

CITY OF WINTERS CITY COUNCIL AND THE CITY OF WINTERS PLANNING COMMISSION SPECIAL WORKSHOP  
AGENDA

Tuesday, October 21, 2008 @ 7:30 PM

City of Winters Council Chambers  
318 First Street  
Winters, CA 95694-1923  
Community Development Department  
Contact Phone Number (530) 795-4910 #112  
Email: [jen.michaelis@cityofwinters.org](mailto:jen.michaelis@cityofwinters.org)

Chairman: Albert Vallecillo  
Vice Chairman: Pierre Neu  
Commissioners: Joe Tramontana, Wade Cowan,  
Bruce Guelden, Corinne Martinez, Glenn DeVries  
Administrative Assistant: Jen Michaelis  
Community Development Director: Nellie Dyer

- I CALL TO ORDER 7:30 PM
- II ROLL CALL & PLEDGE OF ALLEGIANCE
- III COMMUNICATIONS:
- IV CITIZEN INPUT: Individuals or groups may address the Planning Commission on items which are not on the Agenda and which are within the jurisdiction of the Planning Commission. NOTICE TO SPEAKERS: Speaker cards are located on the first table by the main entrance; please complete a speaker's card and give it to the Planning Secretary at the beginning of the meeting. The Commission may impose time limits.
- V CONSENT ITEM
- VI DISCUSSION ITEMS
  - A. Yolo County General Plan Update
- VII COMMISSION/STAFF COMMENTS
- VIII ADJOURNMENT

**POSTING OF AGENDA:** PURSUANT TO GOVERNMENT CODE § 54954.2, THE COMMUNITY DEVELOPMENT ADMINISTRATIVE ASSISTANT OF THE COMMUNITY DEVELOPMENT DEPARTMENT POSTED THE AGENDA FOR THIS MEETING ON THURSDAY, AUGUST 16, 2008.



JEN MICHAELIS, COMMUNITY DEVELOPMENT ADMINISTRATIVE ASSISTANT

**APPEALS:** ANY PERSON DISSATISFIED WITH THE DECISION OF THE PLANNING COMMISSION MAY APPEAL THIS DECISION BY FILING A WRITTEN NOTICE OF APPEAL WITH THE CITY CLERK, NO LATER THAN TEN (10) CALENDAR DAYS AFTER THE DAY ON WHICH THE DECISION IS MADE.

PURSUANT TO SECTION 65009 (B) (2), OF THE STATE GOVERNMENT CODE "IF YOU CHALLENGE ANY OF THE ABOVE PROJECTS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING(S) DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY PLANNING COMMISSION AT, OR PRIOR TO, THIS PUBLIC HEARING".

**PUBLIC REVIEW OF AGENDA, AGENDA REPORTS, AND MATERIALS:** PRIOR TO THE PLANNING COMMISSION MEETINGS, COPIES OF THE AGENDA, AGENDA REPORTS, AND OTHER MATERIAL ARE AVAILABLE DURING NORMAL WORKING HOURS FOR PUBLIC REVIEW AT THE COMMUNITY DEVELOPMENT DEPARTMENT. IN ADDITION, A LIMITED SUPPLY OF COPIES OF THE AGENDA WILL BE AVAILABLE FOR THE PUBLIC AT THE MEETING.

**OPPORTUNITY TO SPEAK, AGENDA ITEMS:** THE PLANNING COMMISSION WILL PROVIDE AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COMMISSION ON ITEMS OF BUSINESS ON THE AGENDA, HOWEVER, TIME LIMITS MAY BE IMPOSED BY THE CHAIR AS PROVIDED FOR UNDER THE ADOPTED RULES OF CONDUCT OF PLANNING COMMISSION MEETINGS.

**REVIEW OF TAPE RECORDING OF MEETING:** PLANNING COMMISSION MEETINGS ARE AUDIO TAPE RECORDED. TAPE RECORDINGS ARE AVAILABLE FOR PUBLIC REVIEW AT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR 30 DAYS AFTER THE MEETING.

**COPIES OF AGENDA, AGENDA REPORTS AND OTHER MATERIALS:** PRIOR TO EACH MEETING, COPIES OF THE AGENDA ARE AVAILABLE, AT NO CHARGE, AT CITY HALL DURING NORMAL WORKING HOURS. IN ADDITION, A LIMITED SUPPLY WILL BE AVAILABLE ON A FIRST COME, FIRST SERVED BASIS, AT THE PLANNING COMMISSION MEETINGS. COPIES OF AGENDA, REPORTS AND OTHER MATERIAL WILL BE PROVIDED UPON REQUEST SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT. A COPY FEE OF 25 CENTS PER PAGE WILL BE CHARGED.

