

3 LAND USE AND COMMUNITY CHARACTER ELEMENT



Countryside Community Church in Esparto

Source: April Farnham-Morrison

This element seeks to preserve and foster the 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, balanced in terms of housing and jobs, and healthy in terms of quality of life and community services. Each existing rural town was examined in this manner and a modest amount of growth has been proposed for some areas. This element also establishes goals for regional collaboration and equity, green building standards, sustainable community design and net community benefits from new growth. Growth boundaries have been established for every community and each of the four cities.



A. Introduction

1. Context

From a land use perspective, this General Plan continues the County's strong focus on protecting our agricultural and open space resources, commodities and identity; resisting urbanization; and directing growth into the existing incorporated cities and towns. For the past 50 years, these policies have been tremendously successful. Over 93 percent of the County remains in farmland and open space, despite intense development pressures from both the Sacramento and Bay Area metropolitan areas. Although Yolo County is 39th in size among the 58 California counties, as of 2006 it ranked 23rd in total crop value. In particular, the County continues to be among the State leaders in tomato, hay, honeydew, and organic crop production, and has a rapidly growing wine grape industry. The management of growth has been equally successful. The cities and towns in the County house 93 percent of the population, but account for less than 6 percent of the total area. As a result, Yolo County has retained and strengthened its identity as a place of small and modest urban areas, vast open lands and innovative government.

As Yolo County looks ahead to the next 20 years, these issues will become even more important to ensure sustainable communities, a reliable food supply and a healthy environment. However, this vision needs to expand to address new challenges. First, the small unincorporated towns require significant new investment in basic infrastructure and amenities to serve existing populations and revitalize existing commercial areas. Second, the local economy needs to diversify beyond its reliance on agriculture, to provide a more stable job market and increase government revenue streams. Third, the County and local special districts need to improve the cost-effectiveness of service delivery. Fourth, Yolo County needs to adopt development standards and designs that account for and help to reduce future climate change. Consequently, this General Plan embraces the following strategies:

1. Modest managed growth within specified existing unincorporated communities, where accompanied by improvements to existing infrastructure and services, as well as by suitable new infrastructure and services.
2. Opportunities for revenue-producing and job-producing agricultural, industrial and commercial growth in limited locations and along key transportation corridors.
3. Thresholds that allow for effective and efficient provision of services, consistent with rural values and expectations.
4. New emphasis on community and neighborhood design requirements that reflect "smart growth" principles and complement the character of existing developed areas.



2. Contents

This element addresses land use issues throughout Yolo County including:

1. Range and balance of land uses (Goal LU-1)
2. Agricultural preservation¹ (Goal LU-2)
3. Growth management (Goal LU-3)
4. Delta land use and resource management (Goal LU-4)
5. Equitable land use decisions (Goal LU-5)
6. Intra-County coordination (Goal LU-6)
7. Regional coordination (Goal LU-7)

This element addresses community character issues throughout Yolo County including:

1. Preservation of rural character (Goal CC-1)
2. Community planning (Goal CC-2)
3. Planned growth (Goal CC-3)
4. Project design (Goal CC-4)

This element contains the following sections: Introduction, Regulatory Framework, Policy Framework and Implementation Program. Within the Policy Framework and Implementation Program sections, policies and actions related to climate change are denoted with the symbol “🌍”.

3. Background Information

The 1983 General Plan included 75 separate land use designations for the unincorporated county. Table LU-1 (1983 Yolo County General Plan Land Use Designations and Acreages) is provided at the end of this Element and identifies acreages assigned to each of these designations in the prior General Plan and groups them by category.

Table LU-2 (1983 Yolo County General Plan Land Use Designations by Community Area) provides a breakdown of planned land uses under the prior General Plan, grouped by land use type and community area.

Table LU-3 (Summary of General Plan Land Use Designations and Acreages Countywide) provides countywide background information showing the current General Plan land use buildout for each of the four cities, with the 1983 General Plan land use buildout for the County unincorporated area.

¹ Also addressed in greater detail in the Agriculture and Economic Development Element.



TABLE LU-2 1983 YOLO COUNTY GENERAL PLAN LAND USE DESIGNATIONS BY COMMUNITY AREA

	Residential ^a	Jobs and Services ^b	Agriculture and Open Space	Totals
Community Areas				
Capay Valley ^c	70.5	1,010.7	102,730.0	103,811.2
Clarksburg	101.4	141.3	34,703.3	34,946.1
Dunnigan	408.0	280.1	3,179.5	3,867.6
Esparto	355.9	226.4	2,900.3	3,482.6
Knights Landing	104.4	240.0	3.1	347.6
Madison	26.9	23.7	30.3	80.9
Monument Hills	1,258.6	85.3	252.0	1,595.9
Yolo	76.8	34.1	2.0	112.9
Zamora	14.3	2.5	6.5	23.3
<i>Subtotals</i>	<i>2,416.8</i>	<i>2,044.1</i>	<i>143,807.0</i>	<i>148,268.0</i>
Other Areas				
Davis Area ^e	615.2	479.4	4,353.1	5,447.7
Outlying ^d	123.0	490.0	1,521.7	2,134.7
West Sac Area	0	0	0	0
Winters ^f	33.6	33.1	0	66.7
Woodland Area ^g	48.2	513.9	508.5	1,070.6
<i>Subtotals</i>	<i>820.0</i>	<i>1,516.4</i>	<i>6,383.3</i>	<i>8,719.7</i>
Remaining Unincorporated	0	8,160.2	456,077.1	464,237.3
Acreage Totals	3,236.8	11,720.7	606,267.4^h	621,224.0ⁱ

Notes: Units are in acres.

^a Residential = Residential Rural, Residential Low, Residential Medium and Residential High.

^b Jobs and Services = Commercial General, Commercial Local, Industrial, Public and Quasi-Public, Mixed, Parks and Recreation and Other.

^c Includes land uses in the towns of Capay, Guinda, Rumsey and Tribal lands.

^d Cache Creek Open Space, County Airport and Elkhorn.

^e Covell/Pole Line Road, Binning Farms, North Davis Meadows, Patwin Road, Jury Industrial, UC Davis, Royal Oaks MHP, Willow Bank, El Macero and Chiles Road.

^f El Rio Villa and Putah Creek Recreational Vehicle Park.

^g Spreckels, North Woodland, Willow Oak and East Woodland.

^h As allowed under the existing General Plan and based on past trends. General Plan buildout is assumed to include approximately 1,610 farm dwellings and approximately 520 acres of agricultural industrial or agricultural commercial development on Agricultural land.

ⁱ Minor differences in total due to rounding.

Source: 1983 Yolo County General Plan.



TABLE LU-3 SUMMARY OF GENERAL PLAN LAND USE DESIGNATIONS AND ACREAGES COUNTYWIDE (AS OF 2007)

Land Use Categories	Incorporated Area (Current)					Unincorp.			
	Davis	W. Sac	Winters	Wood-land	Incorp. Subtotal	%	Area (1983)	Acreage Total	%
Open Space	299	2,185	104	754	3,342	10.3	2,722	6,064	1.0
Agriculture	0	0	0	0	0	0.0	603,544	603,544	92.3
Recreation	402	322	45	252	1,021	3.2	1,121	2,142	0.3
Residential	3,940	4,316	770	4,169	13,195	40.8	3,237	16,432	2.5
Commercial	493	633	122	727	1,975	6.1	406	2,381	0.4
Industrial	433	2,656	75	2,281	5,445	16.8	1,195	6,640	1.0
Public	548	730	370	1,329	2,977	9.4	694	3,671	0.6
Mixed Use	11	889	50	0	950	2.9	145	1,095	0.2
Other	229	2,992	93	106	3,420	10.6	8,160	11,580	1.8
Subtotals	6,355	14,723	1,629	9,618	32,325	100%	621,224	653,549	100%

Notes: Units are in acres.

Source: City Planning Directors and 1983 Yolo County General Plan.

B. Regulatory Framework

1. State General Plan Requirements

State law (Section 65302a of the Government Code) mandates that the land use element contain the following key topics:

- Proposed general distribution, location and extent of land uses.
- Population density and building intensity by land use.
- Areas subject to flooding, including annual review of those areas.
- A designated land use category for timberland production.
- A consideration of the impact of new growth on land adjacent to military facilities and underlying military airspace.

State law (Section 65302.4 of the Government Code) also allows land use elements to address urban form and design including:

- Differentiating between neighborhoods, districts and corridors.



- Providing for a mixture of land uses and housing types within neighborhoods, districts and corridors.
- Providing specific measures for regulating relationships between buildings and between buildings and outdoor public areas including streets.

State law provides that the County can address these items in any format and is required to address them only to the extent that they are relevant in the County. Section 65301a of the Government Code indicates that the General Plan may be adopted in any format deemed appropriate or convenient by the Board of Supervisors, including the combining of elements. Section 65301c goes on to clarify that the County is required to address each of these items only to the extent that the subject of the element exists in the planning area.

In light of this, Yolo County has addressed all of the above items within this element, with the following exceptions:

- Flooding: Areas subject to flooding from a major (100 or 200-year) event and the requirement for annual review are addressed in the Health and Safety Element. Localized flood issues and storm drainage are addressed in the Public Facilities and Services Element.
- Timber Harvesting: A land use category for timberland production is not provided as the County has no timberland production areas.
- Military Facilities: The impact of new growth on military readiness activities is not addressed as the only military facility in the County, the McClellan/Davis Telecommunication Site, has been declared surplus by the Army and is now closed. Discussion regarding this facility and plans to convert it to a County open space facility are addressed in the Conservation and Open Space Element
- Land Use Planning Boundaries: All lands within the Yolo County boundary are within the Yolo County General Plan Area. However, the County does not have jurisdiction over the following, even though they are within the County boundary: federal lands, State lands, University of California land, tribal trust land, incorporated cities, and, in many cases, lands owned by special districts such as school districts.

2. Land Use Designations

The land use designations listed below are utilized in this General Plan. Table LU-4 (Land Use Designations) is provided at the end of this Element and identifies the allowed uses, densities and intensities for each proposed new land use designation.

- Open Space (OS)
- Agriculture (AG)
- Parks and Recreation (PR)



- Residential Rural (RR)
- Residential Low (RL)
- Residential Medium (RM)
- Residential High (RH)
- Commercial General (CG)
- Commercial Local (CL)
- Industrial (IN)
- Public and Quasi-Public (PQ)
- Specific Plan (SP)
- Specific Plan Overlay (SPO)
- Delta Protection Overlay (DPO)
- Natural Heritage Overlay (NHO)
- Agricultural District Overlay (ADO)
- Mineral Resource Overlay (MRO)
- Tribal Trust Overlay (TTO)

These base land uses consolidate and replace land use designations used in the 1983 General Plan and in many cases consolidate and replace designations used in various area plans. Table LU-1 identifies how the prior 1983 land use designations correspond to the new proposed land use designations. The 1983 combining designations are replaced with the overlay designations defined in this table.

3. Land Use Maps and Tables

Figure LU-1A is the Land Use Diagram for Yolo County. Figures LU-1B through LU-1H show each community in the County and are found at the end of the Element. This figure depicts the assignment of land use designations to all land within the County. Interpretive guidance and administrative procedures to assist with utilization of this figure are provided in Chapter 1 (Introduction and Administration) of this General Plan. Table LU-5 (2030 Yolo County General Plan Land Use Designations and Acreages) provides acreages assigned to each land use designation in this General Plan.

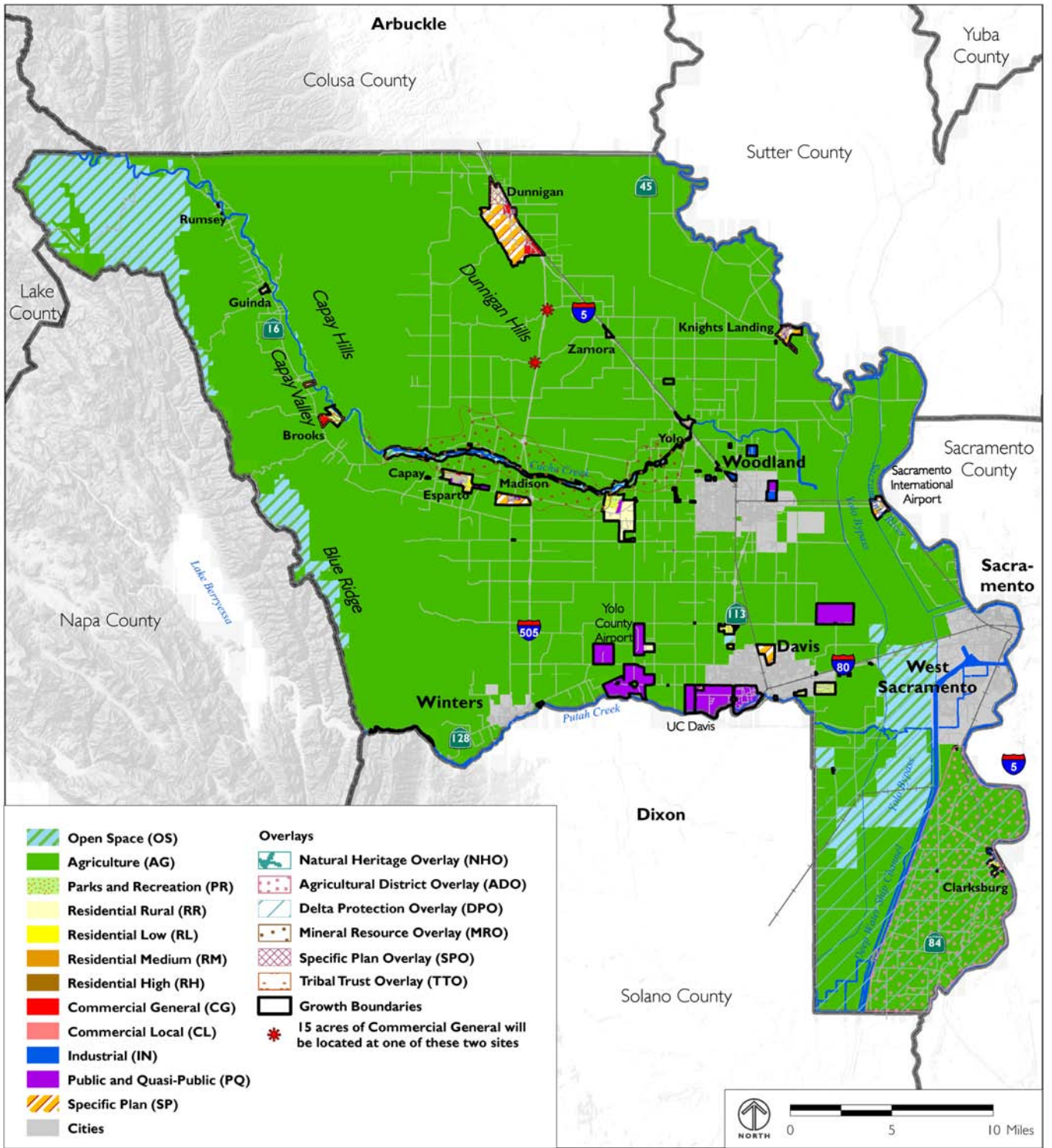
4. Spheres of Influence

This General Plan includes lands that are in unincorporated Yolo County but fall within the “spheres of influence” (SOIs) of the four incorporated cities. Every city in California has an SOI, although in some cases it is coterminous with the city’s corporate boundaries. Figure LU-1.1 provides the Spheres of Influence for each of the four Yolo County cities.

SOIs are adopted by the Local Agency Formation Commission (LAFCO) in each County. County LAFCOs were created by the State in 1963 to coordinate logical changes in local governmental boundaries in order to promote efficient provision of services, prevent urban sprawl and preserve agriculture and open space. Each LAFCO is responsible for



FIGURE LU-1A GENERAL PLAN LAND USE MAP



Source: Yolo County GIS, 2009.

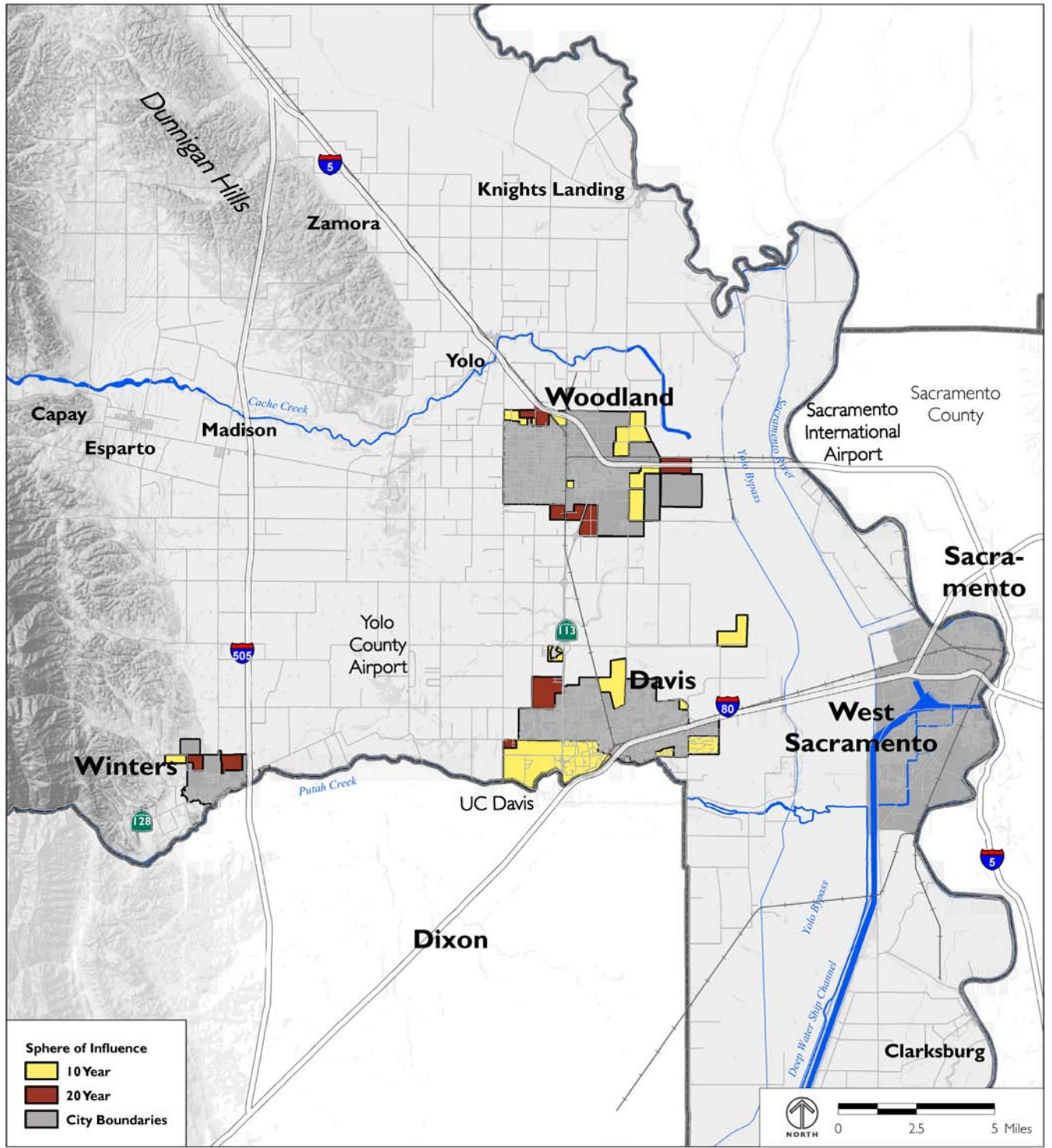


TABLE LU-5 2030 YOLO COUNTY GENERAL PLAN LAND USE DESIGNATIONS AND ACREAGES

Land Use Designation	Acreage
Open Space	51,445
Agriculture	544,909
Parks and Recreation	890
Residential Rural	1,783
Residential Low	1,163
Residential Medium	162
Residential High	28
Commercial General	529
Commercial Local	118
Industrial	658
Public and Quasi-Public	7,334
Specific Plan	3,606
<i>Subtotal</i>	<i>612,635</i>
Incorporated Cities	32,325
Rights-of-Way	8,589
County Total	653,549
Specific Plan Areas	
Covell Specific Plan	384
Dunnigan Specific Plan	2,254
Elkhorn Specific Plan	344
Knights Landing Specific Plan	212
Madison Specific Plan	413
<i>Specific Plan Area Total</i>	<i>3,606</i>
Overlays	
Tribal Trust Overlay	483
Mineral Resource Overlay	18,452
Clarksburg Agricultural Overlay	35,171
Delta Protection Overlay	73,053
Dunnigan Specific Plan Overlay	927
Elkhorn Specific Plan Overlay	5
Knights Landing Specific Plan Overlay	224
Madison Specific Plan Overlay	100



FIGURE LU-1.1 SPHERE OF INFLUENCE BOUNDARIES



Source: Yolo County GIS, 2009.



adopting a sphere of influence for each city and special district in its County to represent “the probable physical boundaries and service area,” as required by California Government Code Section 56076.²

Many cities choose to designate land uses within their SOI areas on their General Plan Land Use Designation Map in order to express desired municipal land uses for those areas. The General Plans for West Sacramento, Davis, Woodland and Winters include land use designations for lands outside of their city limits, but inside their respective SOIs. Because these lands are legally under the County’s jurisdiction, they are also included in the Yolo County General Plan and given land use designations in this General Plan. The designation in the County General Plan of lands within the SOI may differ from the designations shown in the City General Plan. Until SOI areas are annexed into a city’s boundaries, the controlling land use designations for purposes of development are those of the County.

