

Delta Counties/Cities Land Use Panel Presentation

to
Delta Stewardship Council

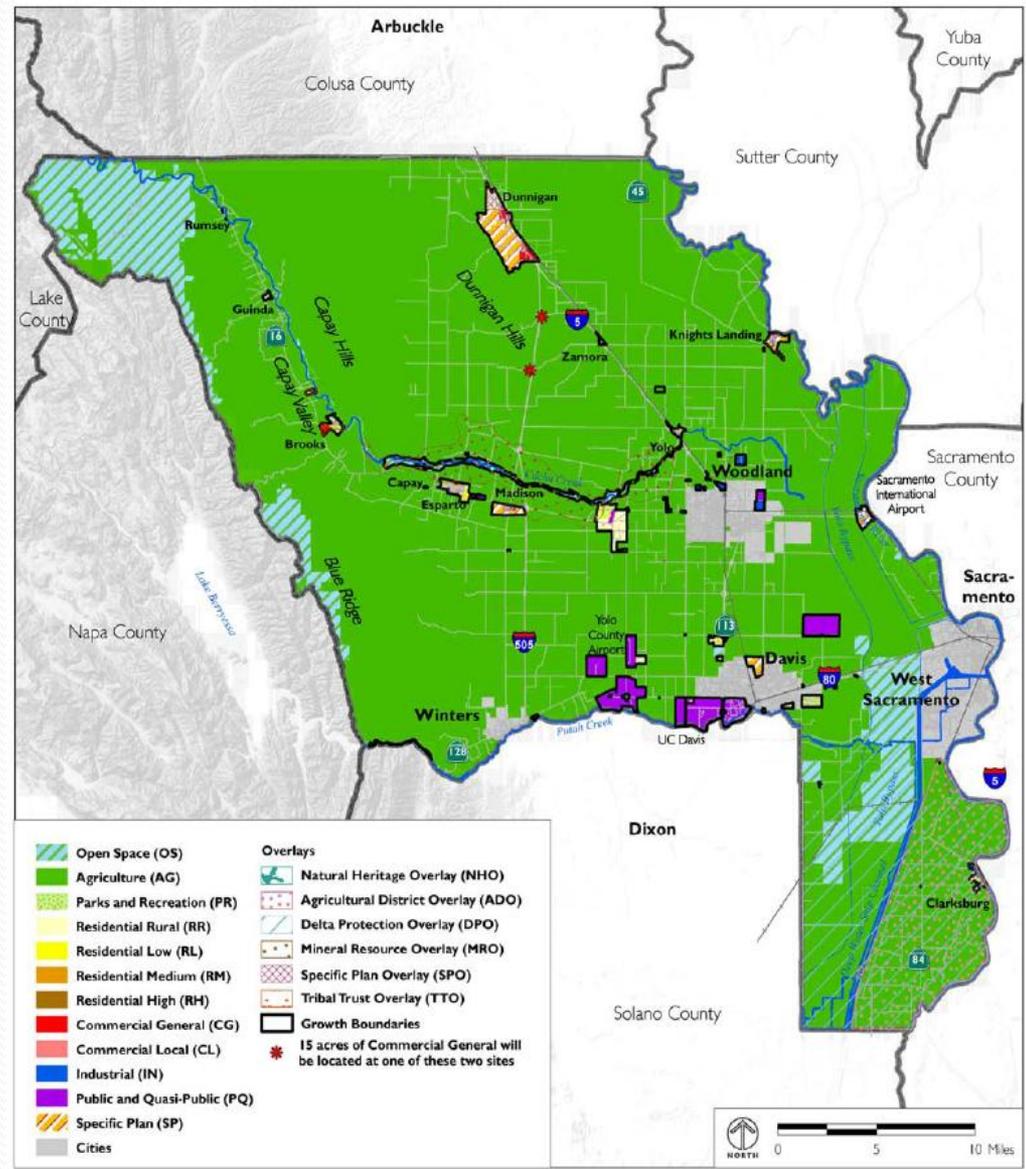
April 14, 2011

Yolo County and City of West Sacramento

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

David W. Tilley, Senior Planner, Community Development Department, City of West Sacramento

- The 2030 Yolo County General Plan designates 73,053 acres as being within the Delta. 99.7% of this area is categorized as Agriculture or Open Space.
- The General Plan projects that 170 homes could be built within the Delta over the next 20 years, 87% of which would be on farmland. However, recently adopted FEMA FIRM maps will significantly reduce potential build-out.
- Since 1992, 47 homes have been built within the Delta in Yolo County. 12 homes were built in Clarksburg; the remaining 35 houses were built on farmland. This averages out to a total of 2.5 homes per year.
- The Delta population has been stable during the past two decades, at approximately 1,500 – 2,000 residents.