ANY MEMBER OF THE PUBLIC MAY SUBMIT A WRITTEN REQUEST FOR A COPY OF PLANNING COMMISSION AGENDAS TO BE MAILED TO THEM. REQUESTS MUST BE ACCOMPANIED BY A CHECK IN THE AMOUNT OF \$25.00 FOR A SINGLE PACKET AND \$250.00 FOR A YEARLY SUBSCRIPTION.

**THE COUNCIL CHAMBER IS WHEELCHAIR ACCESSIBLE**



# County of Yolo

## PLANNING AND PUBLIC WORKS DEPARTMENT

John Bencomo  
DIRECTOR

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**TO:** SUPERVISOR DUANE CHAMBERLAIN, Chairman,  
and Members of the Board of Supervisors

**FROM:** John Bencomo, Director  
David Morrison, Assistant Director  
Heidi Tschudin, General Plan Project Manager  
Planning and Public Works Department

**DATE:** September 16, 2008

**SUBJECT:** General Plan Update – Receive a presentation on the Draft General Plan, public outreach program, and Draft Economic Development Strategy. Receive Draft General Plan, and direct staff to distribute it to required agencies and prepare the environmental impact report (EIR). (No additional general fund impact for these actions. Total estimated general fund impact of General Plan preparation over four years - \$1.33 million; an additional \$179,690 has been funded through grants and recovery fees to date.)

### RECOMMENDED ACTIONS

- A. Receive a presentation of the Draft General Plan (Attachment A, 2030 Countywide General Plan – Public Review Draft), including a summary of each element.
- B. Receive a review of the proposed public outreach program.
- C. Receive a review of the proposed Economic Development Strategy.
- D. Receive the Draft General Plan and direct staff to proceed with the public outreach program, distribution to required agencies, and preparation of the EIR.

### FISCAL IMPACTS

The cost for the General Plan Update is a general fund item. The staff and consultant team are operating under scopes of work and budgets approved by the Board of Supervisors in previous actions. The total budget for the General Plan Update process is \$2,154,962. To date, approximately \$1,509,690, or 70 percent, has been expended over more than four years.

The County has previously been awarded a grant of \$221,000 from the Sacramento Area Council of Governments (SACOG) for preparation of the Circulation Element. In addition, the General Plan cost recovery fees collected on building permits has accrued approximately \$600,000 to date. These incoming funds partially offset the actual cost to the general fund for the General Plan Update.

## **REASON FOR RECOMMENDED ACTION**

On January 29, 2008 the Board of Supervisors, among other actions, directed staff to proceed with preparation and release of the Draft General Plan based on the Preferred Land Use Alternative and on prior general policy direction provided during the course of the General Plan Update process. The staff has completed this work and the Draft General Plan was released for public review on September 10, 2008. This document is available online through the County's website ([www.yolocountygeneralplan.org](http://www.yolocountygeneralplan.org)). Electronic copies and/or hard copies can be purchased at the public counter of the Planning and Public Works Department.

## **STAFF PRESENTATION**

With the concurrence of the Board of Supervisors the presentation for the joint workshop will follow the format outlined below. This presentation totals 2.5 hours but allows for questions following the presentation of each section. A short break is recommended around 11:00 a.m.

| <b>TOPIC</b>  | <b>TIME</b> | <b>PRESENTER</b>                           |
|---|-------------|--|
| Overview of General Plan process  | 5 minutes   | John Bencomo                               |
| Introduction and Administration Chapter<br>Visions and Principles Chapter | 10 minutes  | David Morrison                             |
| Land Use and Community Character Element                                  | 20 minutes  | Heidi Tschudin                             |
| Circulation Element   | 20 minutes  | Ron Milam,<br>Principal, Fehr and Peers    |
| Public Facilities and Services Element                                    | 15 minutes  | David Morrison                             |
| Agriculture and Economic Development Element                              | 20 minutes  | Heidi Tschudin                             |
| Conservation and Open Space Element                                       | 20 minutes  | David Morrison                             |
| Health and Safety Element   | 15 minutes  | Heidi Tschudin                             |
| Housing Element   | 15 minutes  | David Morrison                             |
| Public Outreach Program   | 5 minutes   | Beth Gabor,<br>Public Information Officer  |
| Economic Development Strategy   | 10 minutes  | Wes Ervin,<br>Economic Development Manager |