5. Growth Boundaries

This General Plan includes identified growth boundaries for all community and other outlying areas of the unincorporated County. These growth boundaries are shown in Figures LU-1A through LU-1H and defined as a boundary around the outer perimeter of each area of non-agriculturally designated land within the County. For the incorporated cities, the SOI boundaries are identified as the growth boundary for that City.

6. Relationship to the Yolo County Zoning Code

Title 8 (Land Development and Zoning) of the Yolo County Code contains the primary land development regulations of the County, including the Zoning Code. These regulations implement the General Plan and must be consistent. Inconsistencies between the two documents must be resolved in favor of the General Plan. The Zoning Code will be revised to bring it into conformance with this General Plan.

The Zoning Code, in particular, contains further refinements of the land use designations established in the General Plan, in the form of land use zones. Table LU-6 provides a matrix that correlates the land use zones of the existing Zoning Code with the land use designations of this General Plan update.

7. Land Use and Resources Management Plan for the Primary Zone of the Delta

The Land Use and Resources Management Plan for the Primary Zone of the Delta (LURMP) was developed in response to the Delta Protection Act of 1992, by the State Delta Protection Commission. The plan was adopted by the State in 1995 for the purpose of providing direction to local jurisdictions in the Delta region on land use

² State of California General Plan Guidelines, Governor’s Office of Planning and Research, 2003, page 10.



TABLE LU-6 ZONING/GENERAL PLAN CONSISTENCY

General Plan Land Use Designation	General Plan Symbol	Zone Designation	Zone Symbol
Residential Land Use Designations			
Residential Rural	RR	Residential Rural Agricultural Mobile Home Combining	RRA -MHF
Residential Low	RL	Residential Suburban Residential One-Family Mobile Home Combining	RS R1 -MHF
Residential Medium	RM	Residential One-Family or Duplex Mobile Home Combining Multiple Family Residential	R2 -MHF R-3
Residential High	RH	Apartment Professional Mobile Home Combining	R4 -MHF
Commercial Land Use Designations			
Commercial Local	CL	Neighborhood Commercial Community Commercial Waterfront	C-1 C-2 WF
Commercial General	CG	General Commercial Highway Services Commercial Recreational Vehicle Park Combining	C-3 C-H -RVP
Industrial Land Use Designations			
Industrial	IN	Limited Industrial Light Industrial Heavy Industrial	M-L M-1 M-2
Other Land Use Designations			
Agriculture	AG	Agricultural Preserve Agricultural Exclusive Agricultural General Agricultural Industry Watershed Combining Mobile Home Combining Special Sand and Gravel Combining	A-P A-E A-1 AGI -W -MHF -SG
Open Space	OS	Open Space Public Open Space Watershed Combining	OS POS -W
Parks and Recreation	PR	Parks and Recreation Public Open Space	PR POS
Public/Quasi-Public	PQ	Airport Special Height Combining	AV -H
Specific Plan	SP	Agricultural Preserve Agricultural Exclusive Agricultural General Agricultural Industry	A-P A-E A-1 AGI



TABLE LU-6 ZONING/GENERAL PLAN CONSISTENCY (CONTINUED)

General Plan Land Use Designation	General Plan Symbol	Zone Designation	Zone Symbol
		Watershed Combining	-W
		Mobile Home Combining	-MHF
		Special Sand and Gravel Combining	-SG
		Planned Development No. 45	PD-45
Overlay Land Use Designations			
Natural Heritage Overlay	NHO	Agricultural Preserve	A-P
		Agricultural Exclusive	A-E
		Agricultural General	A-1
		Agricultural Industry	AGI
		Open Space	OS
		Public Open Space	POS
		Watershed Combining	-W
		Mobile Home Combining	-MHF
Agricultural District Overlay	ADO	Agricultural Preserve	A-P
		Agricultural Exclusive	A-E
		Agricultural General	A-1
		Agricultural Industry	AGI
		Watershed Combining	-W
		Mobile Home Combining	-MHF
Delta Protection Overlay	DPO	Various	Various
Mineral Resource Overlay	MRO	Sand and Gravel Reserve Combining	-SGR
Specific Plan Overlay	SPO	Various	Various
Tribal Trust Overlay	TTO	Various	Various

Note: The following zone overlays may be combined with any residential, commercial, industrial, or agriculture land use designation:

- B Special Building Site Combining
- R Special Review Combining
- PD Planned Development Combining

decisions. The Plan addresses the environment, utilities and infrastructure, land use, agriculture, water, recreation and access, levees and boater safety. The General Plans for all jurisdictions within the Delta primary zone, including portions of Yolo County, are required to be consistent with this plan. The LURMP was adopted by the County as a General Plan amendment on March 18, 1997 by Resolution No. 97-34. The State is currently engaged in a process to update this plan. Upon completion, the County will be required to review this General Plan for consistency and make amendments as necessary.



C. Policy Framework

1. Land Use Policies

GOAL LU-1	<u>Range and Balance of Land Uses.</u> Maintain an appropriate range and balance of land uses to maintain the variety of activities necessary for a diverse, healthy and sustainable society.
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Policy LU-1.1 Assign the following range of land use designations throughout the County, as presented in detail in Table LU-4 (Land Use Designations):

Open Space (OS) includes public open space lands, major natural water bodies, agricultural buffer areas, and habitat. The primary land use is characterized by “passive” and/or very low-intensity management, as distinguished from AG or PR land use designations, which involve more intense management of the land. Detention basins are allowed as an ancillary use when designed with naturalized features and native landscaping, compatible with the open space primary use.

Agriculture (AG) includes the full range of cultivated agriculture, such as row crops, orchards, vineyards, dryland farming, livestock grazing, forest products, horticulture, floriculture, apiaries, confined animal facilities and equestrian facilities. It also includes agricultural industrial uses (e.g. agricultural research, processing and storage; supply; service; crop dusting; agricultural chemical and equipment sales; surface mining; etc.) as well as agricultural commercial uses (e.g. roadside stands, “Yolo Stores,” wineries, farm-based tourism (e.g. u-pick, dude ranches, lodging), horseshows, rodeos, crop-based seasonal events, ancillary restaurants and/or stores) serving rural areas. Agriculture also includes farmworker housing, surface mining, and incidental habitat.

Parks and Recreation (PR) includes developed (or “active”) park facilities, such as regional, community and neighborhood parks, tot lots, sports fields, and public pools. Also may include agricultural buffer areas. Detention basins are allowed as an ancillary use when designed with recreational or sports features.

Residential Rural (RR) includes large lot rural homes with primarily detached single-family units, although attached and/or detached



second units or duplexes are allowed. Density range: 1du/5ac to <1 du/ac.

Residential Low (RL) includes traditional neighborhoods with primarily detached single-family units, although attached and/or detached second units or duplexes are allowed. Triplexes and four-plexes allowed when designed to be compatible with adjoining single-family homes. Small compatible neighborhood serving retail and office allowed as ancillary use. Density range: 1 du/ac to <10 du/ac.

Residential Medium (RM) includes dense neighborhoods with primarily attached single family and multi-family units, although detached single-family units are allowed. Small compatible neighborhood serving retail and office allowed as ancillary use. Density range: 10 du/ac to <20 du/ac.

Residential High (RH) includes apartments, condominiums, townhouses and other attached multi-family units. Small compatible neighborhood serving retail and office allowed as ancillary use. Density range: ≥ 20 du/ac.

Commercial General (CG) includes regional and highway-serving retail, offices, service retail and agricultural commercial uses. Research and development is allowed where offices and service support uses are the primary use (accounting for more than 50 percent of the total square footage). There is no limit on the amount of ground floor square footage. Upper floor and accessory attached residential uses are allowed.

Commercial Local (CL) includes a range of goods and services to meet the everyday needs of residents within a community, such as retail, offices, service uses and agricultural commercial uses. There is a limit of 40,000 square feet allowed on the ground floor for any one user. Upper floor and ancillary attached residential uses are allowed.

Industrial (IN) includes the full range of light to heavy industrial/manufacturing, including agricultural industrial uses (e.g. storage facilities, contractor's yards, corporation yards, dismantling, etc.). Research and development, including biotechnology, is allowed where manufacturing is the primary use (accounting for more than 50 percent of the total square footage).



Public and Quasi-Public (PQ) includes public/governmental offices, places of worship, schools, libraries, and other community and/or civic uses. Also includes public airports, including related visitor services, and infrastructure including wastewater treatment facilities, municipal wells, landfills, and stormwater detention basins. May include agricultural buffer areas.

Specific Plan (SP) allows uses in the AG designation to continue temporarily until such time as the Specific Plan has been adopted, or the land use designation is otherwise amended. Ultimate land uses must be consistent with the adopted Specific Plan. Capital intensive agricultural uses are discouraged in lands designated Specific Plan so as not to preclude later planned uses.

Natural Heritage Overlay (NHO) applies to focused conservation areas identified in the Yolo Natural Heritage Program. Allowed land uses are limited to those consistent with the adopted Yolo Natural Heritage Program.

Agricultural District Overlay (ADO) applies to designated agricultural districts. Land uses consistent with the base designation and the district specifications are allowed.

Delta Protection Overlay (DPO) applies to the State designated "primary zone" of the Sacramento-San Joaquin Delta, as defined in the Delta Protection Act. Land uses consistent with the base designation and the Delta Protection Commission's Land Use and Resource Management Plan are allowed.

Mineral Resource Overlay (MRO) applies to State designated mineral resource zones (MRZ-2) containing critical geological deposits needed for economic use, as well as existing mining operations.

Specific Plan Overlay (SPO) applies to existing and planned areas of development typically adjacent to identified Specific Plan designated land. Land uses consistent with the existing land use designation are allowed until a Specific Plan has been adopted, at which point the Specific Plan takes precedence.

Tribal Trust Overlay (TTO) applies to tribal trust lands held by the federal government for recognized tribal governments.



Policy LU-1.2 Figure LU-1, as it may be amended from time to time, is the Land Use Diagram for Yolo County.

Policy LU-1.3 The residential density ranges identified in Policy LU-1.1 are increased over the ranges in the prior (1983) General Plan and therefore allow for an increased yield of units on vacant or underutilized land throughout the County. In the communities of Dunnigan (+608 units), Esparto (-69 units), Knights Landing (+420 units), and Madison (+108 units) this has been determined to be an acceptable outcome. In all other instances where this could occur, it is the intent of the County to hold the number of units to no more than would have originally been allowed.

GOAL LU-2 Agricultural Preservation. Preserve farm land and expand opportunities for related business and infrastructure to ensure a strong local agricultural economy. (See the Agriculture and Economic Development Element for a more comprehensive treatment of this issue.)

Policy LU-2.1 The intent of this policy is to protect existing farm operations from impacts related to the encroachment of urban uses. The expertise of the County Agricultural Commissioner shall be used in applying this policy. Urban development shall bear the primary burden of this policy. Ensure that development will not have a significant adverse effect on the economic viability or constrain the lawful practices of adjoining or nearby agricultural operations, except for land within the Sphere of Influence (SOI) around a city or within the growth boundary of an unincorporated community. New urban (non-agricultural) development should be setback a minimum of 300 feet from adjoining agricultural land where possible, but special circumstances can be considered by the decision-making body. Except as noted below where no buffer is required, in no case shall the buffer be reduced to less than 100 feet. The buffer area shall generally be designated Open Space (OS), but may also be designated Public and Quasi-Public (PQ) or Parks and Recreation (PR) based on applicable circumstances. Agricultural buffers are not required for planned urban growth elsewhere within a growth boundary because the agricultural-urban interface will be temporary until full build-out occurs. (DEIR MM AG-4) 🌍



Policy LU-2.2 Allow additional agricultural commercial and agricultural industrial land uses in any designated agricultural area, where appropriate, depending on site characteristics and project specifics. Agricultural commercial and/or agricultural industrial development is anticipated as shown in Table LU-7 (Anticipated Agricultural Commercial and/or Agricultural Industrial Growth) and in Figure LU-2 (New Targeted Future Agricultural Commercial and Agricultural Industrial Sites).

Manage agricultural parcels of less than 20 acres, including antiquated subdivisions where appropriate, to create compatibility with surrounding agricultural uses to the greatest extent possible, including: 1) discourage residential development; 2) encourage lot mergers to achieve larger parcel sizes; 3) encourage clustering of units either within parcels or near existing homes on adjoining parcels to preserve farmland and natural resources; 4) encourage transfers of development rights to areas where additional farm dwellings are desired (e.g. organic farms that are labor intensive); 5) encourage deed restrictions, site design and development themes that support the agricultural use of the land; and 6) aggressively limit the impact of residential development where it does occur. 🌍

Policy LU-2.3 Prohibit the division of land in an agricultural area if the division is for non-agricultural purposes and/or if the result of the division will be parcels that are infeasible for farming. Projects related to clustering and/or transfers of development rights are considered to be compatible with agriculture.

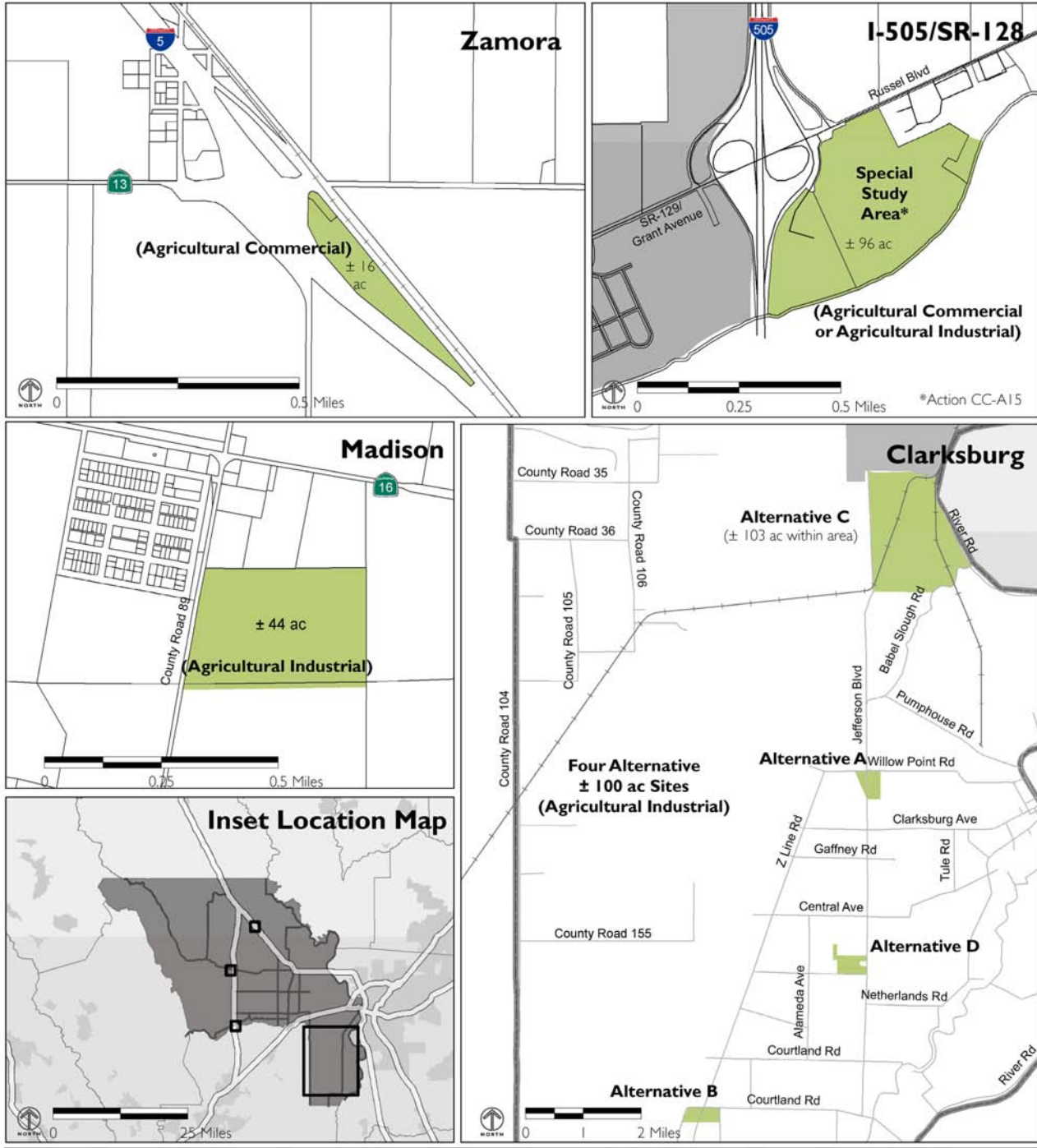
Policy LU-2.4 Vigorously conserve, preserve, and enhance the productivity of the agricultural lands in areas outside of adopted community growth boundaries and outside of city SOIs. 🌍

Policy LU-2.5 Where planned growth would occur on lands under Williamson Act contract, ensure that development is phased to avoid the need for contract cancellation, where feasible. (DEIR MM AG-2)

Policy LU-2.6 Encourage interim agricultural production on farmland designated for future development, prior to the start of construction, to reduce the potential for pest vectors, weeds, and fire hazards.



FIGURE LU-2 TARGETED FUTURE AGRICULTURAL COMMERCIAL AND AGRICULTURAL INDUSTRIAL SITES



Source: Yolo County GIS, 2009.



