designated agricultural to preserve the vast amount of prime agricultural land which is on the majority of the parcel.

Despite the repeated requests by the public to preserve the Covell Village parcel as agricultural land, the developers appear to be trying politically to push the project through by using Davis seniors to advocate for an enormous senior project that would be simply broken up into three phases. A 383-acre senior project at this site would far exceed the needs of Davis citizens and there is no reason why it could not be smaller and there needs to be a discussion as to what location would be the most suitable. By comparison, my own mother lives in a 25-acre senior community in Florida which has all levels of care from independent to assisted living to convalescence and Alzheimer's units. A facility of the new Covell Village size would have enormous impacts on the community, infrastructure services, traffic, air quality and quality of life.

Another item of concern is that it would be important to consider removal of Policy LU-6.11.f which reads: "Commercial and mixed uses at Covell Blvd./Pole Line Road and coordinated planning with the Hunt Wesson site". One reason to remove this language is that this prime agricultural land and should be preserved as agriculture, and not urbanized. Another reason is that the Hunt Wesson site is *not* subject to Measure J, but the Covell Village parcel *is* subject to Measure J and any language like Policy LU-6.11 creating a linkage handicaps both parcels.

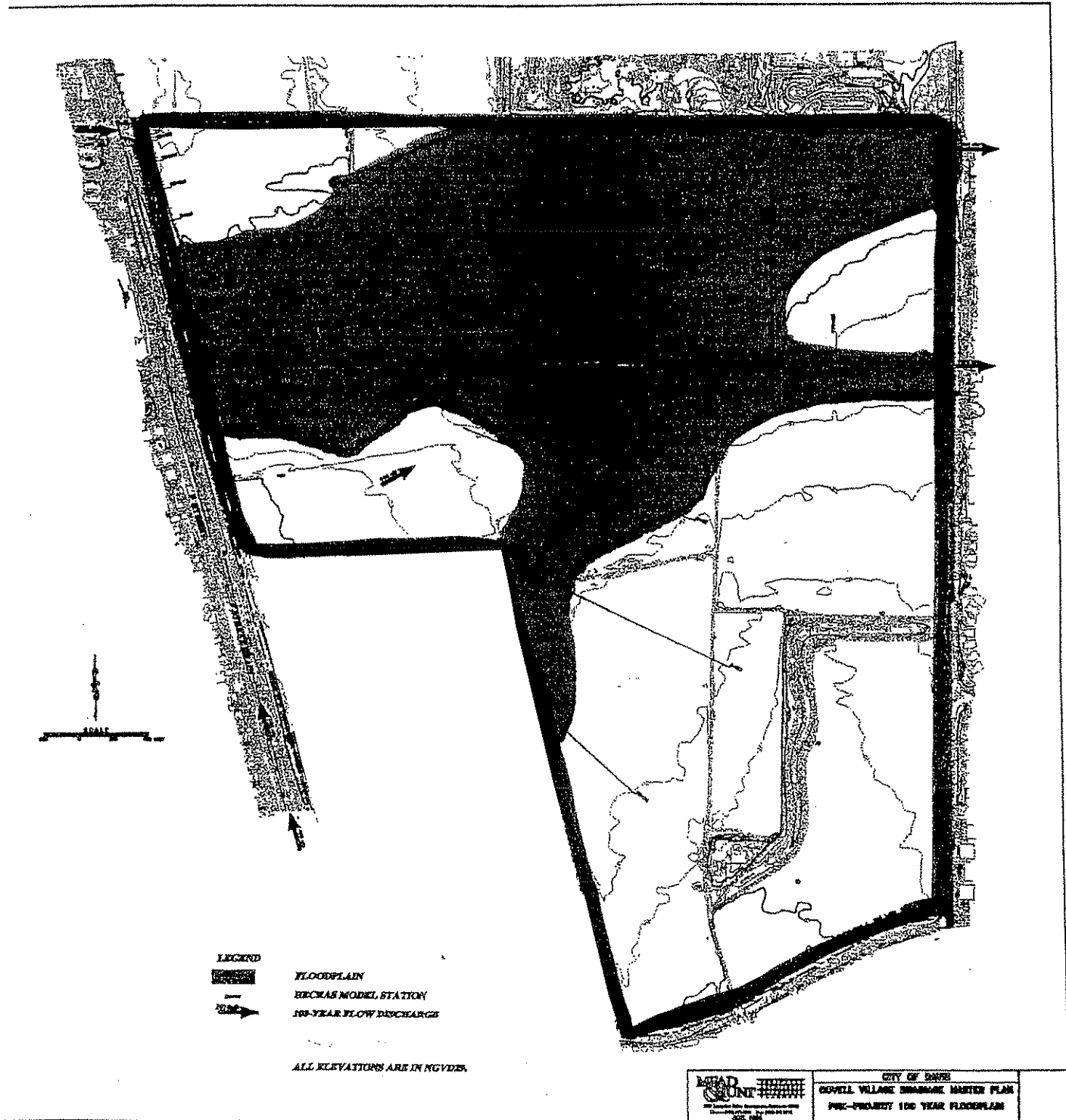
Please help protect of the future of Davis and the County. Please change the land use designation of this site at Covell Blvd. and Pole Line Road to "agriculture".