## **GENERAL PLAN OVERVIEW**

The General Plan is a statement of the community's land use values. It is the "constitution" for future development of the County. It guides virtually all land use decisions in the County. Zoning, specific plans, area plans, subdivisions, capital improvements, development agreements, and many other land use actions must be consistent with the adopted general plan. There are two fundamental aspects to the General Plan – the Land Use Diagram that identifies future planned land uses, and the goals, policies, and actions that guide all decision-making. A brief overview of the General Plan is provided below. Attachment B (Summary of Key Proposed General Plan Policies and Actions) provides a summary of key policies and actions within each element.

### **Population and Economic Growth**

Yolo County is 653,549 acres in size, of which 32,325 acres (just under five percent) lies within the four incorporated cities. Yolo County currently has about 23,265 people, 7,263 homes, and 430 acres of job-producing commercial and industrial land in the unincorporated area. Under the existing 1983 General Plan, another 11,240 people, 4,014 homes, and 1,440 acres of commercial and industrial

land could be added. The Preferred Land Use Alternative would allow for about 26,600 people, up to 9,500 homes, and another 901 acres of economic development on top of that through the year 2030. The table below summarizes these numbers. Attachment C (General Plan Preferred Land Use Alternative Table) provides a more detailed table that describes the Preferred land Use Alternative.

| Scenario                 | Population | Housing Units | Commercial and Industrial |
|--------------------------|------------|---------------|---------------------------|
| Existing Developed       | 23,265     | 7,263         | 431 acres                 |
| Build-out of 1983 GP     | 11,240     | 4,014         | 1,440 acres               |
| Cumulative Under 1983 GP | 34,505     | 11,277        | 1,870 acres               |
| Added Under 2030 GP      | 26,600     | 9,380         | 901 acres                 |
| Dunnigan                 | 21,000     | 7,500         | 430 acres                 |
| Madison                  | 3,655      | 1,305         | 116 acres                 |
| Elkhorn                  | 0          | 0             | 320 acres                 |
| Spreckels                | 0          | 0             | 69 acres                  |
| Other                    | 1,945      | 575           | -34 acres                 |
| Cumulative Under 2030 GP | 61,105     | 20,657        | 2,771 acres               |

\*Does not include agricultural industrial or agricultural commercial which can be developed within the AG designation.

There are four primary proposed land use changes that account for these increases:

- Community expansion in Dunnigan (added 21,000 population, 7,500 units, and 430 job-producing acres over 1983 build-out)
- Community expansion in Madison (added 3,655 population, 1,305 units, and 116 job-producing acres over 1983 build-out)
- New commercial and industrial development in Elkhorn (added 320 job-producing acres over 1983 build-out)
- Conversion to industrial at Spreckels site (added 69 job-producing acres over 1983 build-out)

The growth in Dunnigan and Madison are reflective of a desire by the Board of Supervisors to ensure the future sustainability of these communities, including a minimum population to support basic community services as well as carefully structured land uses to ensure that the number and price of homes roughly match the number and wages of local jobs. The growth in Elkhorn and Spreckels are supportive of the Board's economic development priorities and both highlight site-specific resource opportunities of the County. It should be noted that development in Knights Landing and Esparto is already planned under the 1983 General Plan, and is considered in the "Existing Developed" numbers above.

### New Policy Directions

The policies of the proposed Draft General Plan focus on the following primary themes:

- The continuing primacy of agriculture and related endeavors throughout the County, by allowing for more economic innovation and aggressively protecting the water and soil resources upon which farming depends.
- Modest managed growth within existing towns, where accompanied by improvements to infrastructure and services to ensure community sustainability.
- Expanded protection of a network of connected open space and recreational areas, integrated with the Yolo Natural Heritage Program.

- Opportunities for revenue-producing and job-producing agricultural, industrial, and commercial growth in designated locations and along key transportation corridors.
- Manage the existing road network to make the most of existing capacity, while accommodating a diversity of users and alternative modes of transportation.
- Service levels that allow for the effective and efficient provision of services, consistent with rural values and expectations.
- A comprehensive approach to both reduce greenhouse gas emissions and plan for the potential impacts of global climate change.
- New emphasis on community and neighborhood requirements that reflect "smart growth" and "healthy design" principles, which complement the unique character of existing developed areas.