TABLE LU-7 ANTICIPATED AGRICULTURAL COMMERCIAL AND/OR AGRICULTURAL INDUSTRIAL GROWTH

Town	Existing Developed Acres ^a	Assumed Future Under 83 GP (Acres)	New Targeted Future Sites (Acres)	Other New Added Future (Acres)	Total
Clarksburg ^b	0	0	103.0	0	103.0
Madison ^c	0	0	44.0	0	44.0
Zamora ^d	0	0	16.0	0	16.0
I-505/SR 128 ^e	0	0	96.0	0	96.0
Unincorporated County	324.0	520.0		75.0	919.0
Total	324.0	520.0	259.0	75.0	1,178.0

Notes: In acres.

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

^bFour alternative agricultural industrial sites.

^cAgricultural industrial site.

^dAgricultural commercial site.

^eAgricultural industrial or agricultural commercial site.

GOAL LU-3 Growth Management. Manage growth to preserve and enhance Yolo County’s agriculture, environment, rural setting and small town character.

Policy LU-3.1 Direct all of the County’s residential growth to designated areas within the cities and within the growth boundaries of existing unincorporated communities, as depicted on the Land Use Diagram in Figure LU-1, with the exception of individual farm dwellings (houses allowed on agricultural land), other allowed units (e.g. second units, ancillary dwellings, houses allowed in mixed-use commercial areas, etc.) and housing allowed on existing residentially designated land. 🌐

Policy LU-3.2 With the exception of allowed ancillary residential units (e.g. second units, houses allowed in mixed-use commercial areas, etc.), residential growth within the growth boundaries is allowed as follows, subject to all required County approvals. (See Table LU-8, Allowed Residential Growth.)



TABLE LU-8 ALLOWED RESIDENTIAL GROWTH (IN UNITS)

Town	Existing Units ^a	Buildout Under 1983 GP ^b	New Added Units ^c	Total Allowed Units ^d
Capay	576	53	0	629
Clarksburg	177	22	0	199
Dunnigan	340	173	8,108	8,621 ⁱ
Esparto	905	985	521	2,411
Knights Landing	380	993	420	1,793 ⁱ
Madison	137	83	1,413	1,633 ⁱ
Monument Hills	583	25	0	608
Yolo	155	56	0	211
Zamora	14	14	0	28
Remaining Unincorporated	3,996 ^e	1,610 ^f	322	5,928
Total	7,263^g	4,014	10,462^h	22,061

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

^b Based on vacant residentially designated land at allowed yields.

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

^d Sum of existing on-the-ground units + buildout allowed under 1983 General Plan + added new units under this General Plan update.

^e Difference between DOF unit total and numbers for each community.

^f This does not represent potential “full” buildout but rather a projection of the number of future farm dwellings through 2030 based on past trends. Assumes an average of 70 farm dwellings annually over 23 years.

^g California Department of Finance, 2007.

^h Total includes all 7,500 units in Dunnigan Specific Plan area and includes additional units that would be allowed per residential density range increases in Dunnigan (608 units), Knights Landing (354+66=420 units), Madison (108 units – 30 units from land use change on Reyes 3 acs), and Esparto (loss of 69 units). Also includes 322 farm dwellings countywide assumed with 20 percent density bonus for Agricultural TDR Program (see Action AG-A25).

ⁱ Includes acreage from Specific Plan development capacities.

Policy LU-3.3 Allow commercial and industrial growth (not including agricultural commercial or agricultural industrial) as shown in Table LU-9 (Allowed Commercial and Industrial Growth), subject to all required County approvals. Within the areas designated for commercial and industrial land uses, where appropriate, the County shall target the following:

- A. Biotechnology facilities development, including development of “high tech” research and development campuses, as well as regional office, business park and light manufacturing nodes.



TABLE LU-9 ALLOWED COMMERCIAL AND INDUSTRIAL GROWTH (IN ACRES)

Town	Existing Developed Acres ^a	Remaining Under 1983 GP ^b	New Added Acres ^c	Total Designated Acres ^{e,g}
Capay Valley	4.0	12.5	115.1	131.6
Clarksburg	134.0	3.0	0.3	137.3
Dunnigan	26.2	250.0	546.2	822.4 ^h
Esparto	6.0	123.3	-69.3 ^f	60.0
Knights Landing	11.0	103.4	-54.0	60.4 ^h
Madison	19.0	4.7	134.0	157.7 ^h
Monument Hills	6.0 ^g	16.0 ^g	2.7	24.7 ^g
Yolo	26.0	8.1	11.8	45.9
Zamora	1.0	0.9	12.9	14.8
Elkhorn Property	1.8	0	346.5	348.3 ^h
County Airport	66.0 ^e	236.0 ^e	0	302.0 ^e
I-505/CR14 or 12A	0	0	15.1	15.1
Spreckels Property	87.0	4.0	51.6	142.6
Covell/Pole Line	0	383.7 ^h	0	383.7 ^{h,i}
Remaining Unincorporated	43.3	385.4	-91.4	337.3
Total	431.3	1531.0	1021.5	2,983.8

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

^b Vacant commercially designated or industrially designated land.

^c Communities/locations where additional commercial or industrial growth (beyond that allowed under the 1983 General Plan) is allowed under the 2030 General Plan update. Does not include agricultural commercial and/or agricultural industrial acreage (see Table LU-7).

^d Sum of existing developed industrial and commercial acres + vacant industrial and commercial acreage under the 1983 General Plan + added new acreage under this General Plan update. See exception for airport property in footnote “e” and “g” below.

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

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

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

^h Includes acreage from Specific Plan development capacities.

ⁱ Industrial and commercial acreages to be determined through the specific plan process and subsequent CEQA review.



- B. Research and development space to serve private businesses that result from UC Davis research activities.
- C. Highway-oriented and regional commercial development, particularly along Interstate 5 and Interstate 505 and specialized retail to serve regional populations.

Policy LU-3.4 Locate and design services and infrastructure to only serve existing and planned land uses. Actions that will induce growth beyond planned levels are prohibited. 🌐

Policy LU-3.5 Avoid or minimize conflicts and/or incompatibilities between land uses.

Policy LU-3.6 Maintain the compatibility of surrounding land uses and development, so as not to impede the existing and planned operation of public airports, landfills and related facilities and community sewage treatment facilities.

Policy LU-3.7 Prohibit the designation of new urban development in places with one or more of the following characteristics: 🌐

- Areas without adequate emergency services and utility capacity and where there are no capital improvement plans to pay for and construct new facilities that can accommodate the proposed development.
- Areas where there are significant hazards and where there are no plans to adequately mitigate the risk (e.g. floodplains, high fire hazard areas, unstable soils, known seismic faults, etc.).
- Areas where there are significant natural resources (e.g. groundwater recharge, wildlife habitat, mineral or timber resources, scenic areas, etc.).
- Areas not contiguous to existing urban development.

Policy LU-3.8 The intent of allowing residences in the agricultural areas is to provide dwellings for those directly involved in on-site farming activity, including farm employees, the landowners and their immediate families. All such dwellings shall be encouraged to locate on lands least suited for agricultural use and/or in “clustered” configurations to minimize the conversion of agricultural lands to any other uses.



- Policy LU-3.9 Prohibit the creation of a ring of rural residential development around existing growth boundaries. 🌐
- Policy LU-3.10 Conservations easements located within community growth boundaries will not be accepted for mitigation purposes.

GOAL LU-4 Delta Land Use and Resource Management. Within the Delta Primary Zone, ensure the compatibility of land uses and decision-making with applicable policies of the Land Use and Resource Management Plan of the Delta Protection Commission.

- Policy LU-4.1 Recognize the unique land use constraints and interests of the Delta area.
- Policy LU-4.2 Continue active involvement with State and regional efforts to establish policy, regulation and management for the Delta, to promote the economic and social sustainability of the town of Clarksburg, the viability of the Agricultural District, the habitat needs of the Yolo Natural Heritage Program and the water resources needed for the success of each of these efforts.

GOAL LU-5 Equitable Land Use Decisions. Ensure inclusion, fair treatment and equitable outcomes in local land use decisions and regulations.

- Policy LU-5.1 Balance land use decisions and land use burdens countywide so that there is not a disproportionate impact to any one group of residents because of age, culture, ethnicity, gender, race, socio-economic status, or other arbitrary factor.
- Policy LU-5.2 Allow for meaningful participation in the planning process by affected and interested groups or individuals.
- Policy LU-5.3 Employ strategies to overcome linguistic, institutional, cultural, economic and historic barriers to effective public participation in the planning process.
- Policy LU-5.4 Use existing community-based organizations, where available, to involve the public in the planning process.



- Policy LU-5.5 Ensure that public facilities, services and amenities are distributed equitably and in locations that enhance the quality of life for the broadest number of county residents.
- Policy LU-5.6 Assist existing communities to obtain the services, support and infrastructure needed to thrive and be successful.
- Policy LU-5.7 Support the Community Advisory Committees to ensure direct, local input on land use issues and on project applications.
- Policy LU-5.8 Ensure that respect for and protection of private property rights is balanced with all other factors considered by the County in making land use decisions.

GOAL LU-6 Intra-County Coordination. Ensure inclusion, fair treatment and equitable outcomes for the County in land use planning matters involving other local government entities.

- Policy LU-6.1 Continue to develop strong working relationships and effective inter-governmental review procedures with the Rumsey Band of Wintun Indians regarding their landholdings and interests, including the Cache Creek Casino Resort, to achieve the best possible outcomes consistent with the General Plan.
- Policy LU-6.2 Coordinate with the University of California at Davis regarding the Long Range Development Plan (LRDP), campus facilities, housing, off-campus agricultural and open space property and joint venture development with the private sector to achieve the best possible outcomes consistent with the General Plan.
- Policy LU-6.3 Coordinate with community college districts and tribal colleges within Yolo County regarding their long-term development plans for campus facilities and property, to achieve the best possible outcomes consistent with the General Plan.
- Policy LU-6.4 Negotiate with each of the cities to achieve mutually beneficial outcomes related to, among other things: planning within spheres of influence; development impact fees for funding of regional parks and open space, regional roadways, government services that benefit the entire County (including incorporated areas), “replacement” funding for revenues foregone to protect agriculture and rural character, water resources, and flood protection.



- Policy LU-6.5 Encourage schools and other special districts to locate new schools and other appropriate service facilities within the growth boundaries of the unincorporated communities. 🌐
- Policy LU-6.6 Encourage independent special districts to locate offices and other facilities (where appropriate) within the downtown areas of the communities being served. 🌐
- Policy LU-6.7 Revenue sharing agreements, redevelopment pass-through agreements and development impact fees shall provide for sufficient revenues to cover County revenue losses and costs.
- Policy LU-6.8 Negotiate annexation agreements with each city to ensure revenue neutrality and account for and fully reimburse the County for maintenance and operation of all relevant programs and services.
- Policy LU-6.9 Require that development agreements, tribal agreements, memoranda of understanding and other similar arrangements add community value by securing “net” public benefits over and above CEQA mitigation requirements and conditions of approval.
- Policy LU-6.10 Coordinate with other jurisdictions to create projects that result in mutually beneficial revenue generating land uses that result in fiscal benefits to the County and to its partners.
- Policy LU-6.11 Coordinate with the City of Davis to explore mutual opportunities regarding the following projects:
- a) Special needs housing, including housing for seniors in the area north of Covell Boulevard and west of State Route 113.
 - b) Land uses that complement UC Davis, the University Retirement Community, Sutter-Davis Hospital and other nearby social services in the area north of Covell Boulevard and west of State Route 113.
 - c) Alternatives for the Binning Estates project, including the clustering of residential units and increased densities. 🌐
 - d) Extension of water and sewer infrastructure to the Binning Farms community.
 - e) Life science, biotechnology and related research uses.



f) The possibility of commercial and mixed uses at Covell Boulevard/Pole Line Road and the possibility of coordinated planning with the Hunt Wesson site.

Policy LU-6.12 Coordinate with and encourage the Rumsey Band of Wintun Indians to prepare, adopt, and implement a long-range tribal general plan for tribal trust land and meet or exceed a vehicle miles traveled (VMT) threshold of 44 miles generated per household per weekday. (DEIR MM LU-4g)

Policy LU-6.13 Coordinate with and encourage the federal government for D-Q University and the University of California Regents for UC Davis to provide for a mix of uses on their land that would achieve a jobs/housing balance and meet or exceed a vehicle miles traveled (VMT) threshold of 44 miles generated per household per weekday. (DEIR MM LU-4h)

GOAL LU-7 Regional Coordination. Ensure inclusion, fair treatment and equitable outcomes for the County and its residents in regional land use planning efforts.

Policy LU-7.1 Seek recognition, reimbursement and reward for foregone revenues and opportunities associated with the active preservation of agriculture, open space and important natural resources.

Policy LU-7.2 Support and participate in countywide, regional and other multi-agency planning efforts related to housing, tourism, air quality, open space, green infrastructure, recreation, agriculture, habitat conservation, energy, emergency preparedness and flood protection. 🌍

Policy LU-7.3 Coordinate with other stakeholder agencies and entities to continue local and regional planning efforts to preserve agriculture, open space and natural resources while meeting housing needs, basic infrastructure and service levels, County economic development goals and County fiscal objectives.

Policy LU-7.4 Work with SACOG and its other member jurisdictions to develop a mutually-acceptable plan for open space conservation, habitat protection and mitigation banking, to ensure that Yolo County is



appropriately compensated when its land is used to achieve region-wide environmental benefits.

Policy LU-7.5 Support efforts to adopt a regional tax measure that would fund agricultural and open space acquisition, protection and maintenance.

Policy LU-7.6 Coordinate with Napa, Lake, Colusa, Sutter, Sacramento and Solano Counties to mitigate the impacts of development in these jurisdictions on Yolo County.

Policy LU-7.7 Pursue full funding of in-lieu tax payments for all state-owned public lands.

Policy LU-7.8 Work with federal, State, and local agencies, and other interests to as part of a public-private partnership to develop and pursue site facilities that benefit and expand training opportunities for forensic sciences.



Antique farm equipment, near Dunnigan
Source: April Farnham-Morrison

2. Community Character Policies

GOAL CC-1 **Preservation of Rural Character. Ensure that the rural character of the County is protected and enhanced, including the unique and distinct character of the unincorporated communities.**

Policy CC-1.1 Encourage private landowners of both residential and commercial properties to maintain their property in a way that contributes to the attractive appearance of Yolo County, while recognizing that many of the land uses in the County, including agriculture and light industry,



require a variety of on-site structures, equipment, machinery and vehicles in order to operate effectively.

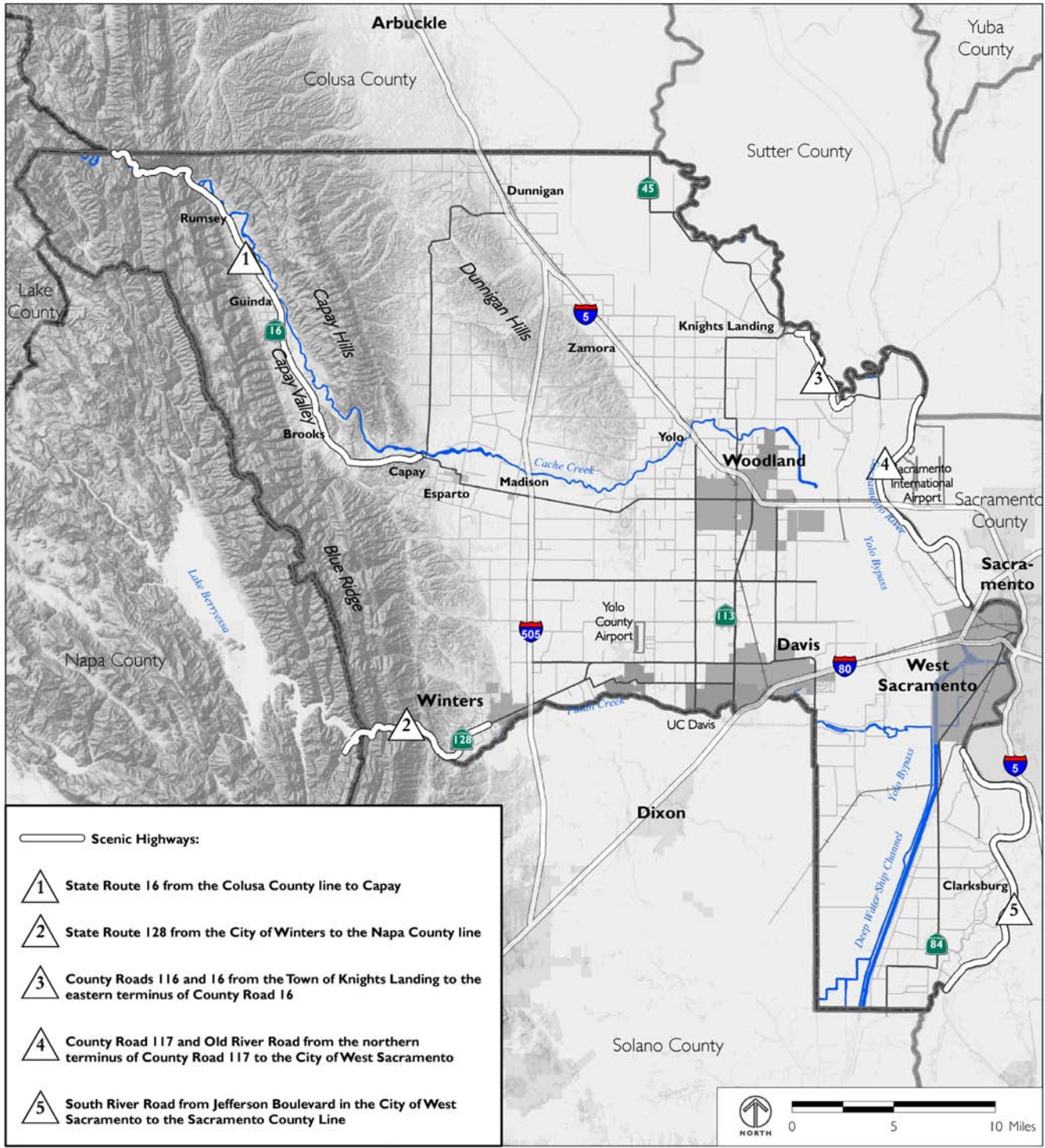
- Policy CC-1.2 Preserve and enhance the rural landscape as an important scenic feature of the County.
- Policy CC-1.3 Protect the rural night sky as an important scenic feature to the greatest feasible extent where lighting is needed.
- Policy CC-1.4 Identify and preserve, where possible, landmarks and icons which contribute to the identity and character of the rural areas.
- Policy CC-1.5 Significant site features, such as trees, water courses, rock outcroppings, historic structures and scenic views shall be used to guide site planning and design in new development. Where possible, these features shall become focal points of the development.
- Policy CC-1.6 New freestanding off-site advertising along rural roads shall be limited. Existing non-conforming advertising shall be eliminated whenever possible.
- Policy CC-1.7 Reinforce the growth boundaries for each community through appropriate mechanisms including greenbelts, buffers, conservation easements and other community separators. 🌍
- Policy CC-1.8 Screen visually obtrusive activities and facilities such as infrastructure and utility facilities, storage yards, outdoor parking and display areas, along highways, freeways, roads and trails.
- Policy CC-1.9 In communities, place both new and existing line utilities and telecommunications infrastructure underground where feasible. Where underground utilities are not feasible, minimize the aesthetic impact by co-locating new improvements within existing lines and facilities where possible.
- Policy CC-1.10 Protect existing ridgelines and hillsides from visually incompatible development.
- Policy CC-1.11 Require the development of open space corridors, bicycle paths and trails integrating waterways, scenic areas and County parks where appropriate, in collaboration with affected land owners as a part of project approval. The intent is to connect each community and city and other special places and corridors, throughout the County. 🌍



- Policy CC-1.12 Preserve and enhance the scenic quality of the County’s rural roadway system. Prohibit projects and activities that would obscure, detract from, or negatively affect the quality of views from designated scenic roadways or scenic highways.
- Policy CC-1.13 The following routes are designated as local scenic roadways, as shown in Figure LU-3 (Scenic Highways):
- State Route 16 (Colusa County line to Capay)
 - State Route 128 (Winters to Napa County line)
 - County Roads 116 and 116B (Knights Landing to eastern terminus of County Road 16)
 - County Roads 16 and 117 and Old River Road (County Road 107 to West Sacramento)
 - South River Road (West Sacramento City Limits to Sacramento County line)
- Policy CC-1.14 Designate other scenic roadways or routes where appropriate using the following criteria: the roadway or route traverses a scenic corridor, water feature, open space area or other interesting or unique areas, both urban and rural and may include bikeways, hiking and riding trails and pedestrian ways.
- Policy CC-1.15 The following features shall be protected and preserved along designated scenic roadways and routes, except where there are health and safety concerns:
- Trees and other natural or unique vegetation
 - Landforms and natural or unique features
 - Views and vistas
 - Historic structures (where feasible), including buildings, bridges and signs
- Policy CC-1.16 The following features shall be stringently regulated along designated scenic roadways and routes with the intent of preserving and protecting the scenic qualities of the roadway or route:
- Signage
 - Architectural design of adjoining structures
 - Construction, repair and maintenance operations



FIGURE LU-3 SCENIC HIGHWAYS



Source: Yolo County GIS, 2009.