Thank you for your time and consideration.



Eileen M. Samitz
2015 Renoir Ave.
Davis, CA 95618
(530) 756-5165 (H)
(530) 752-9446 (W)
emsamitz@dcn.org

Figure 4.11-1
Project Area within the 100-Year Floodplain





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Yolano Group 
MOTHERLODE CHAPTER

Explore, enjoy, and protect the planet

January 22, 2009

Supervisor Mike McGowan, Chair
Yolo County Board of Supervisors
625 Court Street
Woodland, CA 95695

Dear Chair McGowan and Board members:

We are writing to support the recent comments on the General Plan Biological Resources Section, Conservation and Open Space Element sent by Chad Roberts, Conservation Chair of the Yolo Audubon Society. He has done an outstanding job of providing input to the General Plan update process on the issue of conservation planning. We support his general and specific comments and recommendations for promoting a landscape-based approach as we begin to address the effects of climate change on our open space and habitat areas in the county.

We believe that the current draft is an improvement over existing policies and, though it is not possible to predict whether or not the new framework will be enough to prevent significant changes in our landscape, it appears to provide sufficient flexibility to permit us to try to meet challenges associated with climate change.

Thank you for your consideration of these issues.

Pam Nieberg, Chair, SCYG



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MOTHERLODE CHAPTER

Explore, enjoy and protect the planet

January 22, 2009

Supervisor Mike McGowan, Chair
Yolo County Board of Supervisors
625 Court Street
Woodland, CA 95695

Re: Comments on Policy AG-2.9 (Agricultural Habitat Buffer) (page AG-18 revised draft)

Dear Chair McGowan and Board Members:

We have submitted comments on the General Plan Update previously. Policy AG-2.9 in the revised AG section was recently brought to our attention. We strongly oppose this policy, as we previously opposed Policy AG-2.10, page AG 22 in the original draft. The new language would go even further toward placing constraints on important conservation efforts. This is another attempt to discourage habitat creation or enhancement through adoption of policies that would make it very difficult if not impossible.

We support Staff recommendations to not support the Planning Commission's recommendations to establish the specific minimum buffer of 300 feet between new habitat areas and adjoining ag lands. However, the statement that the BOS has not decided on the issue of whether or not habitat should be regulated under the General Plan or Zoning Code is not correct. The BOS has decided on this issue in on at least two previous occasions. A requirement for a 300 foot buffer on newly created or enhanced habitat land next to ag land to "protect" the farmers in use of pesticides would effectively stifle the creation of habitat areas in many instances.

Thank you for your consideration of this issue.

Sincerely,

Pamela S. Nieberg, Chair, Sierra Club Yolano Group

UNIVERSITY OF CALIFORNIA, DAVIS

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SANTA BARBARA • SANTA CRUZ

DEPARTMENT OF ENTOMOLOGY
COLLEGE OF AGRICULTURAL AND
ENVIRONMENTAL SCIENCES
AGRICULTURAL EXPERIMENT STATION
TEL: (530) 752-0475
FAX: (530) 752-1537

ONE SHIELDS AVENUE
DAVIS, CALIFORNIA 95616-8584

May 12, 2009

To: Yolo County Supervisors
Mike McGowan, Chair
Helen Thomson
Matt Rexroad
Duane Chamberlain
Jim Provenza
David Morrison, Yolo County Planning & Public Works Department

Regarding: Yolo County General Plan Update – Recommendation

Dear Chair McGowan and Fellow Supervisors,

There is an urgent need for a new state-of-the-art forensic science training facility. We respectfully request that language be included in the updated County General Plan that will allow the appropriate land use language and designation to encourage the development of a Forensic Outdoor Research and Training facility. Specifically, we request language that encourages the county to work with Federal, State, Local and other agencies to encourage National Security interests as an exemption to restrictive land uses in Agricultural zones.