## **DRAFT GENERAL PLAN**

The Draft General Plan is comprised of nine chapters. An overview of each is provided below. Attachment B provides a more comprehensive summary of key policies and actions within each element.

### **Introduction and Administration (Chapter 1)**

This chapter provides basic introductory and administrative information about the General Plan. It provides a demographic overview of the county, including the four cities and the larger unincorporated communities. It clarifies that the cities, a variety of special districts, state and federal agencies, the Rumsey Band of Wintun Indians, and UC Davis, have independent land use decision-making authority and are not bound by the County's General Plan. This chapter also summarizes the background of the County's current update process, which started in the spring of 2003, including over 30 workshops and hearings held to date, the publication of five background studies, and the consideration of a dozen different land use alternatives.

State law requires that each General Plan contain at least seven mandatory elements, however, each local jurisdiction is given the freedom to organize those elements in a manner appropriate to local circumstances and to include any additional elements they feel may be appropriate. This chapter explains that the Draft General Plan combines the requirements for a conservation element and open space element into the Conservation and Open Space Element, and requirements for a safety element and noise element have been combined into the Health and Safety Element.

This chapter identifies the prior organization of the 1983 General Plan and how that document, including all its component parts, will be superseded by the new General Plan. A summary of the other chapters of the Draft General Plan is provided. The horizon year (2030) for the General Plan is established and procedures for administering the General Plan in the future are provided.

A new component introduced in this chapter is a formal process for making and tracking interpretations of the General Plan. This chapter also discusses the Implementation Plan which creates a bridge to the annual budget document and facilitates a detailed annual reexamination of implementation priorities. A more detailed discussion of the Implementation Plan is provided later in this report. Finally, the annual General Plan reporting requirement is described. This requirement ensures that progress towards implementation of both the policies and the actions are tracked on an annual basis.

The policies and actions in this element address the following:

- General Plan Administration (Goal IN-1)

### **Vision and Principles (Chapter 2)**

This chapter summarizes the values that Yolo County uses to guide land use decision making, as expressed in overarching principles and objectives. These statements incorporate the themes adopted in the County's Strategic Plan. There is also a summary of the County's history of innovative policies and political commitment to maintaining farmland and open space, as well as future challenges and opportunities. The principles identified in this chapter are summarized as follows:

1. Successful agriculture
2. Strategic open space and natural areas
3. Distinct communities
4. Safe and healthy communities
5. Varied transportation alternatives
6. Enhanced information and communication technology
7. Strong and sustainable economy
8. Abundant and clean water supply

### **Land Use and Community Character Element (Chapter 3)**

This element seeks to preserve and foster the essentially rural character of the county. The County has challenged itself to determine how small its communities can remain and yet still be sustainable in terms of infrastructure and community services, balanced in terms of housing and jobs, and healthy in terms of quality of life and economic prosperity. Each existing rural town was examined in this manner and a modest amount of growth has been proposed for some areas to provide additional housing and economic development opportunities. In addition, agricultural preservation and green buffers between communities are emphasized to support the growth boundaries and discourage sprawl. This element also establishes goals for regional collaboration and equity, green building standards, sustainable community design, and net community benefits from new growth.

This element contains the official General Plan Land Use Diagram (Figure LU-1A) which is required under state law and must be correlated with the General Plan Circulation Diagram. Figure LU-2A through 2G identifies growth boundaries for 28 separate identified communities and each of the four cities.

This element also contains a number of useful land use tables. Attachment D (General Plan Land Use Comparison Table) provides a table that compares land uses as designated under the 1983 General Plan with the proposed Land Use Diagram for the Draft General Plan. This table reflects changes embodied in the Preferred Land Use Alternative plus other staff-initiated changes that correct the base mapping. For example, all managed open space uses are proposed to be redesignated as Open Space (OS), compared to the 1983 General Plan where these lands were designated as Agriculture. Similarly, land uses such as UC Davis, schools, fire stations, airports, etc. are proposed to be redesignated as Public and Quasi Public (PQ), whereas under the 1983 General Plan they are primarily designated as Agriculture.

Standards for the design of individual sites, neighborhoods, and communities are included to ensure that new development complements and blends in with the historic character of existing communities.

Infill and the redevelopment of downtown areas are strongly emphasized to encourage active, vital core areas. Specific service needs are also described for each of the new Specific Plan areas.