- Landscaping
- Litter control
- Water quality
- Power poles, towers, above-ground wire lines, wind power and solar power devices and antennae

Policy CC-1.17 Existing trees and vegetation and natural landforms along scenic roadways and routes shall be retained to the greatest feasible extent. Landscaping shall be required to enhance scenic qualities and/or screen unsightly views and shall emphasize the use of native plants and habitat restoration to the extent possible. Removal of trees, particularly those with scenic and/or historic value, shall be generally prohibited along the roadway or route.

Policy CC-1.18 Electric towers, solar power facilities, wind power facilities, communication transmission facilities and/or above ground lines shall be avoided along scenic roadways and routes, to the maximum feasible extent.

Policy CC-1.19 Unscreened outdoor storage of industrial and commercial parts and materials, salvage or junk, dismantled vehicles, used or new vehicle sales or, building materials for sale and similar materials, uses and things along designated scenic roadways and routes shall be prohibited.

GOAL CC-2 Community Planning. Protect, enhance and redevelop existing communities.

Policy CC-2.1 Require planned growth to pay the full cost of new development, as well as, to the greatest feasible extent, benefit residents in each existing community through efforts that, among other things, result in basic urban services and community sustainability.

Policy CC-2.2 Ensure that the appropriate base level of rural services and infrastructure for existing development in each community is required in connection with new development.

Policy CC-2.3 Include open space corridors and trails throughout each community to provide off-street bicycle and pedestrian access, as well as connections to intra-county corridors and trails. 🌍



- Policy CC-2.4 Emphasize the unincorporated communities as retail, service and employment centers for local residents, as well as residents of surrounding rural (agricultural) areas. Where appropriate, include economic development in the unincorporated communities that serves intra-county and regional tourism. 🌐
- Policy CC-2.5 Plan future land uses within communities so that more dense/intense uses are located within the downtown area and/or at neighborhood centers, transitioning to less dense/intense uses at the growth boundary edge. There is no intent to create or allow a ring of “transitional” rural residential development outside the growth boundaries. 🌐
- Policy CC-2.6 Encourage infill development and the appropriate redevelopment of vacant and underutilized properties within existing unincorporated communities and prioritize infill projects over development on land at the planned community edge. 🌐
- Policy CC-2.7 Provide for higher density housing and mixed-use development in the downtown areas of the unincorporated communities to support commercial uses, create more pedestrian travel, extend activity into the evening, increase the variety of housing opportunities to include affordable and special needs housing, enhance safety, reduce traffic and support regular, frequent fixed-route transit service. 🌐
- Policy CC-2.8 Encourage a range of commercial, civic and cultural uses in the downtown areas of the unincorporated communities to encourage pedestrian travel, extend activity into the evening hours and create activities that involve all ages and groups. This shall include a diversity of retail uses within downtown areas, including retail shops that serve daily household needs, essential services and tourism, such as a bank or post office, lodging, restaurants and entertainment. 🌐
- Policy CC-2.9 Locate County offices and other civic facilities in the downtown area of the unincorporated communities, whenever possible. 🌐
- Policy CC-2.10 Strive to achieve a minimum jobs/housing balance of 1.2 jobs for every dwelling unit on average within each unincorporated community, to the greatest extent feasible. (DEIR MM LU-4a) 🌐



- Policy CC-2.11 Strive to achieve a match between the prices of dwelling units and the salaries of the jobs provided within each unincorporated community, to the greatest extent feasible. (DEIR MM LU-4b) 🌐
- Policy CC-2.12 Strive to create an average yield community-wide of 16 jobs per acre for industrial, commercial and other job-generating land uses. 🌐
- Policy CC-2.13 Require 5 acres of turn-key neighborhood parks for every 1,000 people within each unincorporated community, proximate to residential neighborhoods. Ensure that the provisions of neighborhood parks is phased concurrently with residential growth in the specific plan and community plan areas to meet and maintain this threshold. (DEIR MM PUB-3a)
- Policy CC-2.14 Encourage local hiring and buying practices within local communities and within the County as a whole, including County operations, where legally and economically feasible. 🌐
- Policy CC-2.15 Develop all services, parks, buffers and infrastructure within identified community growth boundaries. Mitigation lands for the loss of agricultural land and wildlife habitat are the only component of community development that are allowed to be located outside of the growth boundaries. 🌐
- Policy CC-2.16 Require the following sustainable design standards as appropriate for projects located within the growth boundaries of the unincorporated communities: 🌐
 - A. Imaginative and comprehensive planning that seeks to make best use of existing community features and fully integrate new development.
 - B. Compact and cohesive communities that promote walking, bicycling and public transit.
 - C. Well defined neighborhoods served by parks, schools, greenbelts and trails.
 - D. The fiscal impacts of development projects shall be revenue neutral or positive in terms of impacts to the County General Fund. Appropriate exceptions for socially beneficial projects such as affordable housing, parks, etc. may be allowed.
 - E. Distinct neighborhood focal points such as a park and/or school and/or small neighborhood-serving retail site.



- F. Narrow streets lined with evenly-spaced trees of the same or alternating species forming a shade canopy.
- G. Vertical curbs and sidewalks separated from the street by landscaping.
- H. Street lighting and trail lighting, as appropriate, at a scale appropriate for pedestrians and bicycles.
- I. Maximum block lengths of 600 feet.
- J. Schools within walking distance of a majority of the homes served.
- K. A wide range of housing types, densities, sizes and affordability.
- L. Where housing is not near the downtown area, allow small neighborhood commercial nodes that provide retail and small office opportunities for neighborhood residents with the goal of accommodating routine daily needs within walking distance of most residents.
- M. Incorporate a grid street network that provides safe and efficient travel for all modes throughout the community with multiple connections to exterior routes.
- N. Orient the grid pattern of new streets to align north/south and east/west, to give a sense of place and direction in new community areas, as well as to maximize solar access.
- O. Downtown streets shall have parking on both sides.
- P. Downtown areas shall have one or more civic nodes such as a central park, town square, fountain plaza, etc.
- Q. Homes that do not back onto roads, parks, schools, greenbelts, trails, or water bodies. Instead, homes that front on these features shall access by way of single-loaded streets or other designs to improve public aesthetics and neighborhood security.
- R. Development regulations and design standards shall emphasize healthy community design and safe neighborhoods.
- S. Avoid noise walls to the greatest possible extent.
- T. Entry features shall be provided at all main community entrances and exits and shall announce the community by name.
- U. Except for parking provided onsite for individual residential lots, parking shall be located to the rear of the facility being served



and screened from public view. Parking shall be landscaped to achieve a minimum of 50 percent shading.

- V. Development and incorporation of community art and activities.
- W. Encourage specific land uses and designs that support community diversity.
- X. Protect and preserve to the greatest feasible extent creeks, riparian areas and other biological values within or adjoining an area.
- Y. Incorporate low-water use appliances, drought tolerant landscaping and other water efficient features.
- Z. Provide convenient and secure bicycle parking in downtown areas.
- AA. To the greatest possible extent, avoid cul-de-sacs that create barriers for pedestrian and bicycle access to adjacent areas.
- BB. Include recharging stations, preferred parking, and other incentives for alternative energy vehicles.
- CC. Limit the amount of turf in yards for new residential developments to a maximum of 25 percent of the yard area.
- DD. Require the installation of low output sprinklers, such as drip, soaker hoses, and microspray in new residential development whenever possible.
- EE. Use recycling systems for chillers and cooling towers.
- FF. Demonstrate adherence to LEED Neighborhood Design Standards or the equivalent, for new development, including Specific Plans.
- GG. Demonstrate consistency with the County’s Greenhouse Gas Emissions Reduction/Climate Action Plan(s), upon adoption.
- HH. Provide multiple connections for all modes through the community and with existing and planned development so that individual development projects are integrated with the surrounding communities. (DEIR MM LU-1a)

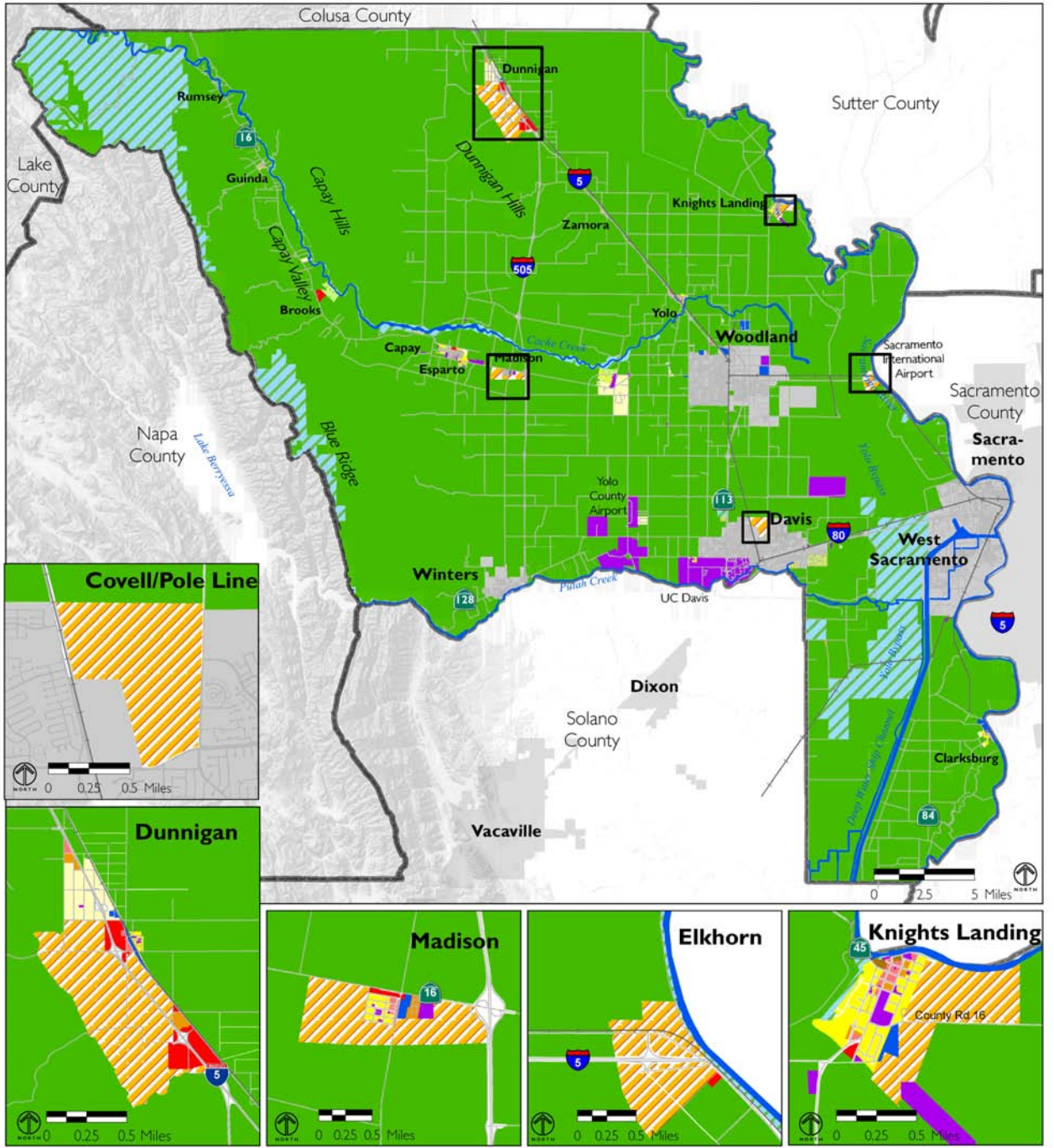
GOAL CC-3	<u>Planned Development.</u> Ensure that new growth addresses the challenges and opportunities unique to each community.
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- Policy CC-3.1 Require that a Specific Plan be prepared for the entire area within the growth boundary for the communities of Dunnigan, Knights Landing and Madison, to replace each of the existing Area General Plans, as shown in Figure LU-4. The growth allowed in Elkhorn shall also require a Specific Plan. See Table LU-10 for a summary of allowed growth within the four Specific Plan areas.
- Policy CC-3.2 Update the Area General Plans for Capay Valley, Clarksburg, Esparto and Monument Hills in the form of new or updated Area Community Plans or Specific Plans. Prepare an area community plan for Yolo/Zamora.
- Policy CC-3.3 Reconsider and rebalance the land use designations in Esparto in an effort to attain a jobs/housing ratio of 1.2 during preparation of the new or updated Area/Community Plan or Specific Plan for Esparto. (DEIR MM LU-1c)
- Policy CC-3.4 Prepare a Specific Plan for the Covell/Pole Line Road property. (DEIR MM LU-2a)
- Policy CC-3.5 During the planning process, require that target land uses and development capacities identified for the Specific Plan areas be modified to ensure that the community park threshold of 5 acres/1,000 population is met. (DEIR MM LU-2a)
- Policy CC-3.6 Ensure the consistency of Specific Plans with the County General Plan. Project specific goals and policies for new development will be established in the Specific Plan, as well as design standards that address the character of the existing community.
- Policy CC-3.7 Ensure that jobs are created concurrent with housing to the greatest feasible extent. Include requirements to ensure a reasonable ongoing balance between housing and jobs by phase. Strive to match overall wages to home prices.
- Policy CC-3.8 For areas within Specific Plans the amount of land designated for residential and job generating uses shall be evaluated during the Specific Plan process, and land uses must be “re-balanced” within each phase in order to achieve a jobs/housing balance of 1.2 jobs per household. A jobs/housing monitoring program shall be established as part of each Specific Plan for its planning area. The jobs/housing relationship (balance, phasing, and match) for each Specific Plan area shall be monitored by phase. If, at the end of any phase, the required



FIGURE LU-4 SPECIFIC PLANS



Source: Yolo County GIS, 2009.



TABLE LU-10 SUMMARY OF SPECIFIC PLAN DEVELOPMENT CAPACITIES (IN ACRES)

Commercial General	513 acres	
Commercial Local	40 acres	
Industrial	750 acres	
<i>Subtotal Job Producing</i>	<i>1,303 acres</i>	
Agriculture (Commercial)	44 acres	
Residential Rural	371 acres	74 to 370 units
Residential Low	716 acres	716 to 7,157 units
Residential Medium	189 acres	1,890 to 3,779 units
Residential high	56 acres	1,120 to over 2,240 units
<i>Subtotal Residential</i>	<i>1,332 Acres</i>	<i>9,635 Units*</i>
Parks and Recreation	157 acres	
Open Space	376 acres	
Public and Quasi-Public	394 acres	
Total Specific Plan Area	3,606 acres	

^a Maximum by policy.

jobs/housing relationships are not achieved, the County shall require immediate and effective actions to be taken by the developer to ensure that the required jobs/housing relationship is achieved as a part of any subsequent phase. Such actions may include, but are not limited to, the following: changes in the amounts of land uses in remaining phases; financial/regulatory incentives to accelerate the development of underdeveloped land uses; smaller phases; limitations of permits for overdeveloped land uses; and/or other actions as may be required. (DEIR MM LU-4c) 🌐

Policy CC-3.9 Encourage developers to show significant net benefit to the community, after accounting for all mandated capital and operational costs, including but not limited to the items listed in Table LU-11 (Community Planning Guidelines) to provide minimum quality of life services and sustainability standards.



- Policy CC-3.10 In addition to Table LU-11, achieve the following within the Dunnigan Specific Plan growth boundary:
- A. Ensure the creation of a centrally located downtown area through the community planning process. 🌐
 - B. Locate housing away from Interstate 5 and connect new residential neighborhoods to the Hardwood Subdivision. Smaller lots and higher densities shall be located on the valley floor, while larger lots and lower densities shall be located in the poorer hill soils. Schools should be centrally located. 🌐
 - C. Concentrate commercial and industrial uses between Interstate 5 and County Road 99W.
 - D. Continue to concentrate new commercial trucking uses at the County Road 8 and Interstate 5 interchange.
 - E. Plan future land uses to direct the majority of new trips onto the County Road 6/Interstate 5 interchange, instead of the County Road 8/Interstate 5 interchange. This works to buffer the interchange of Interstates 5 and 505, keeps dense and intense land uses close to the existing downtown and makes the most efficient use of transportation infrastructure funds, since the County Road 6 interchange will require improvements regardless of the mix of land uses planned for Dunnigan.
 - F. Avoid biological impacts to sensitive species and habitats, to the greatest feasible extent and fully mitigated where they occur, particularly inside designated critical habitat for the California tiger salamander.
 - G. Preserve the Tehama-Colusa Canal as Dunnigan’s western boundary and as an important source of future water. Plan for development outside of the federal-designated critical habitat for the California tiger salamander, located to the northwest. Maintain Bird Creek as Dunnigan’s southern boundary and as an important riparian habitat and open space area. Maintain the County Road 99W (railroad tracks) as the eastern boundary, with the exception of Old Town.
 - H. Develop an internal road system that directs local trips to local roadways, rather than the freeways, to the greatest practical extent. Plan for multi-modal access between the communities separated by I-5. (DEIR MM LU-1b) 🌐



TABLE LU-11 COMMUNITY PLANNING GUIDELINES

	Dunnigan	Knights Landing	Madison
General Plan land use designation	Specific Plan	Specific Plan	Specific Plan
Proposed range of new residential development	Buildout of 173 planned units + up to 8,108 new units	Buildout of 993 planned units and up to 420 new units	Buildout of 83 planned units + up to 1,413 new units
Proposed new commercial/industrial development	Buildout of 250 planned acres + 450 new acres	Buildout of 103 planned acres	Buildout of 5 planned acres + 131 new acres
“Specific Plan” acreage	2,254 new acres	212 infill acres	413 new acres
Target average residential density	8 units/acre	8 units/acre	8 units/acre
Target average jobs density	16 jobs/acre	16 jobs/acre	16 jobs/acre
Minimum “quality of life” services	5 ac. park/1,000 pop.	5 ac. park/1,000 pop.	5 ac. park/1,000 pop.
	New library	Expand/replace library	Library, grocery store, and basic medical exist nearby in Esparto
	Grocery stores	Grocery store	
	Basic medical	Basic medical	
	K-12 schools	Retain elementary school	New elementary school
	Professional fire department	Professional fire department	Professional fire department
	Sheriff’s services	Sheriff’s services	Sheriff’s services
Minimum “sustainability” standards for infrastructure	Municipal water system serving entire town	Upgraded water system for commercial fire flow to entire town	Upgraded water system serving entire town
	Tertiary sewer system serving entire town	Upgraded sewer system for entire town	Upgraded sewer system for entire town
	Municipal storm drainage system serving entire town	Municipal storm drainage system serving entire town	Municipal storm drainage system serving entire town
	Provide minimum 200-year flood protection for affected areas of town	Provide minimum 100-year flood protection for entire town	Provide minimum 100-year flood protection for entire town



- I. Reserve locations for future rail stations to promote rail connectivity to other cities. 🌐
- J. Establish a total greenhouse gas emissions objective for all new development in Dunnigan, along with the specific, enforceable actions necessary to achieve the objective.
- K. Ensure convenient transit service between Dunnigan and other urban areas, provided through appropriate community-based funding.
- L. As part of the specific plan process, establish and implement construction criteria, infrastructure standards, landscaping requirements, etc. to limit water use under normal conditions to a specified daily maximum. Use that threshold for purposes of sizing the community water system. (DEIR MM UTIL-1a)
- M. The need for intersection, ramp interchange improvements, or mainline improvements on the State Highway System shall be identified within the EIR for the Dunnigan Specific Plan.
- N. Strive to develop new planned areas from existing neighborhoods outward in a contiguous manner.