During the last 19 years, 13 maps have been approved within the Delta, creating 23 new parcels. 16 of the new parcels were located within Clarksburg, with the remaining 7 located on farmland.

Since 1990, 14,885 acres of wetlands have been created throughout Yolo County, much of which occurred within the Delta. Countywide, between 2000 and 2008, 1,371 acres of farmland were lost to urbanization compared with 4,225 acres of farmland lost to wetlands creation.

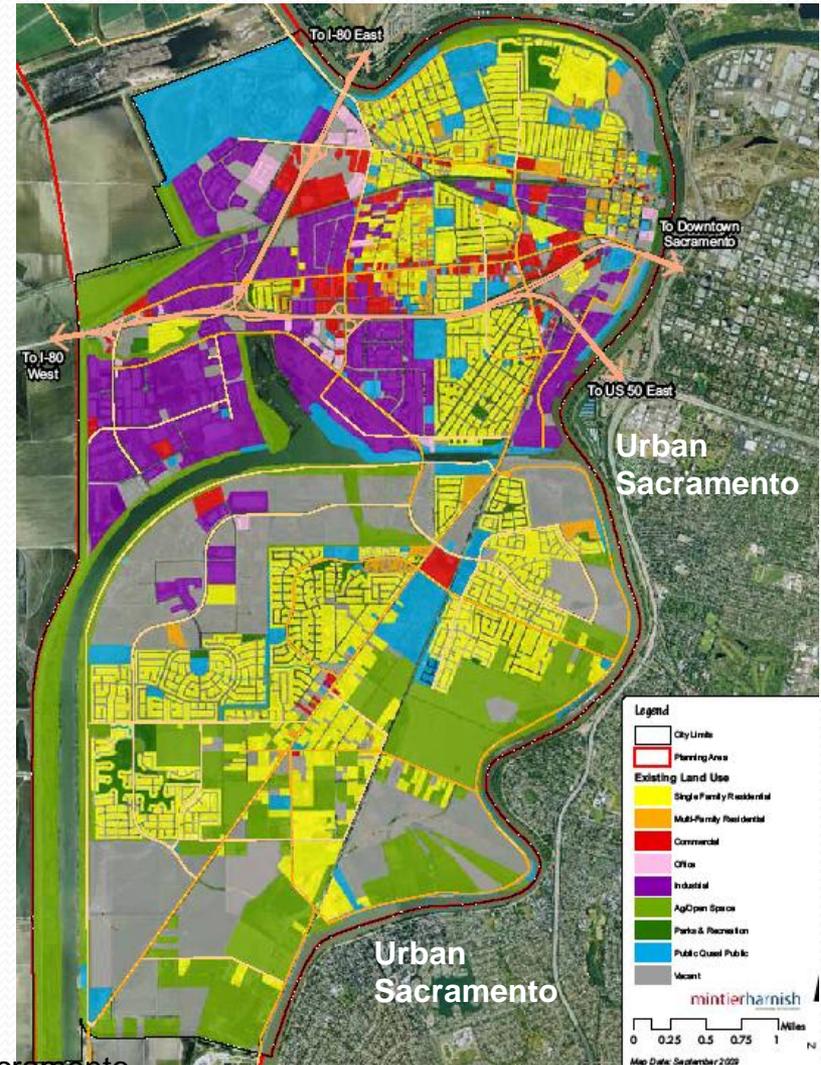
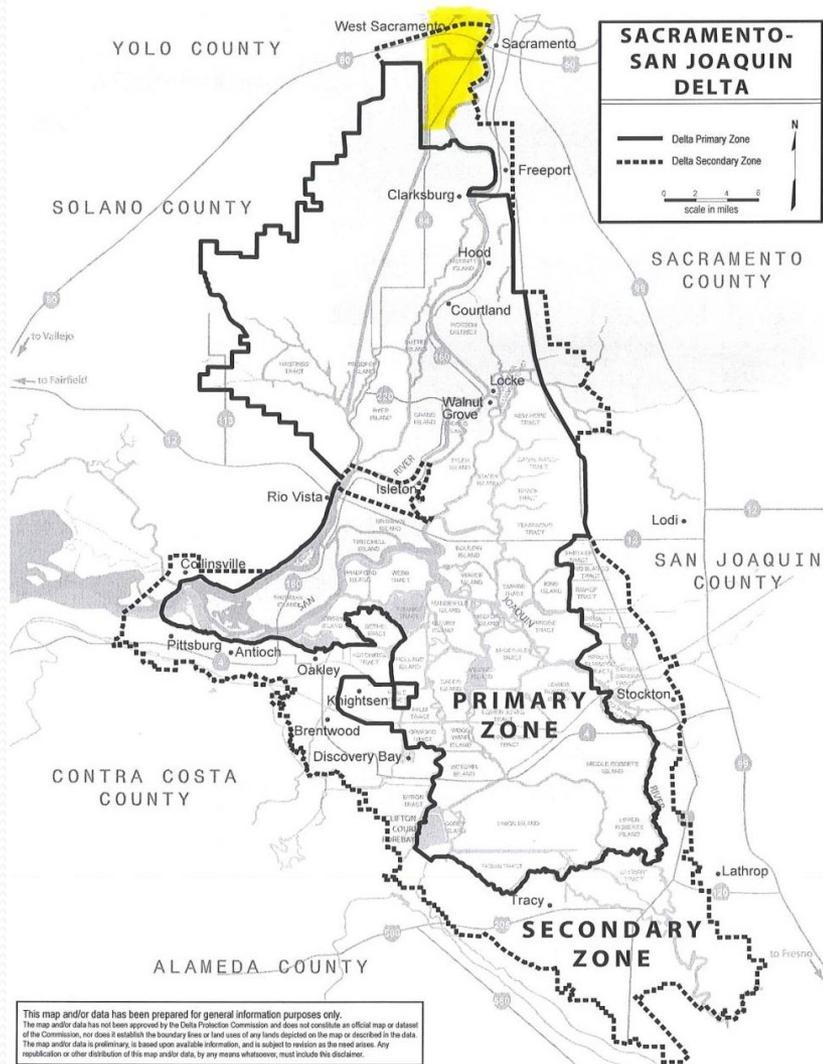
The General Plan fully integrates regional Delta planning into its policies, including connection of the Bay Delta Trail with other proposed regional trails; establishment of Clarksburg as a recreation and tourism gateway to the Delta within Yolo County; reduction of methyl mercury levels in the environment; support for the Delta Conservancy; and development of a Natural Communities Conservation Plan to provide a regional approach to habitat preservation.