This element addresses the following topics:

- Range and balance of land uses (Goal LU-1)
- Agricultural preservation (Goal LU-2)
- Growth management (Goal LU-3)
- Delta land use and resource management (Goal LU-4)
- Equitable land use decisions (Goal LU-5)
- Intra-County coordination (Goal LU-6)
- Regional coordination (Goal LU-7)
- Preservation of rural character (Goal CC-1)
- Community planning (Goal CC-2)
- Planned growth (Goal CC-3)
- Project design (Goal CC-4)

#### **Circulation Element (Chapter 4)**

The Circulation Element describes a diverse transportation network that ensures appropriate accessibility, balanced by issues of safety, levels of service, air quality, greenhouse gas emissions, and smart growth. A new Level of Service (LOS) policy differentiates between the rural and urban areas, reinforces smart growth, and recognizes the diversity of the county. The goals and policies emphasize multiple modes of travel and encourage non-vehicular trips. Traffic calming design standards are included, as are provisions for making streets friendlier for bicyclists and pedestrians. This element also takes an innovative approach to agricultural needs by designating primary routes for farm-to-market trips, other industrial and commercial trucking, and intra- and inter-county travel. This minimizes congestion elsewhere on the roadway network thus allowing for safe and efficient use by agricultural equipment and local traffic. Emergency evacuation routes are identified, so that they may also be factored into maintenance and transportation improvement planning.

This element contains the official General Plan Circulation Diagram (Figure CI-1 and CI-2) which is required under state law and must be correlated with the General Plan Land Use Diagram. The Circulation Diagram identifies the functional classifications for each roadway and improvements needed to accommodate anticipated land use through 2030, depending upon the assumed level of service thresholds and other policies of the General Plan.

The following future roadway network improvements will be required:

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

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

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

The element addresses the following topics:

- Comprehensive and coordinated transportation systems (Goal CI-1)
- Mode and user equity (Goal CI-2)
- Service thresholds (Goal CI-3)
- Environmental impacts (Goal CI-4)
- System integration (Goal CI-5)
- Accessible transit (Goal CI-6)
- Truck and rail operations (Goal CI-7)
- Port of Sacramento (Goal CI-8)
- Air transport (Goal CI-9)
- Transportation within the Delta (Goal CI-10)

#### **Public Facilities and Services Element (Chapter 5)**

This element seeks to establish County service standards that improve existing conditions but are lower by design than in more urban areas. The county's rural character and severe fiscal constraints dictate a different level of community services overall than might be attainable or appropriate for more urban areas, such as the incorporated cities. While this is a realistic and defensible position, it is made more difficult by the fact that new residents often come from areas where they have experienced urban levels of service. This often results in a conflict between the expectations of newer residents and the ability of the County to provide municipal services with a rural budget. The goals and policies in this element emphasize financial responsibility for facilities and maintenance at the community level, as well as collaboration and multiple-use facilities to efficiently serve a variety of needs. For instance, several actions speak to the use of centralized satellite government centers to serve outlying areas once appropriate thresholds are reached. The element also includes new sections on child care and communication technology that were not addressed in the 1983 General Plan.

This element covers the following topics:

- Sewer and septic systems (Goal PF-1)
- Stormwater and drainage (Goal PF-2)
- Community parks (Goal PF-3)
- Law enforcement (Goal PF-4)
- Fire and emergency medical service (Goal PF-5)
- Schools (Goal PF-6)
- Library services (Goal PF-7)
- Child care (Goal PF-8)
- Solid waste and recycling (Goal PF-9)
- Sources of energy (Goal PF-10)

- Utilities and communication technology (Goal PF-11)
- General government services (Goal PF-12)

Municipal water systems and water resources are addressed in Section G of the Conservation and Open Space Element. Regional parks (in contrast to community parks) are also addressed in the Conservation and Open Space Element.

### **Agriculture and Economic Development Element (Chapter 6)**

This element seeks to support, reinvent, and diversify the agricultural economy. Agriculture in Yolo County is not just an open space amenity; it is the primary business of the county. Many policies, both new and old, have been included, to respond to the challenges faced by modern farmers. The division of farmland for non-agricultural purposes continues to be precluded. Mitigation for the loss of farmland through agricultural conservation easements and/or land dedication is required. A new Agricultural District program to promote value-added agricultural endeavors in certain key emerging areas is identified. Local food preference, direct-marketing opportunities, and increased tourism play an important role in redefining agriculture for the future. An innovative program to transfer farm dwelling rights to other farmers for agriculturally-related purposes is also included. However, this element also recognizes that agricultural land provides important biological habitat and passive open space, so wildlife friendly farming and practices that conserve natural resources are emphasized.