For example:

AG-1.5 Strongly discourages the conversion of agricultural land for other uses. No lands shall be considered for re-designation from Agricultural to another designation unless all of the following findings can be made:

- A. There is a public need or net community benefit derived from the conversion of the land that outweighs the need to protect the land for long-term agricultural use.
- B. There are no feasible alternative locations for the proposed project that are either designated for non-agricultural land uses or are less productive agricultural lands.
- C. The use would not have a significant adverse effect on existing or potential agricultural production or surrounding lands designated Agriculture.

Requested Change:

Insert language that provides an exception for projects that benefit National Security and promote the extension of the sciences through UC Davis.

Economic Development Goals and Policies should include language that encouraged the County to “work with federal, state, local, UC Davis and other agencies to develop and pursue public and private partnerships to site facilities that benefit and expand training opportunities for forensic sciences”. We recommend including language that bolster ED policies 1.9, 1.12, 2.4 and 2.8.

The following outlines the background regarding the forensic science facility, the benefits it will bring to Yolo County, proposed sites that will require specific exemption to allow for the facility and the operational support and first rate teaching opportunity.

Project Overview

We propose to build a Forensic Outdoor Research and Training facility (FORT) in Yolo County. This would be a state of the art center for forensic science and evidence response training in an authentic environment and secure setting for studying and training in all aspects of forensics and crime scene investigation. It would be a West Coast version of the forensic training facilities at Quantico, VA. It would offer research and training opportunities to forensic scientists, academic researchers, crime scene responders, and students in diverse fields of forensics, environmental sciences and engineering.

Need

There is an urgent need for a state-of-the-art forensic science training facility in the United States. A National Research Council report (National Academy of Sciences: Strengthening Forensic Science in the United States: a Path Forward, Feb. 2009) found *serious deficiencies in the nation's forensic science system and [called] for major reforms and new research*. The U.S. has only a few law enforcement outdoor forensic training facilities, including the FBI Academy in Quantico, VA, and the Anthropology Research Facility at the University of Tennessee, Knoxville.

There is no forensic training facility in the western half of the United States, and a facility of this kind is urgently needed. Crime is a serious and growing problem in the region. California has 20% of the cities with the highest crime rates in 2008 according to FBI statistics and the western states account for 34% of the cities with the highest crime rates. Three California cities, Oakland, Richmond and Compton are in the top twenty.

Additionally, the climate, soils, vegetation and other aspects of the west differ substantially from those of the east as a result calculations about time of death and materials decomposition based on studies in the east do not necessarily apply to situations in the west. Finally, the American west is environmentally more similar to current overseas regions of threat than is the eastern US.

Background

The Sacramento Region is the ideal site for the FORT facility. The region includes the urban and rural areas surrounding the state capital in Sacramento, as well as the University of California, Davis (UCD), California State University Chico (CSUC) and CSU Sacramento (CSUS).

Technological amenities at the FORT facility would go well beyond those available at Quantico and Knoxville. The FORT would provide high-speed Internet connectivity, remote sensing capabilities, ground-penetrating radar and modern data basing technologies, and access to a wide range of biological collections. Human remains for forensic training and research would be provided and regulated by the UC Anatomical Donation Program. Access to biological collections and diagnostic tools would be coordinated through the UC Davis Biodiversity Consortium, and technological support (diagnostics, database management, high-speed internet, remote sensing) via corporate partners and research and development by university faculty. Technological assistance and implementation of digital networking systems at the FORT site and the installation of a remote sensing grid would be done by corporate partners. These amenities, in an environment that promotes collaborative research, would open the door to developing and testing new technologies, training researchers, students, and law enforcement officials, and improving educational opportunities in a variety of disciplines at local universities.

The vicinity of the City of Woodland is ideal for this facility. A site located on rural land near the city makes the FORT facility convenient for out-of-state and international trainees, local law enforcement,

and faculty and students from UCD and CSUC and CSUS, because of the close proximity of the Yolo County and the Sacramento County Coroner's Offices, Sacramento International Airport, and living accommodations.

Benefits

The FORT facility would benefit forensic scientists, college students, law enforcement officials, first responders, service dogs and their trainers, university research programs, and the community as a whole by providing state-of-the-art research and training facilities. Yolo County and local cities would benefit by hosting an internationally recognized facility that would function as a technology incubator, and from the income derived from visitors to the facility using city facilities and local businesses.