Policy CC-3.11 The following development capacities shall guide development of the Dunnigan Specific Plan (these numbers are illustrative):

- 2,254 total acres
- 450 acres of job producing commercial and industrial land uses
 - 212 acres CG (4,961 new jobs assumed)
 - 30 acres CL (690 new jobs assumed)
 - 208 acres IN (2,167 new jobs assumed)
- 1,136 acres of residential uses in various densities allowing for 5,000 to 7,500 new units
 - 371 acres RR (range of 74 to 370 units [typical 148])
 - 593 acres RL (range of 593 to 5,929 units [typical 4,151])
 - 133 acres RM (range of 1,330 to 2,659 units [typical 1,995])
 - 39 acres RH (range of 780 to 1,560 or more units [typical 975]) (120 new jobs assumed)
 - Potential range 2,777 to 10,518 or more units [typical 7269]; General Plan established minimum 5,000 units and maximum 7,500 units by policy.



- 344 acres of parks and open space uses
 - 115 acres PR
 - 229 acres OS
- 324 acres PQ (433 new jobs assumed)

Policy CC-3.12 In addition to Table LU-11, achieve the following within the Knights Landing Specific Plan growth boundary:

- A. Ensure that the downtown area remains the community's primary commercial center. 🌐
- B. Develop specific and detailed analysis regarding how existing planned residential and commercial growth would impact key issues, including: 1) the loss of farmland; 2) levee stability and flood protection; and 3) traffic impacts to State Highway 113 and local roads.
- C. 100-year flood protection for all development within the growth boundary.
- D. Emphasize the use of waterfront land for public access and amenities, as well as tourism and entertainment-related commercial activities. These areas shall be highlighted in the Specific Plan with separate development design standards and economic development investment.
- E. Encourage the Knights Landing CSD to explore the availability of Sacramento River water as an alternative source of municipal water. (DEIR MM UTIL-2b)

Policy CC-3.13 The following development capacities shall guide development of the Knights Landing Specific Plan (these numbers are illustrative)(see Figure LU-5, Knights Landing Conceptual Sketch):

- 212 total acres
- 38 acres of job producing commercial and industrial land uses
- 10 acres CL (assumes 230 existing jobs, no new jobs)
- 28 acres IN (assumes 292 existing jobs, no new jobs)
- 71 acres of residential uses in various densities allowing for 393 to 800 new units
 - 43 acres RL (range of 43 to 429 units [typical 301])
 - 21 acres RM (range of 210 to 419 units [typical 315])



FIGURE LU-5 KNIGHTS LANDING CONCEPTUAL SKETCH

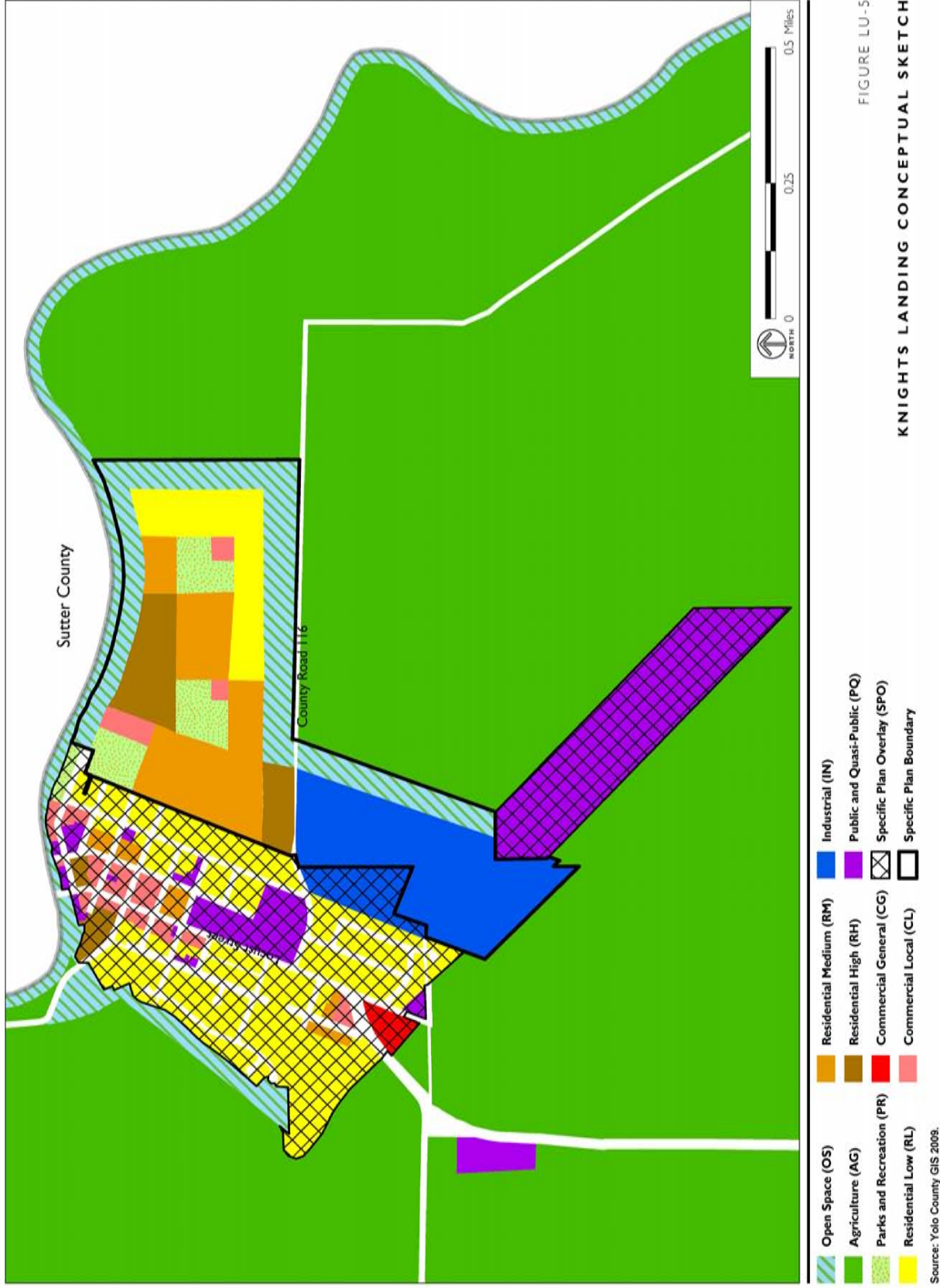


FIGURE LU-5

KNIGHTS LANDING CONCEPTUAL SKETCH

Source: Yolo County GIS 2009.



- 7 acres RH (range of 140 to 280 or more units [typical 175] (no new jobs assumed)
- Potential range 393 to 1,062 or more units [typical 791]; General Plan established minimum 393 units [per designations] and maximum 800 units by policy
- 103 acres of parks and open space uses
 - 22 acres PR
 - 81 acres OS

Policy CC-3.14 In addition to Table LU-11, achieve the following within the Madison Specific Plan growth boundary:

- A. Policies to ensure the creation of a downtown area will be required. 🌐
- B. The sewer ponds shall be moved and improved.
- C. Workforce housing shall be the focus of the residential development. 🌐
- D. Storm drainage impacts affecting the entire growth area shall be resolved. To address some of the existing needs in the community, infrastructure (drainage, sewer and water) services and facilities could benefit from a cooperative arrangement between the Madison and Esparto County Service Districts. Additional infrastructure improvements are to be gained through development agreements with recommended highway commercial development.
- F. Existing conditions in this community are not acceptable. New development shall not proceed until, at minimum, the items in Table LU-11 have been addressed (or are reasonably expected to be addressed by the time such development is completed).
- G. The need for intersection and roadway improvements on State Route 16 between Madison and I-505 shall be identified as part of the Madison Specific Plan consistent with the policy thresholds of the Draft General Plan. (DEIR MM CI-6b)
- H. Encourage the Madison CSD to explore the availability of Cache Creek water via the Flood Control District as an alternative source of municipal water. (DEIR MM UTIL-2b)



- Policy CC-3.15 The following development capacities shall guide development of the Madison Specific Plan (these numbers are illustrative)(see Figure LU-6, Madison New Growth Conceptual Sketch):
- 413 total acres
 - 131 acres CG (assumes 3,065 new jobs)
 - 44 acres AG identified for agricultural industrial land uses (no new jobs assumed)
 - 125 acres of residential uses in various densities allowing for up to 1,335 new units
 - 80 acres RL (range of 80 to 799 units [typical 560])
 - 35 acres RM (range of 350 to 699 units [typical 525])
 - 10 acres RH (range of 200 to 400 or more [typical 250]) (no new jobs assumed)
 - Potential range of 630 to 1,898 or more units [typical 1,335]; General Plan established minimum 630 units [per designations] and maximum 1,335 units by policy.
 - 63 acres of parks and open space uses
 - 20 acres PR
 - 43 acres OS
 - 50 acres PQ (20 new jobs assumed)
- Policy CC-3.16 Achieve the following within the Elkhorn Specific Plan growth boundaries:
- A. The goal for this location is a regional conference center and hotel facility, with appropriate general commercial development and industrial research and development uses, capitalizing on the existing natural amenities and riverfront.
 - B. The Specific Plan shall emphasize aesthetic standards that recognize the importance of this site as the “visual gateway” to Yolo County along Interstate 5.
 - C. The property shall be required to build out from north to south. New construction and/or development shall be consistent with this General Plan, including but not limited to: satisfaction of levels of service for public services and facilities, protection of biological resources, protection against unreasonable geotechnical risk and/or exposure to hazards, exposure to noise, fiscally beneficial to the general fund, net public benefit, sustainable design, architectural excellence, jobs/housing



LAND USE AND COMMUNITY CHARACTER ELEMENT

FIGURE LU-6 MADISON NEW GROWTH CONCEPTUAL SKETCH





balance and match, flood protection, water supply, sewer/septic service and protection of significant visual and/or aesthetic features.

- D. Transit to move workers, customers, and visitors to and from the site shall be a key consideration in the preparation of the Specific Plan.
- E. Modify and amend the Elkhorn Specific Plan to accommodate high density residential development to provide workforce housing. The inclusion of residential development is intended to achieve a jobs/housing balance and reduce the vehicle miles traveled (VMT) of the Elkhorn Specific Plan area. The precise number of units shall be determined through the specific plan process and shall be analyzed for environmental impact in the specific plan EIR.
- F. The need for freeway ramp improvements on Interstate 5 at County Road 22 shall be identified as part of the Elkhorn Specific Plan consistent with the policy thresholds of the Draft General Plan. (DEIR MM LU-4d)
- G. Consider the applicability of Table LU-11.

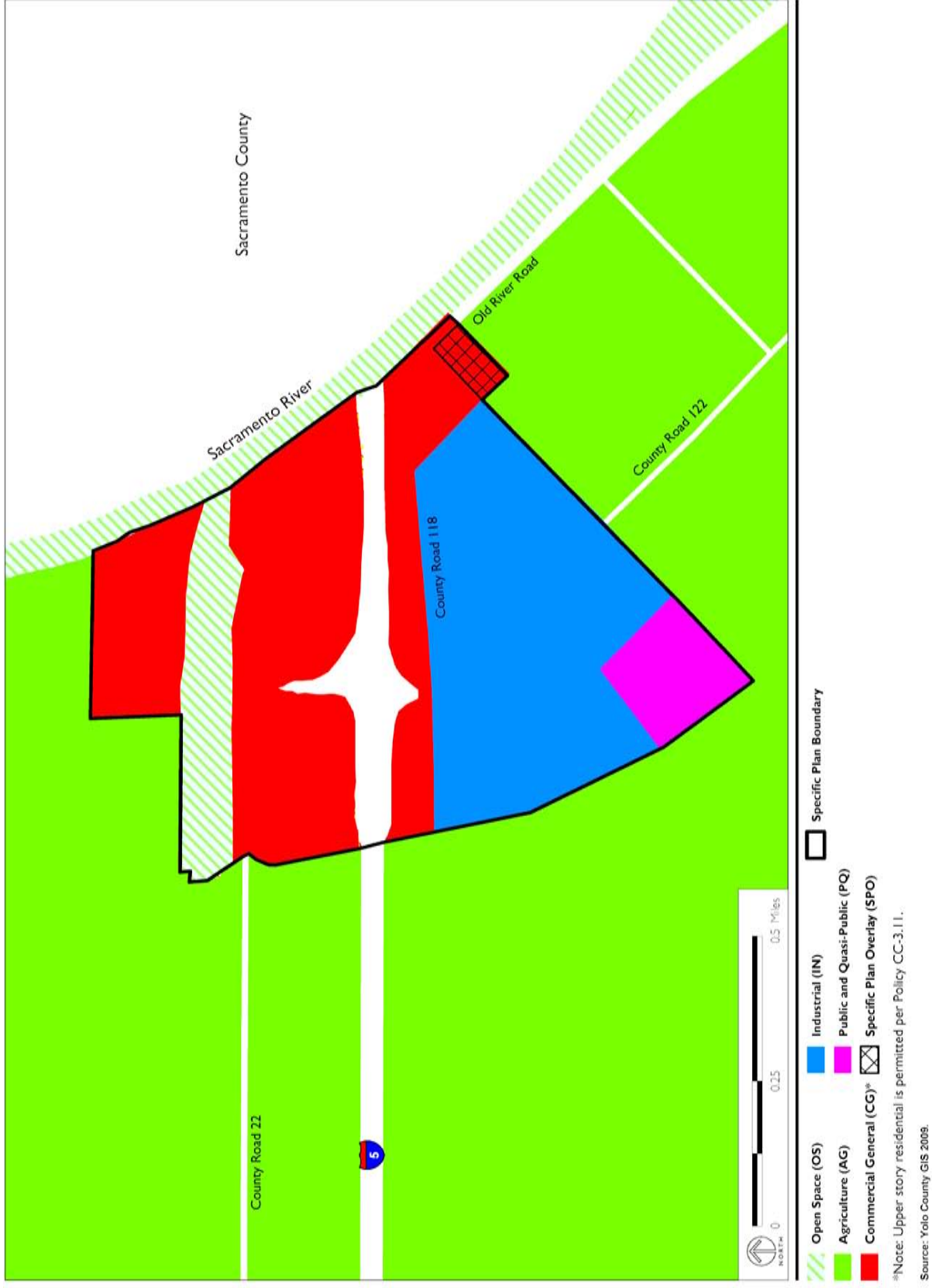
Policy CC-3.17 The following development capacities shall guide development of the Elkhorn Specific Plan (these numbers are illustrative)(see Figure LU-7, Elkhorn Specific Plan Conceptual Sketch):

- 343 total acres
- 300 acres of job producing commercial and industrial land uses
 - 170 acres CG (4,095 new jobs assumed)
 - 130 acres IN (1,354 new jobs assumed)
- RH uses for upper story units (range of units to be determined through the Specific Plan)
- 23 acres OS uses
- 20 acres PQ (no new jobs assumed)

Policy CC-3.18 The following development capacities shall guide development of the new Esparto mixed-use area located south of State Route 16 and east of County Road 86A (these numbers are illustrative): (DEIR MM LU-1c)



FIGURE LU-7 ELKHORN SPECIFIC PLAN CONCEPTUAL SKETCH





- 79 total acres
- 6 acres CG (assumes 96 new commercial jobs)
- 8 acres IN (assumes 112 new industrial jobs)
- 32 acres of residential uses in various densities allowing for up to 590 new units:
 - 11 acres RM (range of 200 to 300 units [typical 250])
 - 3 acres RH (60 to 80 or more units [typical 70]);
 - 18 acres RL (range of 17 to 169 units [typical 119])
 - Potential range 277 to 549 or more units. General Plan established maximum 590 units by policy.
- 17 acres OS (200-foot agricultural buffer on east, west, and south, assuming remainder of required buffer is provided off-site)
- 4 to 8 acres PR (depending on the number of homes)
- 8 acres roads

The mixed use area shall accomplish the following:

- a. Contribute to achieving a jobs/housing match within the immediate region, including the Cache Creek Casino Resort.
- b. Prohibit commercial land uses that compete with the downtown.
- c. Improve Willow Slough, along the eastern boundary of the project area, to reduce flooding.
- d. Provide restricted senior housing, workforce housing for the Cache Creek Casino Resort, and/or very-low or extremely-low income housing.
- e. Create a signature entry for the town of Esparto, as the “visual gateway” to the Capay Valley.
- f. Provide a safe and effective pedestrian/bicycle crossing for State Route 16 to move people from the project area to the rest of the community.
- g. Ensure the Residential Medium (RM) area immediately north and west of the Industrial (IN) area be used for workforce housing.

Policy CC-3.19 There are four alternative identified sites for location of a future winery-related agricultural industrial facility in Clarksburg (see Figure LU-2). Only one site is intended for the described development. The project is intended to complement the Old Sugar Mill and to assist in



establishing a successful critical mass of grape processing facilities to support emerging wineries.

Policy CC-3.20 There are two alternative identified sites for location of highway commercial or agricultural commercial uses at Interstate 505 and County Road 14 or Interstate 505 and County Road 12A. Only one is intended for the described development.

Policy CC-3.21 Encourage the development of life sciences, biotechnology and related research uses in appropriate commercial and industrial areas located along highway corridors throughout the county.


Policy CC-3.22 Establish benefit assessment districts, where appropriate, to fund community infrastructure and services.

Policy CC-3.23 Coordinate with Community Service Districts (CSDs) to ensure that new development will have access to quality infrastructure and services.

Policy CC-3.24 Require buffers between new residential development and Interstates 5, 80, and 505 to protect residents from impacts related to air quality, noise, and other incompatibilities. See Action CO-106.

Policy CC-3.25 Development of the Covell Specific Plan land uses, development capacities, other guidance for the specific plan (including Policy LU-6.11f), and applicable community planning guidelines per Table LU-11 shall occur pursuant to a subsequent public planning and environmental review process.