As agriculture is the most significant industry within Yolo County, economic development is included within this element. This section acknowledges the importance of farming and seeks to strengthen the agriculture through value-added processing, tourism, direct marketing, local food programs, and biotechnology. It also looks to diversify the local economy to avoid over-reliance on only one business sector. Coordination with other local and regional agencies, as well as individual departments, to improve the business climate is an important part of policies to increase the retention, expansion, and recruitment of new companies.

This element addresses the following agricultural issues:

- Preservation of agriculture (Goal AG-1)
- Natural resources for agriculture (Goal AG-2)
- Healthy farm economy (Goal AG-3)
- Education and awareness (Goal AG-4)
- Local preference (Goal AG-5)
- Delta agriculture (Goal AG-6)

This element addresses the following economic development issues:

- Economic diversity (Goal ED-1)
- Business climate and business assistance (Goal ED-2)
- Community revitalization (Goal ED-3)
- Expansion of tourism (Goal ED-4)
- Economic sustainability (Goal ED-5)

### **Conservation and Open Space Element (Chapter 7)**

This element focuses on balanced management of the county's multiple natural and cultural resources, particularly water resources. The goals and policies also speak to a connected and accessible open space system with communities separated by green spaces that are linked by a

network of trails. The element anticipates full integration of the Yolo Natural Heritage Program for multi-species protection and establishes criteria to allow for the mitigation of development outside of Yolo County. New policies for the protection of tribal and local historic resources are provided. Future expansion of mineral resource extraction programs via the Cache Creek Area Plan and development of the future Cache Creek Parkway are addressed. Local actions to reduce greenhouse gases and promote alternative energy opportunities are also emphasized.

Uncertainty regarding future regulations and appropriate policy strategies for climate change are particularly challenging at the time of this update. In addition to a section on climate change within this element, policies and actions that address climate change appear throughout the entire General Plan and are identified by a small "🌐" icon. All told, the General Plan contains a total of 325 policies and actions that are identified by this icon as contributing to the reduction of the county's impact on global climate change. The County is committed to the reduction of greenhouse gases and has sought to balance this goal with other community values.

Similarly, the County faces uncertainty regarding future land uses and governance in the Delta. This section also contains a section on the Delta region, supplemented by additional Delta-related goals, policies, and actions located throughout all of the elements.

This element addresses each of these as applicable for Yolo County. Specifically, this element addresses the following issues:

- Natural open space (Goal CO-1)
- Biological resources (Goal CO-2)
- Mineral resources (Goal CO-3)
- Cultural resources (Goal CO-4)
- Water resources (Goal CO-5)
- Air quality (Goal CO-6)
- Energy conservation (Goal CO-7)
- Climate change (Goal CO-8)
- Delta region (Goal CO-9)

### **Health and Safety Element (Chapter 8)**

This element ensures that both natural and human-made hazards are factored into land use decision-making. Several of the county's existing communities (such as Clarksburg, Knights Landing, and Madison) face issues regarding flood protection and/or levee stability. Recent legislation on the issue of flood protection, management, and control has changed the regulatory landscape and the goals, policies, and actions of this element address this issue. The regulation of development in fire hazard severity zones has similarly been strengthened in recent years, which is incorporated into this element. General emergency preparedness is also addressed. This element addresses appropriate control of the noise environment, which is an important issue for the County, especially given that many normal agricultural and industrial practices emit considerable noise at times. Policies addressing the link between community design and individual health are also included, as are policies in support of accessible health care, especially for vulnerable populations.

The Health and Safety Element is organized into three sections: Safety, Noise, and Health Care. The following issues are addressed in this element:

- Geologic and seismic hazards (Goal HS-1)
- Flood hazards (Goal HS-2)
- Wildland fires (Goal HS-3)

- Hazardous materials (Goal HS-4)
- Airport operations (Goal HS-5)
- Emergency preparedness (Goal HS-6)
- Noise compatibility (Goal NO-1)
- Health care (Goal HC-1)

## **Housing Element (Chapter 9)**

This element documents the County's continued success in providing housing affordable to all economic segments. It validates the importance of the County's inclusionary housing requirements and also highlights that the dwellings being built in the agricultural areas are successfully meeting low-income and very low-income needs. Farmworkers are among the special needs populations targeted by the identified housing programs. The goals, policies, and action of this element emphasize a variety and mix of diverse housing opportunities.