Researchers and students of forensic science need opportunities to conduct research in an outdoor environment. The proposed outdoor laboratory would be ideal for investigating many aspects of forensic science, such as determining time since death, the use of electronic technology and remote sensing for detecting hidden materials, modeling decomposition of remains and materials, among others. We have collaborators from a diversity of scientific disciplines, such as entomology, anthropology, odontology, genetics and toxicology, as well as engineering and criminalistics, because the facility would provide research opportunities unavailable anywhere else.

The FORT facility would serve as a training facility for law enforcement officers in all levels of government. It would provide a much-needed West Coast complement to the FBI's forensic investigation training sites available at Quantico and Knoxville. The FORT facility would make it possible to increase the numbers of evidence response personnel trained and working in the U.S., broaden their training in environments unique to the western United States, and greatly enhance their capabilities through the use of new technologies only available at the FORT facility. In California, instructional opportunities for law enforcement personnel are even more limited than at the federal level. The best education can be gained with the most realistic experience available, and the proposed FORT facility would be equipped to handle the diverse needs of the law enforcement community while maintaining academic integrity and a respectful environment for whole body donors. Additionally, the secluded environment, with its accessibility to major metropolitan areas, makes this an ideal location as a training facility for first responders from all over the United States preparing for broad-scale disasters.

Participants

Participants in the facility planning include faculty members at CSU Chico and UC Davis, the UC Davis Masters Degree Program in Forensics, the UC Anatomical Donation Program, Sacramento Coroner's Office, Transformatix LLC, Richard Kirkwood and Sheffield Real Estate. In addition, we have support from the County Sheriffs of Butte, Lake, Sacramento and Yolo Counties, and LEACC (Law Enforcement Administrators Council of Yolo Co.).

Proposed Site

We are looking at 100 acres in a rural site east of Woodland. The site includes ten acres, with farm buildings, septic system, telephone and electricity. Water is available in abundance and we would be able to modify the site as needed, putting in ponds and elevations. The site is isolated from current and any planned.

The City of Woodland is also proposing to make the Woodland Community Center on East St. available for classes and other activities associated with the FORT facility. This would make it possible to begin offering training programs immediately.

Operational Support

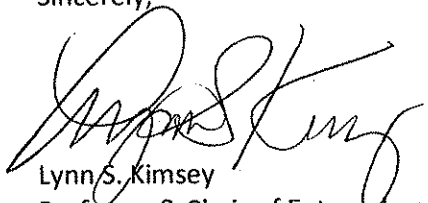
Once the basic facility has been constructed and the educational and research programs are in place, a facility fee charged to users would generate capital to defray annual expenditures. This would provide

an ongoing funding that would ensure that the program remains innovative and able to respond to stakeholder needs. By creating a state-of-the-art research facility we would attract first-rate research and teaching faculty from local universities, who would obtain funding for their specific research projects from external agencies, bringing in additional funds for improving and maintaining the facilities.

Conclusion

We recognize that the General Plan is often referred to as the constitution for land use planning and development. Our goal is to provide research and training opportunities for UC Davis and other California State Universities, bring recognition to Yolo County and most of all improve our national security by improving our forensic science capabilities. Please help us by including appropriate General Plan language to accomplish these objectives.

Sincerely,

A handwritten signature in black ink, appearing to read "Lynn S. Kimsey". The signature is fluid and cursive, with a large initial "L" and "K".

Lynn S. Kimsey
Professor & Chair of Entomology

May 27, 2009

Yolo County Board of Supervisors
Yolo County Planning Department

RE: Response to request for comments regarding DEIR

Dear Members of the Board and Planning Department:

The Yolo Zamora Advisory Committee unanimously voted to send a letter after sub committee review. We believe the thrust to develop Dunnigan represents the least desirable option for the following reasons.

1. Development in this area should depend upon acquisition of jobs to ensure an optimum ratio of housing units to jobs. We believe that striving to ensure an adequate number of jobs in the area is extremely problematic because new jobs will tend to gravitate to incorporated areas (West Sacramento, Woodland and Davis primarily) where infrastructure and supply networks are in place.
2. There is essentially nothing in the Dunnigan area that attracts jobs except I-5 and agriculture. Even if a few employers could be obtained, the number of jobs would not be sufficient to justify developing a reliable water supply and sewage disposal system for the existing town and the new houses.

In other words we are concerned that the incremental build out option with a boot strap approach to adding jobs with housing will not be sufficient to support the development of water and sewer and a total build out at one time would not develop the jobs needed to keep Dunnigan from being a commuter town.

West Sacramento would appear to us as a more desirable alternative because basic infrastructure exists, supply network exists, transportation corridors are close by and industrial sites are waiting to be developed.

Thank you,



Mary Jo Hoes
Chair
Yolo-Zamora Advisory Committee