GOAL CC-4 **Project Design. Require project design that incorporates “smart growth” planning principles and “green” building standards that reflect the County’s commitment to sustainable development (see also Goal CO-7).**

Policy CC-4.1 Reduce dependence upon fossil fuels, extracted underground metals, minerals and other non-renewable resources by: 

- Requiring projects to take advantage of shade, prevailing winds, landscaping and sun screens to reduce energy use.
- Encouraging projects to use regenerative energy heating and cooling source alternatives to fossil fuels.



- Encouraging projects to select building materials that require less energy-intensive production methods and long-distance transport, in compliance with Leadership in Energy and Environmental Design (LEED) or equivalent standards.

- Policy CC-4.2 Reduce dependence upon chemicals and unnatural substances through encouraging: 🌍

 - Use of chemical-free and toxic-free building materials.
 - Landscape design standards that minimize the use of pesticides and herbicides.

- Policy CC-4.3 Reduce activities that encroach upon nature, through: 🌍

 - Reuse of existing buildings and sites for development.
 - Compact and clustered residential development, including reduced minimum lot sizes.
 - Reduction or elimination of impervious paving materials.
 - Development patterns that respect natural systems such as watersheds and wildlife corridors.

- Policy CC-4.4 Encourage all new construction to be zero net energy by combining building energy efficiency design features with on-site clean distributed generation so as to result in no net purchases from the electricity or gas grid. 🌍

- Policy CC-4.5 Encourage individual and community-based wind and solar energy systems (micro-grids). 🌍

- Policy CC-4.6 Encourage all new residences to exceed Title 24 energy standards by at least 15 percent, and encourage all new commercial buildings to exceed Title 24 by at least 20 percent. 🌍

- Policy CC-4.7 Require energy efficient design for all buildings. 🌍

- Policy CC-4.8 Require measures to minimize “heat islands” by requiring light-colored and reflective roofing materials and paint; “green” roofs; light colored roads and parking lots; extensive numbers of shade trees in parking lots; and shade trees and/or overhangs on the south and west sides of new or renovated buildings. 🌍



- Policy CC-4.9 Encourage construction and other heavy equipment vehicles (e.g. mining, agriculture, etc.) to use retrofit emission control devices. 🌐
- Policy CC-4.10 Require project design to demonstrate adherence to sustainable and neo-traditional design as described in the Ahwahnee Principles and as provided in the SACOG Blueprint, including any amendments or successor documents thereto. 🌐
- Policy CC-4.11 Site specific information shall be required for each application, subject to site conditions and available technical information, as determined by the County lead department, in order to enable informed decision-making and ensure consistency with the General Plan and with the assumptions of the General Plan EIR. Technical information and surveys requested may include, but not be limited to, the following: air quality and/or greenhouse gas emissions calculations, agricultural resource assessment/agricultural and evaluation and site assessment (LESA), biological resources assessment, cultural resources assessment, fiscal impact analysis, flood risk analysis, hydrology and water quality analysis, geotechnical/soils study, land use compatibility analysis, noise analysis, Phase One environmental site assessment, sewer capacity and service analysis, storm drainage capacity and service analysis, title report, traffic and circulation study, visual simulation and lighting study, and water supply assessment.
- When a technical study is required, it must cover the entire acreage upon which development is being proposed including any off-site improvements (e.g. wells; pumps; force mains; new roads; dirt borrow sites; etc.) that may be necessary. Technical studies must meet CEQA standards and the standards in the applicable industry. As necessary, the technical studies shall include recommendations that are to be implemented as part of the project. (DEIR MM LU-2b)
- Policy CC-4.12 Require “green” design, construction and operation including: 🌐
- A. Site planning sensitive to the natural environment.
 - B. Efficiency in resource use (including energy, water, raw materials and land).
 - C. Building reuse and adaptive reuse.
 - D. Selection of materials and products based on their life-cycle environmental impacts.
 - E. Use of materials and products with recycled content.



- F. Use of materials provided from within the region.
- G. Recycling of construction and demolition waste.
- H. Reduction in the use of toxic and harmful substances in the manufacturing of materials and during construction.
- I. Use of passive and active solar strategies and efficient heating and cooling technologies.
- K. Reduction in water use for buildings and landscaping.
- L. Light pollution reduction to protect “dark skies.”
- M. Improvements to interior and exterior environments leading to increased health, comfort and productivity.
- N. Facility maintenance and operational practices that reduce or eliminate harmful effects on people and the natural environment during occupancy.
- O. Water reuse systems
- P. Other systems to capture energy sources that would otherwise be wasted.

- Policy CC-4.13 Enhance public safety through implementation of Crime Prevention Through Environmental Design (CPTED) strategies. These include designing the placement of activities and physical features, such as buildings, entrances and exits, corridors, fences, pavement, signs, lighting and landscaping, in such a way as to clearly define public and private space, maximize visibility, control access and circulation and foster positive social interaction.
- Policy CC-4.14 Reflect a human scale in architecture that is sensitive, compatible and distinctive to both the site and the community.
- Policy CC-4.15 Encourage “visitability” accommodations in new residential development.
- Policy CC-4.16 Avoid the repetition of residential facades/designs within subdivisions and abrupt changes in facades between adjoining developments.
- Policy CC-4.17 Front exterior living spaces of a usable size (e.g. front porches, large front-facing windows, balconies, etc.) are highly desirable.
- Policy CC-4.18 Within community areas, houses shall front on the street.



- Policy CC-4.19 Discourage garage-forward and/or garage-dominated residential design.
- Policy CC-4.20 Discourage gated and/or walled communities.
- Policy CC-4.21 Encourage and promote multi-story and mixed-use buildings within the downtown areas of the unincorporated communities. 🌐
- Policy CC-4.22 Except for approved plazas, seating areas and entry nooks, buildings in downtown areas shall have zero front setbacks and on-site parking shall be to the rear of the lot. 🌐
- Policy CC-4.23 Usable public open spaces shall be included in new private commercial development, such as plazas, interior courtyards connected by pathways and outdoor seating areas.
- Policy CC-4.24 Incorporate art into the public open spaces of both public and private developments.
- Policy CC-4.25 Locate and design civic buildings as significant structures that help anchor and provide focus to the downtown area, with a character that fosters community identity and pride.
- Policy CC-4.26 Downtown architecture shall have a pedestrian scale, with varied and articulated facades. Entries must be oriented to the sidewalk. Front facades shall include numerous windows and covered arcades. 🌐
- Policy CC-4.27 Design highway service commercial uses at identified rural interchanges to preserve surrounding agriculture, rural character, scenic quality and the natural environment.
- Policy CC-4.28 Provide appropriate buffers or barriers between incompatible residential and non-residential uses. The last-built use shall be responsible for design and construction (and/or other related costs) of the buffer/barrier.
- Policy CC-4.29 Non-residential corner lots in the downtown and other “gateway” settings shall receive special design treatment which may include enhanced landscaping, entry features that establish community identity, fountains, plazas, enhanced pedestrian furniture (bench and arbor) or similar features. Corner residential lots are encouraged to have duplex or other multi-family units with entries on each street face.



- Policy CC-4.30 Encourage clustering of allowed residential units to protect resources and/or improve efficiency of services. 🌍
- Policy CC-4.31 Require the use of regionally native drought-tolerant plants for landscaping where appropriate. 🌍
- Policy CC-4.32 Encourage mixed uses on vacant and underutilized land designated for development, particularly ancillary residential units and childcare facilities. 🌍
- Policy CC-4.33 Encourage mixed use development in commercial areas in order to create ancillary residential opportunities, particularly in the upper floors of multi-story buildings. 🌍
- Policy CC-4.34 Encourage the location of ancillary employee services (including childcare, restaurants, banking facilities and convenience markets) at employment centers, for the purpose of reducing midday vehicle trips. 🌍
- Policy CC-4.35 Encourage the use of private roads within new development.
- Policy CC-4.36 Where an agricultural industrial project or an agricultural commercial project is allowed adjoining an existing residential neighborhood, an appropriate buffer shall be provided. Any project intended for the site at Interstate 505 and State Route 128 shall include a buffer for the adjoining existing El Rio Villa project and shall proceed only if it will result in a net fiscal benefit to the County.
- Policy CC-4.37 Each community shall have a “town center” where the public has access to meeting and event space (e.g., school, library, fire department, community center, social organization, etc.).

D. Implementation Program

- Action CC-A1 Update the County Zoning Code to reflect appropriate zoning consistent with each land use designation and to establish appropriate new zone categories and regulations to implement the goals, policies and actions of this General Plan. The update shall include development of a form-based zoning code. (Policy LU-1.1, Policy LU-2.3, Policy LU-2.5, Policy LU-3.1, Policy LU-3.2, Policy LU-3.3, Policy LU-3.9, Policy CC-2.7, Policy CC-2.16)
 Responsibility: Planning and Public Works Department



Timeframe: 2009/2011

Action CC-A2 Continue to implement the County Development Agreement ordinance which requires net gains from new development. (Policy LU-6.7, Policy LU-6.8, Policy LU-6.9, Policy LU-6.10, Policy CC-2.1, Policy CC-2.2)

Responsibility: Planning and Public Works Department

Timeframe: 2009/2010

Action CC-A3 Complete a market study to determine how the County can capitalize on specific locations where revenue-generating uses might best fit and how the County can better position itself relative to competing jurisdictions. (Policy LU-3.3, Policy LU-4.2, Policy LU-6.4, Policy LU-6.10, Policy LU-6.11, Policy LU-7.3)

Responsibility: County Administrator's Office

Timeframe: 2010/2011

Action CC-A4 Engage in regular discussions and collaboration with each of the cities regarding policies, projects and opportunities of mutual interest. (Policy LU-3.8, Policy LU-6.4, Policy LU-6.8, Policy LU-6.10, Policy LU-6.11)

Responsibility: County Administrator's Office

Timeframe: Ongoing

Action CC-A5 Annually review revenue sharing agreements, redevelopment pass-through agreements, annexation agreements, development agreements, tribal agreements and other existing agreements to ensure that they accurately respond to changing County circumstances. (Policy LU-3.8, Policy LU-6.4, Policy LU-6.7, Policy LU-6.8, Policy LU-6.9, Policy LU-6.10, Policy LU-6.11)

Responsibility: County Administrator's Office

Timeframe: Annually

Action CC-A6 Seek executed cooperative agreements with adjoining jurisdictions on issues of mutual importance. (Policy LU-7.1, Policy LU-7.2, Policy LU-7.3, Policy LU-7.4, Policy LU-7.5, Policy LU-7.6)

Responsibility: County Administrator's Office

Timeframe: 2009/2010

Action CC-A7 Establish formal buffers between cities and between communities. Create a plan to establish buffer areas between cities and between unincorporated communities within which conservation easements



could be directed to reinforce community separation and keep each town distinct and unique. (Policy CC-1.7)

Responsibility: Planning and Public Works Department

Timeframe: Ongoing

Action CC-A8 Develop Specific Plan guidelines including requirements for contents, minimum standards and development regulations. (Policy CC-2.16, Policy CC-3.1, Policy CC-3.2, Policy CC-3.5, Policy CC-3.11)


Responsibility: Planning and Public Works Department

Timeframe: 2009/2010

Action CC-A9 Prepare and implement design guidelines and minimum design requirements (standards) that ensure sustainable and attractive growth. (Policies CC-2.16, and CC-4.1 through CC-4.36)

Responsibility: Planning and Public Works Department

Timeframe: 2010/2011

Action CC-A10 Adopt a “Green Building Program” to promote green building standards. Require energy efficient appliances and equipment in all new development. (Policy CC-4.13, Policy CC-4.14) 

Responsibility: Planning and Public Works Department

Timeframe: 2011/2012

Action CC-A11 Seek voter approval of an intra-county and/or regional fee or tax for the preservation of agricultural, habitat, or open space land in Yolo County. (Policy LU-6.4, Policy LU-7.1, Policy LU-7.3, Policy LU-7.4, Policy LU-7.5, Policy LU-7.6)

Responsibility: County Administrator’s Office, Parks and Resources Department

Timeframe: 2010/2011

Action CC-A12 Recommend one of the alternative Clarksburg sites to be zoned Agricultural-Industrial. (Policy CC-3.14)

Responsibility: Planning and Public Works Department, County Administrator’s Office

Timeframe: 2009/2010

Action CC-A13 Based on an economic analysis, recommend one of the alternative Interstate 505 sites (County Road 14 or County Road 12A) to be zoned Highway Commercial. (Policy CC-3.15)



Responsibility: County Administrator's Office, Planning and Public Works Department
Timeframe: 2009/2010

Action CC-A14 Collaborate with the City of Winters to explore revenue producing uses and opportunities for the "special study area" (see Figure LU-2) identified for agricultural industrial and/or agricultural commercial uses at Interstate 505 and State Route 128. (Policy LU-2.2)
Responsibility: County Administrator's Office, Planning and Public Works Department
Timeframe: 2010/2011

Action CC-A15 Establish a countywide system of consistent "comment" areas for each of the existing Citizens Advisory Committees, to ensure that all discretionary projects are forwarded to the appropriate Advisory Committee. (Policy LU-5.7)
Responsibility: Planning and Public Works Department
Timeframe: 2009/2010

Action CC-A16 Prepare the Covell/Pole Line Specific Plan. (Policy CC-3.1, Policy CC-3.20)
Responsibility: Planning and Public Works Department
Timeframe: 2009/2015

Action CC-A17 Prepare the Dunnigan Specific Plan which will supersede the 1996 Dunnigan General Plan. (Policy CC-3.1, Policy CC-3.5, Policy CC-3.6)
Responsibility: Planning and Public Works Department
Timeframe: 2009/2015

Action CC-A18 Prepare Knights Landing Specific Plan, which will supersede the 1999 Knights Landing General Plan. (Policy CC-3.1, Policy CC-3.9)
Responsibility: Planning and Public Works Department
Timeframe: 2009/2015

Action CC-A19 Prepare Madison Specific Plan, which will supersede the 1974 Madison General Plan. (Policy CC-3.1, Policy CC-3.9, Policy CC-3.10)
Responsibility: Planning and Public Works Department
Timeframe: 2009/2015

Action CC-A20 Prepare the Elkhorn Specific Plan. (Policy CC-3.1, Policy CC-3.11, Policy CC-3.12)



- Responsibility: Planning and Public Works Department
 Timeframe: 2009/2015
- Action CC-A21 Prepare the Yolo-Zamora Community Plan. (Policy LU-3.1)
 Responsibility: Planning and Public Works Department
 Timeframe: 2015/2016
- Action CC-A22 Update other long range plans to ensure consistency with General Plan. Develop a priority order, work plan, schedule and budget for each. (Policy CC-3.1, Policy CC-3.2, Policy CC-3.4)
 Responsibility: Planning and Public Works Department
 Timeframe: 2016/2017
- Action CC-A23 Establish intra-county impact fees for funding of regional parks and open space, regional roadways and other government services that benefit all County residents. (Policy LU-6.4, Policy LU-7.2, Policy LU-7.4)
 Responsibility: County Administrator’s Office
 Timeframe: 2011/2012
- Action CC-A24 Evaluate parking standards to minimize land devoted to parking. (Policy CC-4.3, Policy CC-4.13) 🌐
 Responsibility: Planning and Public Works Department
 Timeframe: 2010/2011
- Action CC-A25 Coordinate with Caltrans regarding alternative uses for the Interstate 505 rest stop near Dunnigan, should that facility be relocated or closed. (Policy LU-7.3, Policy CC-3.5)
 Responsibility: Planning and Public Works Department
 Timeframe: ongoing
- Action CC-A26 Update the County Zoning Code to prohibit the location of new homes on or near the top of ridgelines, where they would adversely affect nearby views. (Policy CC-1.10)
 Responsibility: Planning and Public Works Department
 Timeframe: 2010/2011
- Action CC-A27 Create financial incentives programs to encourage the remodel of older homes to reduce energy use and incorporate “green” building materials. (Policy CC-4.13)
 Responsibility: County Administrator’s Office, Planning and Public Works Department



Timeframe: 2011/2012


- Action CC-A28 Orient the grid pattern of new streets to align north/south and east/west, to give a sense of place and direction in new community areas, as well as to maximize solar access. (Policy CC-4.13)
Responsibility: Planning and Public Works Department
Timeframe: Ongoing
- Action CC-A29 Develop and enforce bike parking standards and design criteria for all land uses identified in zoning code, including number of spaces, location and type of facilities. (Policy CC-2.16) 🌐
Responsibility: Planning and Public Works Department
Timeframe: 2009/2010
- Action CC-A30 Amend the County Code to remove the Williamson Act as a basis for the Agricultural Preserve Zone. (Policy LU-2.5)
Responsibility: Planning and Public Works Department
Timeframe: 2009/2010
- Action CC-A31 Amend the County Code to incorporate “smart growth” planning principles and design guidelines that emphasize compact, walkable neighborhoods, open space, alternative transportation, public safety, sustainable design, and sensitivity to natural resources. (Policy CC-4.3, Policy CC-4.11, Policy CC-4.15) 🌐
Responsibility: Planning and Public Works Department
Timeframe: 2010/2011
- Action CC-A32 Allow for rolled curbs in Rural Residential designated areas. (Policy CC-2.16)
Responsibility: Planning and Public Works Department
Timeframe: 2009/2010
- Action CC-A33 Reduce permitting requirements and costs for projects that incorporate green design features and construction. (Policy CC-4.12) 🌐
Responsibility: Planning and Public Works Department
Timeframe: 2009/2010
- Action CC-A34 The discretionary review of development proposals shall evaluate and address impacts on the rural landscapes and views. This review shall also evaluate the potential for land use incompatibilities and require incorporation of design features to reduce potential impacts, to the



greatest extent feasible. (DEIR MM LU-2c) (Policies CC-1.1 through CC-1.19)

Responsibility: Planning and Public Works Department

Timeframe: 2009/2010

Action CC-A35 Identify and provide incentives for infill over peripheral development. (Policy CC-2.6) 

Responsibility: Planning and Public Works Department

Timeframe: 2010/2011

Action CC-A36 Pursue designation of the state of State Route 16 as a scenic highway. (Policy CC-1.14)

Responsibility: Planning and Public Works Department

Timeframe: 2012/2013



TABLE LU-1 1983 YOLO COUNTY GENERAL PLAN LAND USE DESIGNATIONS AND ACREAGES

Row #	1983 General Plan (GP) ^a Land Use Designations ^b	Acreage ^f
OPEN SPACE (OS)		
1	Open Space (OS) ^c (83 GP)	2,653.6
2	Public Open Spaces (PO) (83 GP)	0
3	Public Open Spaces (POS) (83 GP; Capay Valley)	2.6
4	Public Open Space (PO1) (83 GP)	0
5	Public Open Space (PO2) (83 GP)	7.2
6	Agricultural Buffer/Setbacks from Major Roads (Esparto)	0
7	Agricultural/Urban Buffer (Knights Landing)	0
8	Major Waterways (Knights Landing) ^c	58.9
9	Riverbed and Riparian (Capay)	0
10	Chaparral and Woodland (Capay)	0
	<i>Subtotal</i>	2,722.3
AGRICULTURE (AG)		
11	Agricultural (AG) ^c (83 GP)	503,130.2
12	Agricultural Exclusive (AE) (83 GP)	0
13	A-1 (Capay Valley)	0
14	A-P (Capay Valley)	0
15	Agricultural Intensive (AG-IN) (Capay Valley)	11,209.3
16	Agricultural General Foothills (AG-G-F) (Capay Valley)	9,746.7
17	Agricultural-Related Industrial (Dunnigan)	0
18	Agricultural/Residential, Low Density (Woodland)	239.2
19	Agricultural/Residential, Medium Density (Woodland)	94.6
20	Watershed (Capay Valley)	79,081.8
21	Residential, Low Density (10 ac min) (RL10) (83 GP; Clarksburg)	42.4
	<i>Subtotal</i>	603,544.2
PARKS and RECREATION (PR)		
22	Recreation (R) (Dunnigan)	679.0
23	Parks and Recreation (PR) (83 GP; Capay Valley; Clarksburg)	442.4
24	Parks/Schools/Agricultural Buffer (Esparto)	0
	<i>Subtotal</i>	1,121.4
RESIDENTIAL		
Residential Rural (RR)		
25	Rural Residential Agricultural (RRA) (83 GP)	0
26	Rural Residential (Woodland)	1,178.8
27	Residential, Very Low Density (VLR) (1du/net ac) (Dunnigan)	332.0
28	Very Low Density Residential (1-3 du/gross ac) (Esparto)	34.4
29	Residential, Very Low Density (83 GP – Plainfield)	123.0
	<i>Subtotal</i>	1,668.2
Residential Low (RL)		
30	Suburban Residential (RS) (83 GP)	139.0
31	Residential, Low Density (Dunnigan) (RL) (83 GP)	0
32	Residential Low Density (R-L) (1-3 du/ac) (Capay Valley; Clarksburg)	70.5
33	Residential Low Density—Public Open Space (RL-PO1) (Clarksburg)	0
34	Residential, Low Density (1-4 du/ac) (Dunnigan) (RL2) (83 GP)	0
35	Residential, Low Density (1-5 du/ac) (Dunnigan) (RL1) (83 GP)	0