Pursuant to state law, this element provides extensive background information and data on housing in Yolo County. As shown in Table HO-2 in Attachment F (Select General Plan Housing Tables), during the planning period of the previous Housing Element (2002 to 2007), the County produced 1,094 dwelling units, which exceeded its overall housing objective by 91 dwelling units. While the specific objectives for above moderate income and very low income housing were exceeded, objectives for low income and moderate income objectives were not met. As a result, the County adopted an inclusionary housing ordinance in 2004, that requires 20 percent of the residential units be made affordable to low- and moderate-income families.

Table HO-37 in Attachment F provides the final fair share allocation of affordable housing obligation for unincorporated Yolo County, as assigned by SACOG for the current Housing Element planning period (2008 to 2013). These numbers include responsibility for the UC Davis fair share. Looking only at that portion which is the County's responsibility, the amount of identified required housing is 58 percent of the previous planning period. This is a reflection of greater growth experienced elsewhere in the region as compared to the unincorporated county. With the UC Davis allocation included, the County's allocation increased by 140 percent comparatively.

As required by the state, the Housing Element includes a discussion of various constraints affecting the provision of affordable housing. Overall, however, these "constraints" have not precluded the County in the past from successfully satisfying the state's fair share allocations.

Table HO-42 in Attachment F summarizes Yolo County's ability to meet the housing needs for all income groups during the 2008 to 2013 planning period. As shown in this table, Yolo County can accommodate 2,840 total units, which is 1,438 more than the 1,402 units identified as Yolo County's 2008-2013 Regional Housing Needs Analysis (RHNA) allocation.

This element addresses the following issues:

- Housing mix (Goal HO-1)
- Housing funding (Goal HO-2)
- Reduced housing constraints (Goal HO-3)
- Special needs housing (Goal HO-4)
- Strengthened neighborhoods (Goal HO-5)
- Sustainable housing (Goal HO-6)
- Housing in the Delta (Goal HO-7)

## **IMPLEMENTATION PROGRAM**

Each element of the Draft General Plan has one or more sections entitled "Implementation Program" which contain various actions that carry out the goals and policies of the element. For each action, one or more responsible County departments have been assigned and a preliminary timeframe for completion of the action has been identified. The scope of these actions will be expanded later in this process once the EIR has been completed, to include any appropriate CEQA mitigation measures so that the General Plan becomes "self-mitigating" through ongoing implementation.

The majority of the identified measures are identified to be completed within five to ten years after adoption of the General Plan. There are a number of measures without specific start or completion dates, as they would be implemented on an ongoing basis. While revision to the actions would require a General Plan Amendment, revisions to the identified responsible department and/or to the identified timeframe generally would not. This provides flexibility to address changing priorities and/or budget conditions.

Subsequent to the General Plan workshops before the Board of Supervisors in January 2009, the General Plan Team will be coordinating with all departments having implementation responsibility, to assign workload factors (estimated labor hours and full-time-equivalent [FTE] positions) to each action item and to confirm the proposed timeframe. Each Implementation Program throughout the Draft General Plan will be integrated into a single Implementation Plan (IP) for presentation to the Board of Supervisors. The IP will be a spreadsheet-based document that will allow the actions to be sorted in a variety of ways, for example by department responsibility, year of implementation, and General Plan element.

This will enable the Board of Supervisors, staff, and the public to better understand and deliberate the fiscal implications of General Plan implementation, and will allow for structured priority-setting in the future. For example, the information will provide estimates of the total cost of General Plan implementation, as well as annual fiscal-year costs. It will also identify competing priorities in any given year to allow for adjustments to the timeframes based on staffing and fiscal realities. While actual costs may vary considerably from these early cost estimates, the IP will provide the best available approximation regarding the cost of implementation of the General Plan.

Because not all of the policies and actions in the adopted General Plan will be implemented immediately, there will be a lag between the time a General Plan is adopted and the time each individual action can be accomplished. Determining which implementation actions are higher priority than others is a fundamental policy decision the Board of Supervisors must make as a part of its deliberations. Obtaining appropriate funding for completion of the implementation plans will be an important part of that decision. Public input during the subsequent 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.