TABLE LU-1 1983 YOLO COUNTY GENERAL PLAN LAND USE DESIGNATIONS AND ACREAGES (CONTINUED)

Row #	1983 General Plan (GP) ^a Land Use Designations ^b	Acreage ^f
36	Low Density Residential (RL-1) (Clarksburg)	19.7
37	Residential Low Density (RL) (< 6 du/net ac) (83 GP)	598.0
38	Residential Low Density (RL) (6 du/net ac average) (Knights Landing)	88.6
39	Residential Low Density (RL) (4-10 du/net ac) (Esparto)	426.5
	<i>Subtotal</i>	<i>1,342.3</i>
Residential Medium (RM)		
40	Residential, Medium Density (RM) (10 to 19 du/net ac) (83 GP)	92.0
41	Residential Medium (RM) (Clarksburg)	19.6
42	Residential Medium Density (RM) (12du/net ac) (Dunnigan; Knights Landing)	84.2
43	Residential Medium Density (5-8 du/ac) (Esparto) (RM1) (83 GP)	0
44	Residential Medium Density (5-10 du/ac) (Esparto) (RM1) (83 GP)	0
45	Mobile Home Park (MHP) (8 du/net ac) (83 GP)	0
	<i>Subtotal</i>	<i>195.8</i>
Residential High (RH)		
46	Residential, High Density (RH) (20+ du/net ac) (83 GP)	30.6
47	Residential, High Density Historic (RHH) (83 GP)	0
	<i>Subtotal</i>	<i>30.6</i>
	Residential Subtotal	3,236.9
COMMERCIAL		
Commercial General (CG)		
48	Highway Service Commercial (HSC) (83 GP)	115.0
49	Truck-Related Highway Commercial (Dunnigan)	148.1
	<i>Subtotal</i>	<i>263.1</i>
Commercial Local (CL)		
50	Commercial (C) (83 GP; Capay; Madison)	62.7
51	Commercial, Low Density (LC) (83 GP; Dunnigan)	22.6
52	Neighborhood Commercial (NC) (83 GP; Knights Landing; Woodland)	8.2
53	Local Commercial (Dunnigan; Esparto)	0
54	Community Commercial (Knights Landing)	0
55	General Commercial (GC) (83 GP; Esparto)	14.5
56	Central Business District (CBD) (83 GP)	0
57	Downtown Mixed Use (Esparto)	34.6
58	Commercial Multi-Family Planned Development (C-RH/PD) (83 GP)	0
	<i>Subtotal</i>	<i>142.6</i>
	Commercial Subtotal	405.7
INDUSTRIAL (IN)		
59	Industrial (I) (83 GP)	709.1 ^e
60	Light Industrial (Li) (83 GP)	9.9
61	Industrial Limited (Davis)	383.7
62	Industrial, Planned Development, Type 1 (I-PD-1) (83 GP)	0
63	Industrial, Planned Development, Type 2 (I-PD-2) (83 GP)	0
64	Industrial/Residential (Woodland)	23.8
65	Master Plan (MP) (Clarksburg)	16.5
66	Employment Reserve (Knights Landing)	51.6
	<i>Subtotal</i>	<i>1,194.6</i>
PUBLIC and QUASI-PUBLIC (PQ)		
67	Public and Quasi-Public (PQP) (83 GP)	101.6



TABLE LU-1 1983 YOLO COUNTY GENERAL PLAN LAND USE DESIGNATIONS AND ACREAGES (CONTINUED)

Row #	1983 General Plan (GP) ^a Land Use Designations ^b	Acreage ^f
68	Public (Esparto)	0
69	Public Semi Public (Capay Valley)	0
70	Public Facility (Knights Landing)	33.7
71	School (S) (Capay Valley)	0
72	Airport (Monument Hills)	558.4
	<i>Subtotal</i>	<i>693.7</i>
SPECIFIC PLAN (SP)		
73	Mixed Use (MU) (83 GP)	0
74	Multiple Use (Knights Landing)	145.0 ^d
75	Specific Plan (SP) (Clarksburg)	0
	<i>Subtotal</i>	<i>145.0</i>
OTHER		
76	Roadways, Railroads, Highways	8,160.2
	<i>Subtotal</i>	<i>8,160.2</i>
UNINCORPORATED TOTAL		
77	GRAND TOTAL	621,224.0

Notes: The 1983 General Plan established the following “combining” designations, however, there is no acreage assigned to these overlay categories: Flood Plain (FP) (Capay Valley), Planned Development (PD) (83 GP), Water Related Uses (W) (83 GP), Recreational Vehicle Park (RVP) (83 GP), Other (x/x, Phased, xx/xx, x+x, etc) (83 GP), Waterfront Commercial/Recreation (Knights Landing).

^a Text in parentheses indicates 1903 General Plan area or Community General Plan.

^b Land use categories from 1983 General Plan (page 25c and d) and adopted community and area General Plans (text and diagrams), as amended.

^c Sacramento River, Cache Creek, Putah Creek and Yolo Bypass acreage fall within these designations.

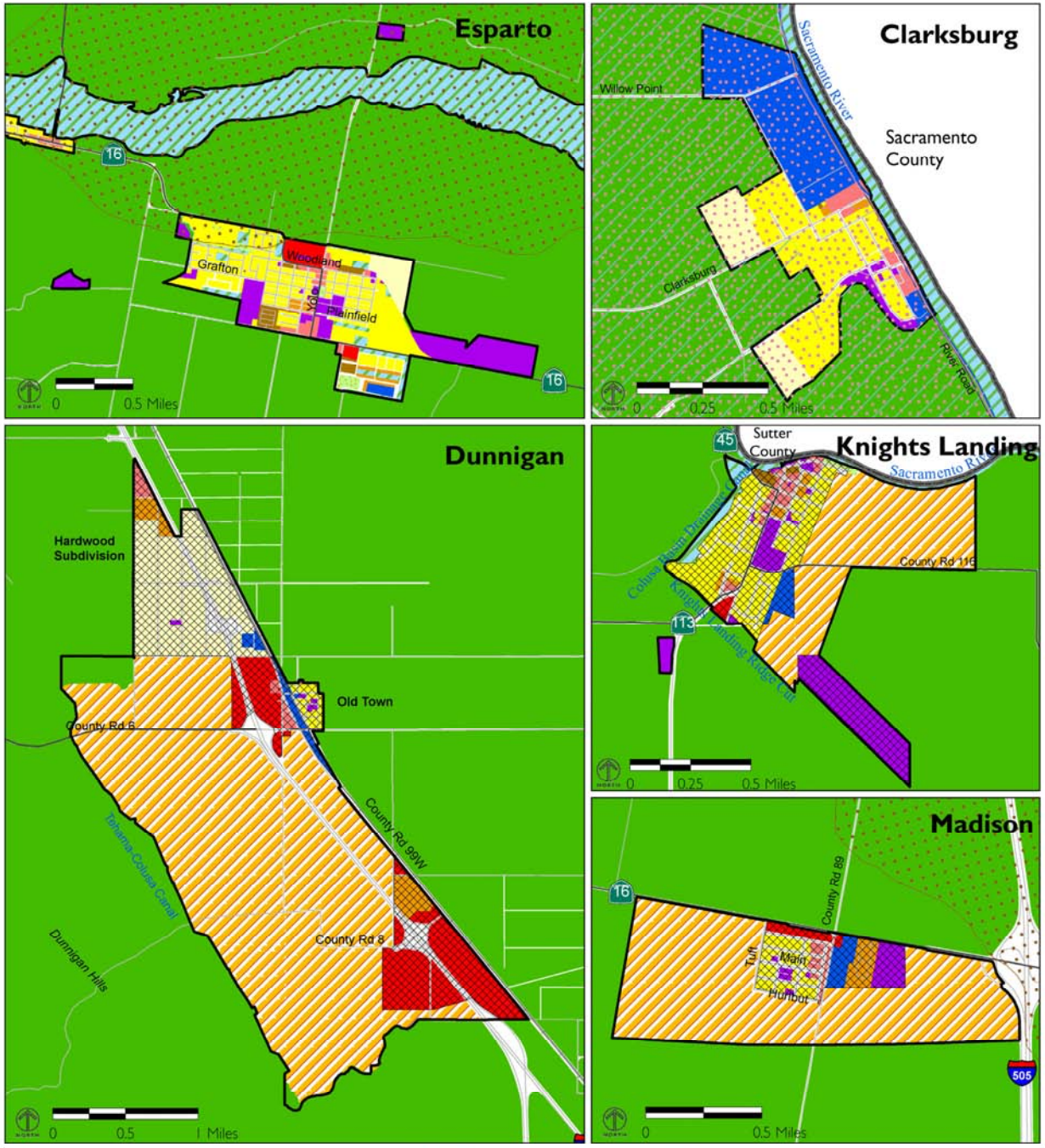
^d This acreage is consistent with application information provided by the landowner. The County GIS parcelized database shows the acreage total as 147.0.

^e This acreage includes 105.4 acres for the Clarksburg Old Sugar Mill site which is consistent with application information provided by the landowner for the Old Sugar Mill Specific Plan. The County GIS parcelized database shows the acreage total as 103.7. The previous “Specific Plan” designation (see category 76) was voided by final action of the State Delta Protection Commission on May 22, 2008.

^f Rows 1 through 75 (with the exceptions noted above) are consistent with the County GIS parcelized database. Row 76 equates to the difference between the parcelized total acreage and the non-parcelized total acreage for the unincorporated area. Row 77 exceeds the GIS non-parcelized total for the unincorporated area by 9 acres. This is because the West Sacramento non-parcelized total acreage in the County GIS system exceeds the City’s own database total by 11 acres and the Winters non-parcelized total acreage in the County GIS system was 2 acres lower than the City’s own database total for a net difference of +9 acres. The data was adjusted to match the City data.



FIGURE LU-1B GENERAL PLAN LAND USE MAP

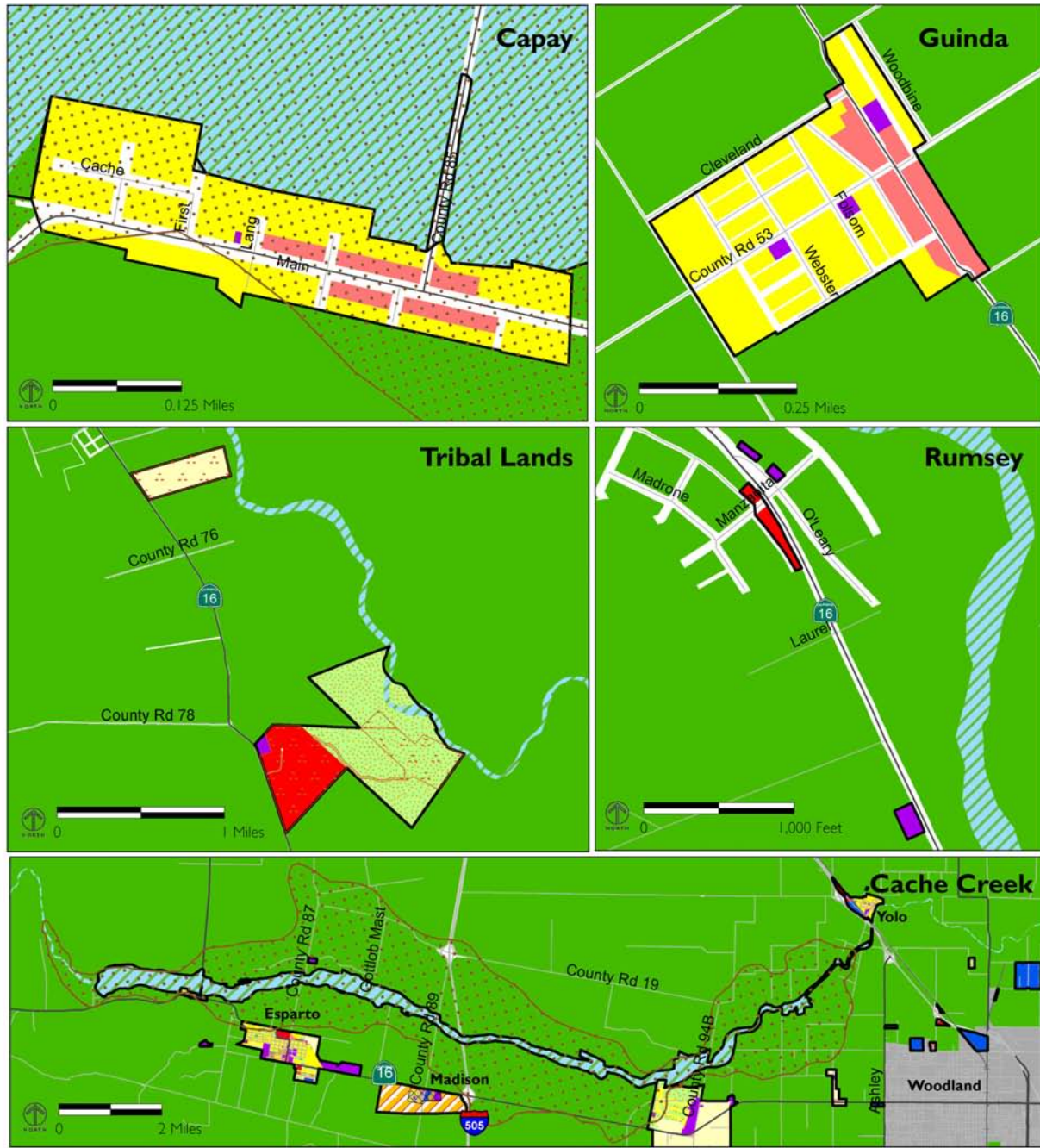


- | | | | |
|---------------------------|-------------------------|------------------------------|-------------------------------------|
| Open Space (OS) | Residential Low (RL) | Commercial Local (CL) | Mineral Resource Overlay (MRO) |
| Agriculture (AG) | Residential Medium (RM) | Industrial (IN) |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

Source: Yolo County GIS, 2009.



FIGURE LU-1C GENERAL PLAN LAND USE MAP



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

Source: Yolo County GIS, 2009.



FIGURE LU-1D GENERAL PLAN LAND USE MAP

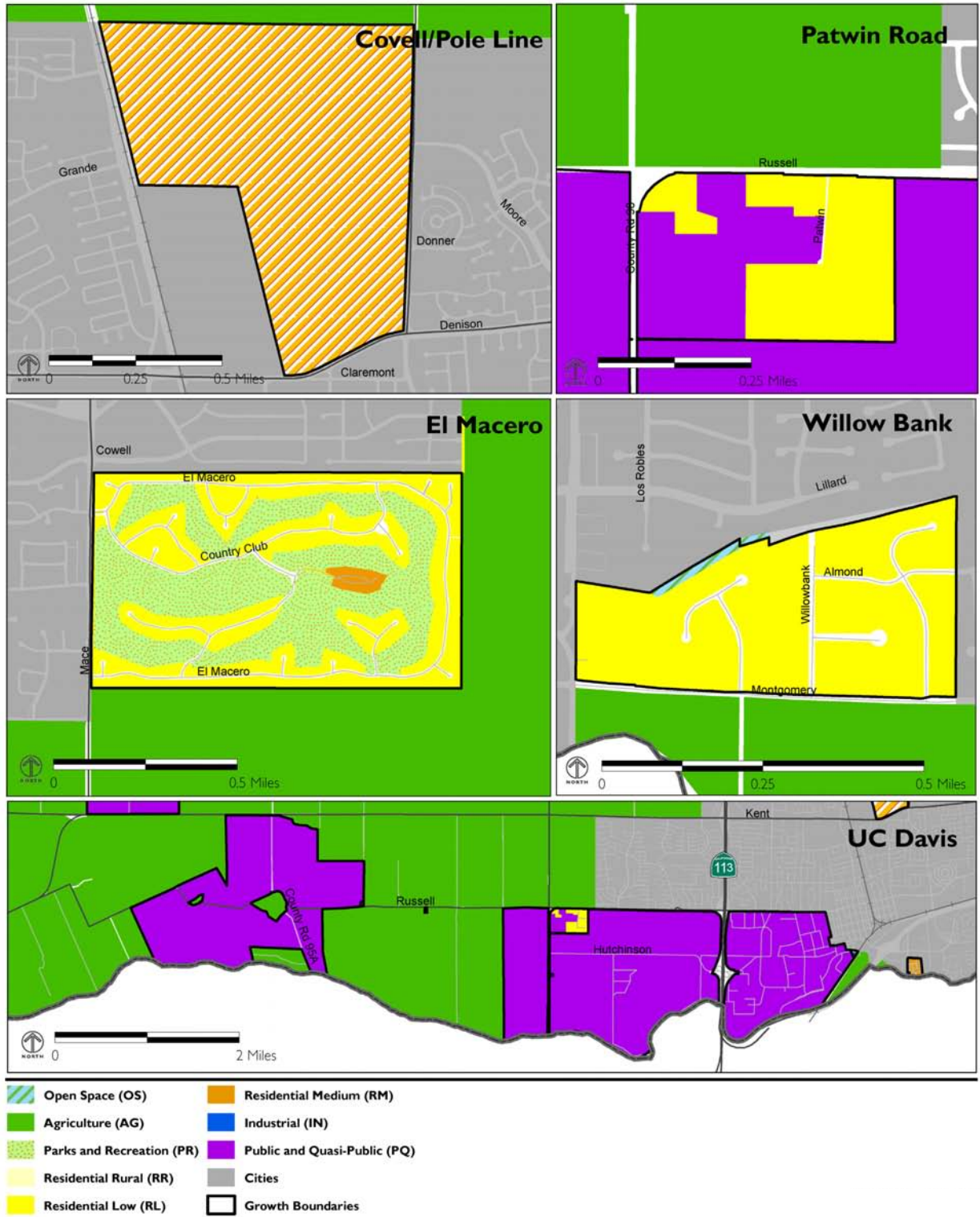
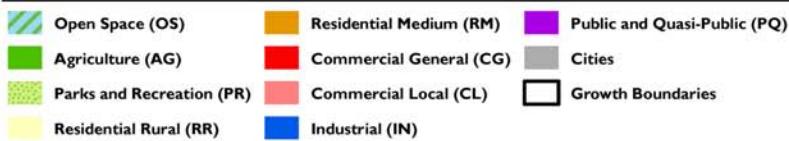
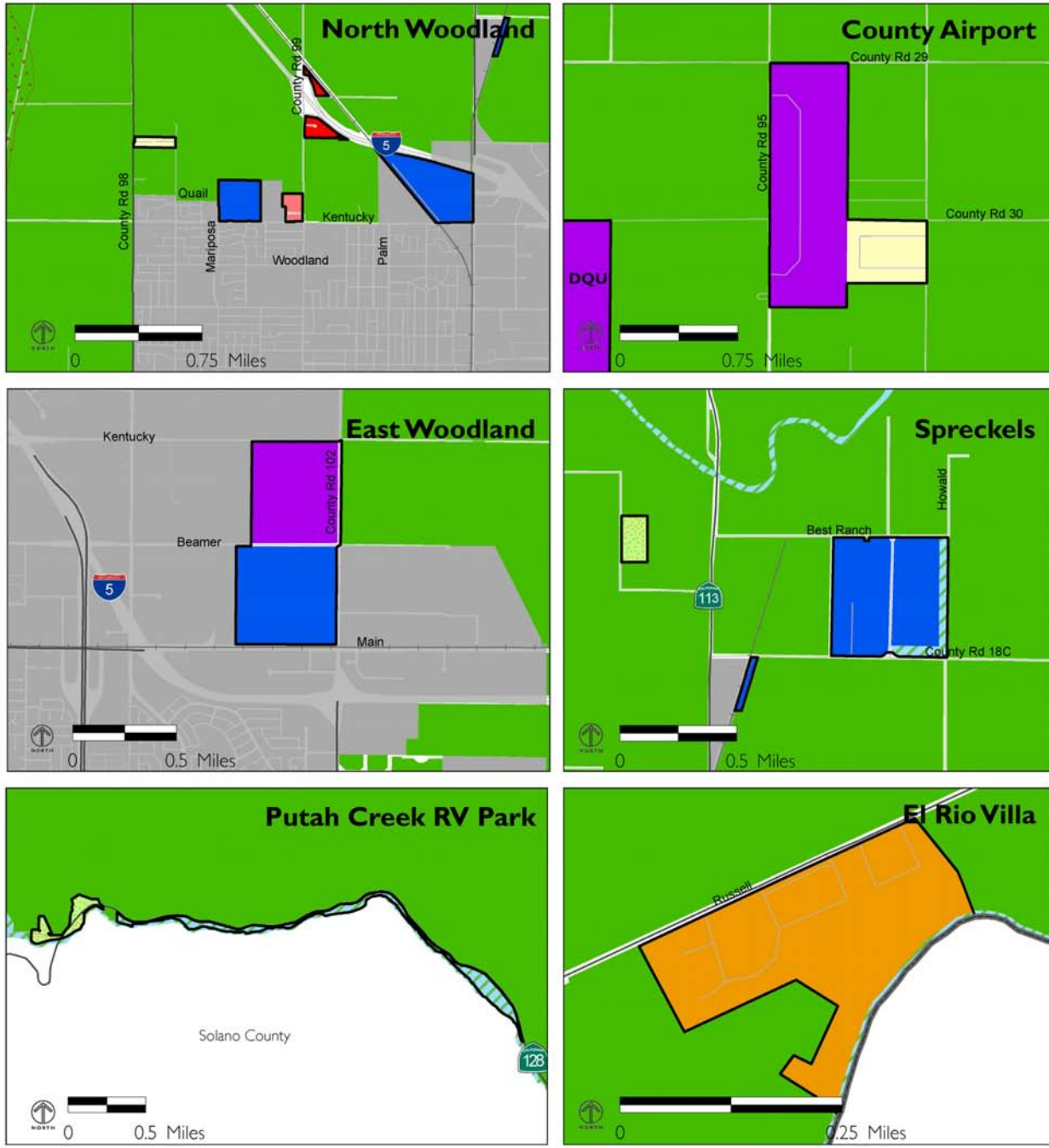