## **PUBLIC OUTREACH PROGRAM**

The staff has developed a public outreach program for the Draft General Plan that includes a number of activities designed to engage the community in review of the Draft General Plan. This program includes the following:

- Improved website services, information, and linkages
- Workshops before all of the County's community advisory committees

- Presentations to other interested parties throughout the county
- Consultation with appropriate state agencies as required under state law
- Briefings and press releases for local media
- Coordination with Yolo County cities and neighboring counties
- Coordination with UC Davis and the Rumsey Band of Wintun Indians
- Formal comment period for written, oral, and electronic comments
- Workshops before the Planning Commission and Board of Supervisors

## **ECONOMIC DEVELOPMENT STRATEGY**

Staff has prepared a Draft Economic Development Strategy, which is included as an appendix to the Draft General Plan. The strategy contains 13 initiatives designed to help improve Yolo County's business climate, strengthen key industries, bring new economic activity to our communities, and develop new and improved programs for business assistance. These initiatives are implemented through specific, short-term recommendations. In general, the strategy has a five-year planning horizon, compared with the 20-year horizon of the General Plan. The 13 Initiatives are summarized as follows:

- Establish business friendly permits and regulations.
- Provide a variety of development sites for economic diversification.
- Create a rational business incentive policy.
- Develop and redevelop major County assets.
- Monitor the local business climate on an ongoing basis.
- Improve the viability of agricultural industrial uses throughout the unincorporated area.
- Enhance agricultural businesses within each region or district of the county.
- Promote and expand the capacity of local tourism.
- Promote the local biotechnological industry.
- Revitalize community downtown areas.
- Improve the coordination of County housing programs.
- Attract new business.
- Retain and expand existing business.

## **NEXT STEPS**

The release of the Draft General Plan and this joint workshop of the Board of Supervisors and Planning Commission kick off a critical public and agency review period. Workshops are scheduled throughout October and much of November 2008 with each of the County's community advisory committees, other important committees (such as Parks, Recreation, and Wildlife; and Transportation), and the Planning Commission. Courtesy presentations are scheduled before each of the city councils, as well as other local governmental partners, including UC Davis and the Rumsey Band of Wintun Indians (see Attachment E, General Plan Schedule). The Planning Commission will be making their recommendations regarding the policies in the Draft General Plan during a series of workshops scheduled for November 3, 4, and 6, 2008.

Throughout this review period the General Plan Team will be accepting comments on the Draft General Plan. **The comment period will close at 4:00 p.m. on November 20, 2008** with the exception of those state agencies for which a longer statutory period is mandated by law (see discussion of mandatory agency review below).

The comments will be organized and analyzed by staff, and presented to the Board of Supervisors at workshops scheduled for January 20, 21, and 22, 2009. At the close of the January 2009 workshops, the Board will be asked to confirm the use of the Draft General Plan (with any appropriate changes as directed) as "the preferred project" for purposes of the EIR.

The target release date for the Draft EIR is February 2, 2009, however, additional time may be necessary if the Board's direction includes substantive changes to the Draft General Plan.

Final hearings before the Planning Commission are scheduled for June 10, 11, and 12, 2009. At the close of the June 2009 hearings, the Planning Commission will be asked to make a final recommendation on the General Plan to the Board of Supervisors. Final hearings before the Board of Supervisors are scheduled for July 20, 21, and 23, 2009. At the conclusion of the July 2009 hearings the Board of Supervisors will be asked to make an "intent motion" reflecting tentative final action on the General Plan. The staff will then prepare the final approval package, which will be presented to the Board of Supervisors on September 15, 2009 for final action.

### **MANDATORY AGENCY REVIEW**

The County is required by state law to coordinate with various agencies on the Draft General Plan. Following the presentation to the Board of Supervisors on September 16, 2008, the staff will ensure that copies of the document are formally transmitted to each entity listed in Attachment G (List of Agencies Requiring Mandatory Review of the General Plan) in order to satisfy the relevant requirements and, in some cases, to start specified review periods.

### **ATTACHMENTS**

- A – 2030 Countywide General Plan – Public Review Draft (separately distributed)
- B – Summary of Key Proposed General Plan Policies and Actions
- C – General Plan Preferred Land Use Alternative Table
- D – General Plan Land Use Comparison Table
- E – General Plan Schedule
- F – Select General Plan Housing Tables
- G – List of Agencies Requiring Mandatory Review of the Draft General Plan

## **ATTACHMENT A**

### **2030 Countywide General Plan – Public Review Draft**

This document was separately distributed. Hard copies and CD copies can be purchased at the Planning and Public Works Department at 292 West Beamer Street in Woodland, CA.

It is available online at [www.yolocountygeneralplan.org](http://www.yolocountygeneralplan.org)