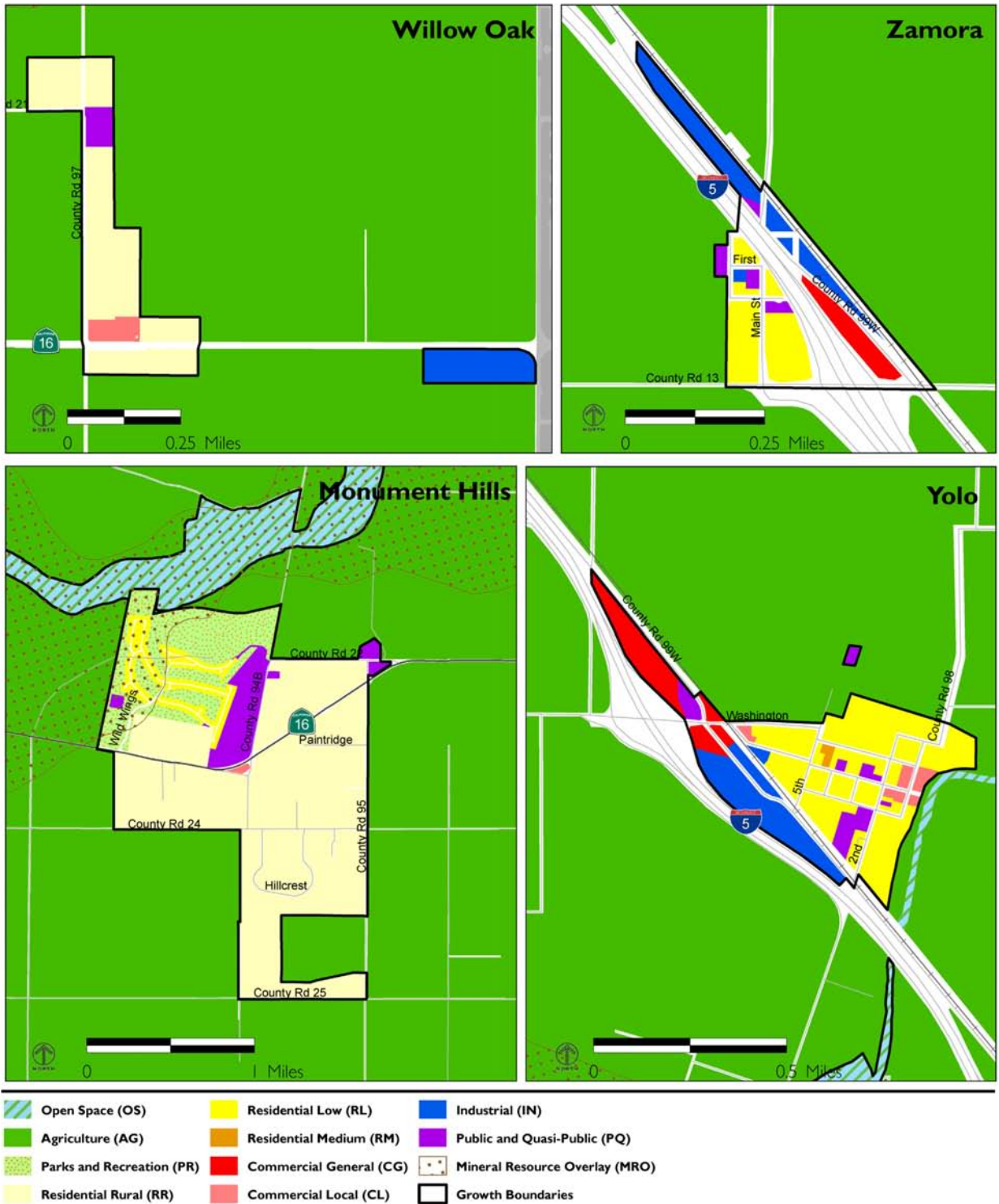
FIGURE LU-1E GENERAL PLAN LAND USE MAP



Source: Yolo County GIS, 2009.



FIGURE LU-1F GENERAL PLAN LAND USE MAP



Source: Yolo County GIS, 2009



FIGURE LU-1G GENERAL PLAN LAND USE MAP

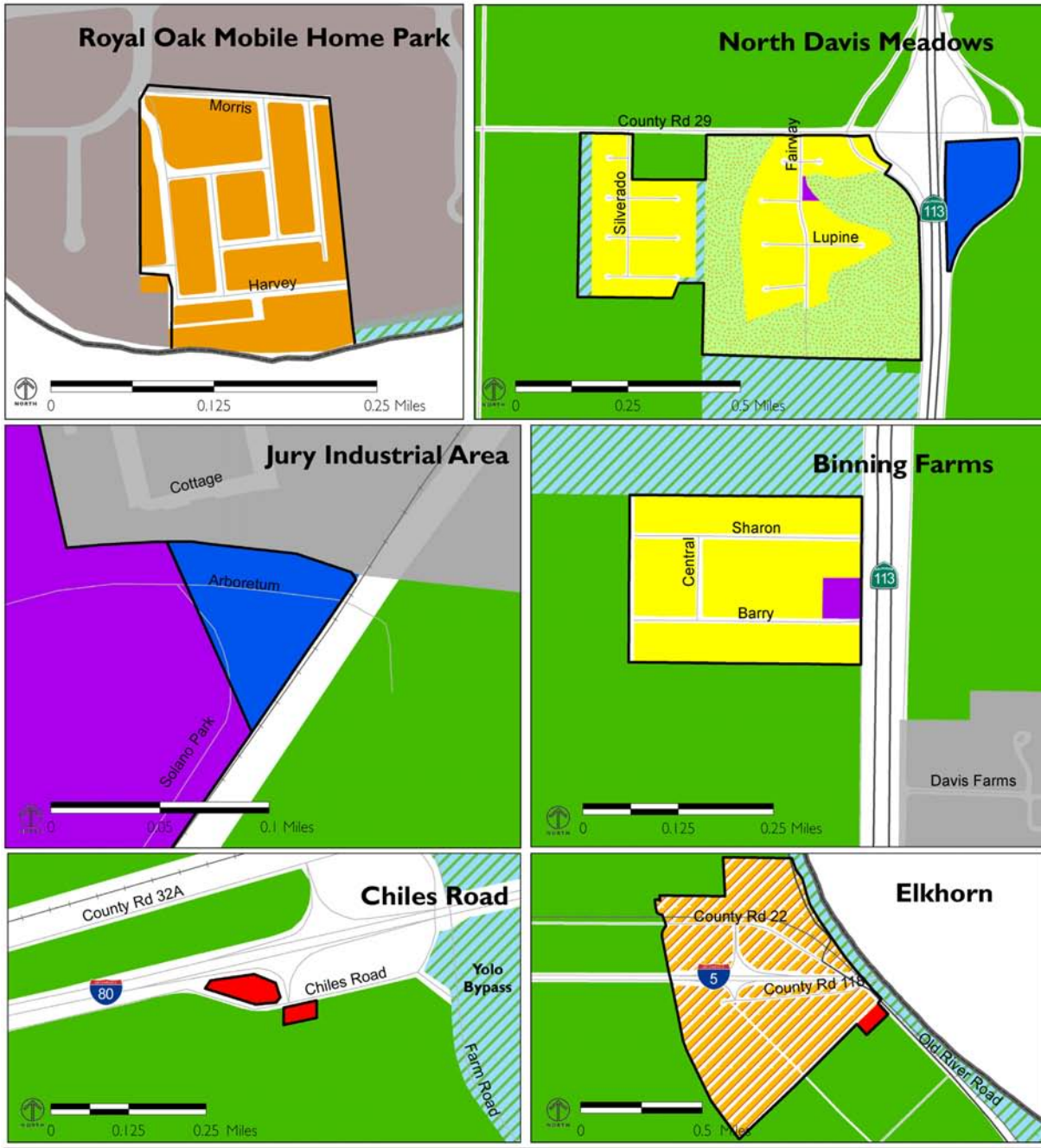




FIGURE LU-1H GENERAL PLAN LAND USE MAP





TABLE LU-4 LAND USE DESIGNATIONS

Land Use Designation (XX)	Allowed Uses	Residential Density	Persons Per Acre ^a	FAR ^b Maximum	Maximum Impervious Surface
Open Space (OS)	Public open space lands, major natural water bodies, agricultural buffer areas, and habitat. Characterized by “passive” and/or very low management uses as the primary land use, as distinguished from AG or PR land use designations which involve more intense management of the land. Detention basins allowed as ancillary use if designed with naturalized features and native landscaping, compatible with the open space primary use.	One caretaker unit.	<0.1	0.001	>0.01%
Agriculture (AG)	Full range of cultivated agriculture such as row crops, orchards, vineyards, dryland farming, livestock grazing, forest products, confined animal facilities, and equestrian facilities. Agricultural industrial – agricultural research, processing and storage; crop dusting. Agricultural commercial – roadside stands, “Yolo Stores”, wineries, farm-based tourism (e.g. u-pick, dude ranch, lodging), horse shows, rodeos, crop-based seasonal events; agricultural chemical and equipment sales. Pre-existing isolated restaurants and/or stores (e.g. old stage stops and cross-roads) serving rural areas. Farmworker housing. Surface mining. Incidental habitat.	Two farm dwellings per legal parcel.	<0.1	0.1 ^c	20% ^c
Parks and Recreation (PR)	Developed (“active park”) facilities. Regional, community and neighborhood parks, tot lots, sports fields and public pools. Agricultural buffer areas. Detention basins allowed as ancillary use when designed with recreational or sports features.	Regional community parks and campgrounds are allowed one caretaker unit. No allowed residential uses for community or neighborhood parks and similar facilities.	<0.05	0.025	10%
Residential Rural (RR)	Large lot rural living. Detached single-family units. Attached and/or detached second unit or duplex allowed.	1 du/5ac to < 1 du/ac. Assume 1 du/2.5ac typical yield.	Range: 0.6 to 2.5 Typical: 0.9	See zoning	See zoning.
Residential Low (RL)	Traditional neighborhood living. Detached single-family units. Attached and/or detached second unit or duplex allowed. Triplexes and four-plexes allowed when designed to be compatible with adjoining single-family homes. Small compatible neighborhood serving retail and office allowed as ancillary use.	1 du/ac to <10 du/ac. Assume 7 du/ac typical yield.	Range: 2.8 to 27.7 Typical: 19.6	See zoning	See zoning
Residential Medium (RM)	Dense urban living. Detached and attached single family and multi-family units. Small compatible neighborhood serving retail and office allowed as ancillary use	10 du/ac to <20 du/ac. Assume 15 du/ac typical yield.	Range: 28 to 55.7 Typical: 42.0	See zoning	See zoning

LAND USE AND COMMUNITY CHARACTER ELEMENT



TABLE LU-4 LAND USE DESIGNATIONS (CONTINUED)

Land Use Designation (XX)	Allowed Uses	Residential Density	Persons Per Acre ^a	FAR ^b Maximum	Maximum Impervious Surface
Residential High (RH)	Apartments and condominiums. Attached multi-family units. Small compatible neighborhood serving retail and office allowed as ancillary use	≥ 20 du/ac. Assume 25 du/ac typical yield.	>56 Typical: 70.0	See zoning	See zoning
Commercial General (CG)	Regional- and highway-serving retail, office and service. Regional- and highway-serving agricultural commercial allowed. No limit on floor plate (ground floor square footage). Research and Development with offices and service support as primary use (more than 50 percent of total square footage). Upper floor and accessory residential uses allowed.	Upper floor residential and ancillary attached residential at any density.	Range: 0 to 44.8 Avg. 22.4	0.5 for commercial 1.0 for mixed use with residential	85%
Commercial Local (CL)	Local-serving retail, office and service uses. Local-serving agricultural commercial allowed. Range of goods and services to meet everyday needs of residents within a community. Restricted to small floor plate users (less than 40,000 square feet ground floor). Upper floor and ancillary residential uses allowed.	Upper floor residential and ancillary attached residential at any density.	Range: 0 to 44.8 Avg. 22.4	1.0 for commercial 2.0 for mixed use with residential	90%
Industrial (IN)	Full range of light to heavy industrial/ manufacturing uses. Agricultural industrial allowed. Research and Development and biotechnology with manufacturing as primary use (more than 50 percent of total square footage). Storage facilities, contractor's yards, corporation yards, dismantling, etc.	One caretaker unit per operation.	<0.5	0.5	90%
Public and Quasi-Public (PQ)	Public/governmental offices, places of worship, schools, libraries and other civic uses. Public airports (including related visitor services). Infrastructure including wastewater treatment facilities, municipal wells, landfills, and storm water detention basins. Agricultural buffer areas.	None.	0	0.5	80%
Specific Plan (SP)	Interim land uses (until SP is in place) limited to those uses allowed in the AG designation. Ultimate land uses must be consistent with adopted SP. This designation limits development to AG uses until such time as a SP is processed and approved by the County, or the land use designation is otherwise amended. Land designated SP is discouraged from more capital intensive agricultural uses in favor of later planned uses.	Interim -- two farm dwellings per legal parcel. Ultimate -- as specified in the Specific Plan.	<0.1	Per the Specific Plan, using designations above as maximums.	Per the Specific Plan, using designations above as maximums.
Natural Heritage Overlay (NHO)	Applies to focused conservation areas identified in the Yolo Natural Heritage Program.	As allowed under the base designation and adopted Yolo Natural Heritage Program.	--	--	--



TABLE LU-4 LAND USE DESIGNATIONS (CONTINUED)

Land Use Designation (XX)	Allowed Uses	Residential Density	Persons Per Acre ^a	FAR ^b Maximum	Maximum Impervious Surface
Agricultural District Overlay (ADO)	Applies to designated agricultural districts. Land uses consistent with the base designation and the district specifications are allowed.	As defined for each district.	--	--	--
Delta Protection Overlay (DPO)	Applies to the State designated "primary zone" of the Sacramento-San Joaquin Delta, as defined in the Delta Protection Act. Land uses consistent with the base designation and the Delta Protection Commission's Land Use and Resource Management Plan are allowed.	As allowed under the base designation and applicable Delta Land Use and Resource Management Plan.	--	--	--
Mineral Resource Overlay (MIRO)	Applies to State designated mineral resources (MRZ-2) and existing mining operations.	As allowed under the base designation.	--	--	--
Specific Plan Overlay (SPO)	Applies to existing and planned areas of development, typically adjacent to identified SP designated land. Land uses consistent with the base designation are allowed until a SP is in place at which point the SP will direct the land uses. This overlay designation preserves the base (underlying) land use designation until such time as the SP is adopted.	As allowed under the base designation.	--	--	--
Tribal Trust Overlay (TTO) ^d	Applies to tribal trust lands held by the federal government in favor of recognized tribal governments.	As defined by the sovereign government and/or appropriate applicable documents or agreements. The County does not have jurisdiction over these lands absent an applicable agreement with the federal government and/or sovereign entity.	--	--	--

Note: Densities are net of major water bodies, freeways and arterials.

^a Persons per household is calculated assuming 2.8 persons per household.

^b Floor area ratio.

^c For Agricultural Industrial see IN. For Agricultural Commercial see CG.

^d The County exercises no development or zoning control over properties designated as tribal trust lands in the General Plan. These properties are under the sole jurisdiction and control of the Rumsey Band of Wintun Indians of California. The Tribal Trust Overlay designation applies to properties within the County that are held in trust by federal agencies for the benefit of an Indian tribe. These lands can have important economic and environmental relationships to both the County and area residents. However, properties with this designation may not be subject to County planning, zoning and building regulations. Cooperative efforts between the County and local tribal governments are important to ensuring that areawide issues are appropriately addressed to the benefit of all local residents.