The General Plan also calls for updating the Zoning Code to include new protections: any home on an Agricultural parcel of less than 20 acres would require a Use Permit, and a minimum Agricultural parcel size of 80 acres. The update is currently underway.

Clarksburg is part of an American Viticultural Area (AVA), with more than 10,000 acres planted in vineyards. It is home to a thriving winery industry, including Bogle Vineyards, Carvalho Family Wines, Heringer Estates, and Wilson Vineyards. Several Napa Valley wineries also maintain vineyards within the appellation, including Korbel Champagne, Sutter Home Winery, and Silverado Winery. On a per acre basis, Clarksburg is the most valuable wine region within the Central Valley and is only slightly less valuable than vineyards in San Luis Obispo.

The General Plan also established Clarksburg as Yolo County's first Agricultural District. The District encourages agricultural business and tourism through the use of targeted regulatory streamlining, financial incentives, and specialized marketing efforts. By strengthening the local farm economy, the District ensures the continued success of agri-tourism, supports the legacy town of Clarksburg, and maintains open space for habitat value.

West Sacramento's Urban Context

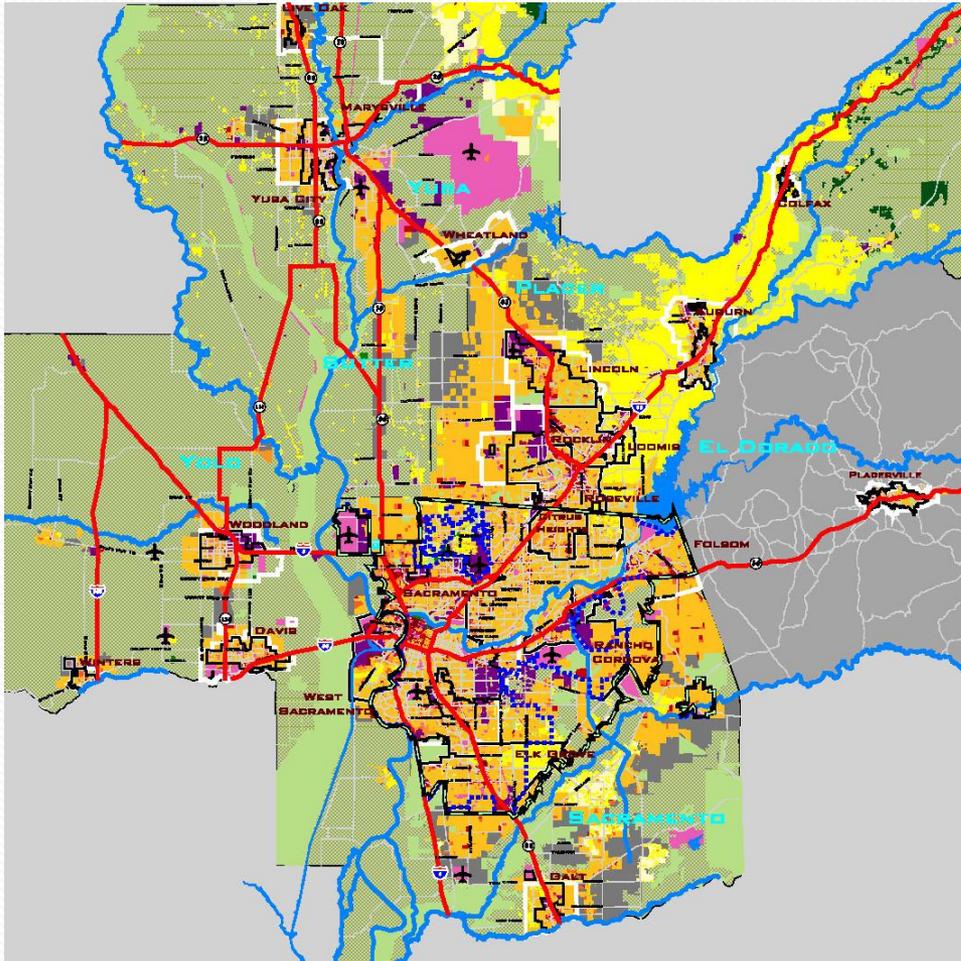


City of West Sacramento

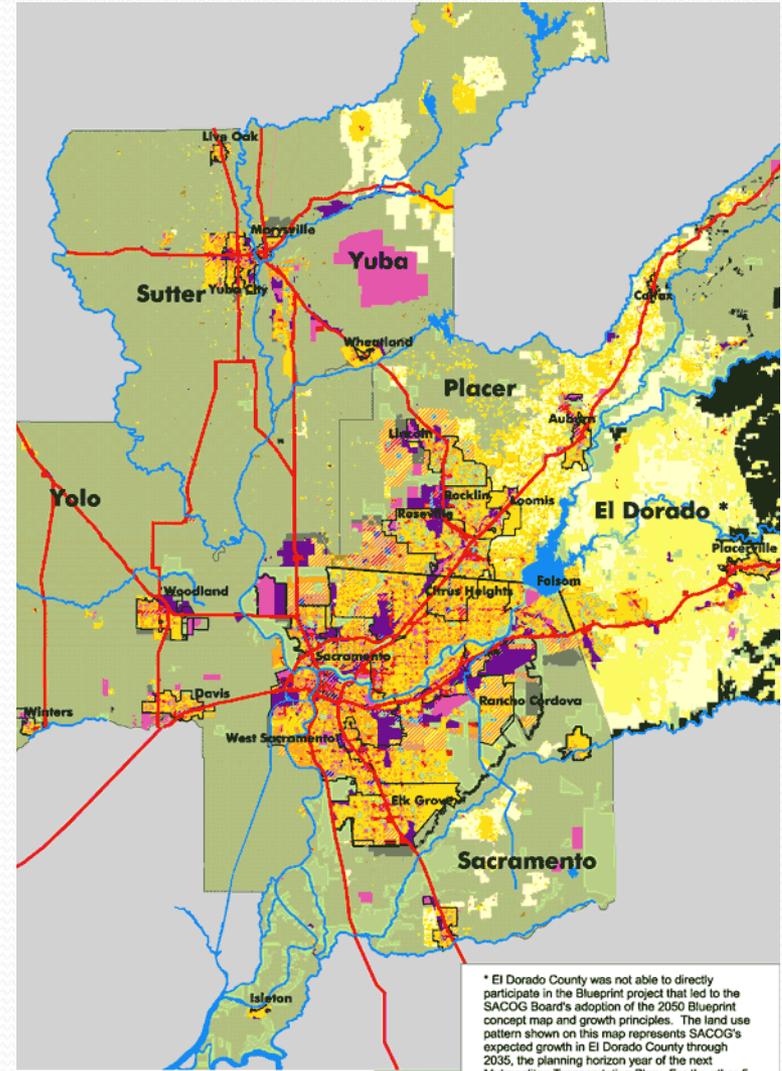
Delta Plan Issue Summary

1. Distinctions between primary and secondary zones
2. Reductions or delays in flood control capacity
3. Expansive covered actions and duplication of effort
4. Inconsistency with legislation and context
5. Limiting process timelines and policy responsiveness
6. Impeding sustainable communities (**Blueprint**)

Sacramento Blueprint



Base Case



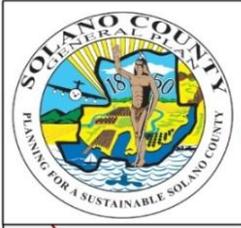
Preferred Scenario

* El Dorado County was not able to directly participate in the Blueprint project that led to the SACOG Board's adoption of the 2050 Blueprint concept map and growth principles. The land use pattern shown on this map represents SACOG's expected growth in El Dorado County through 2035, the planning horizon year of the next Metropolitan Transportation Plan. For the other 5 counties in the SACOG region this map represents growth through 2050.

Solano County & City of Rio Vista

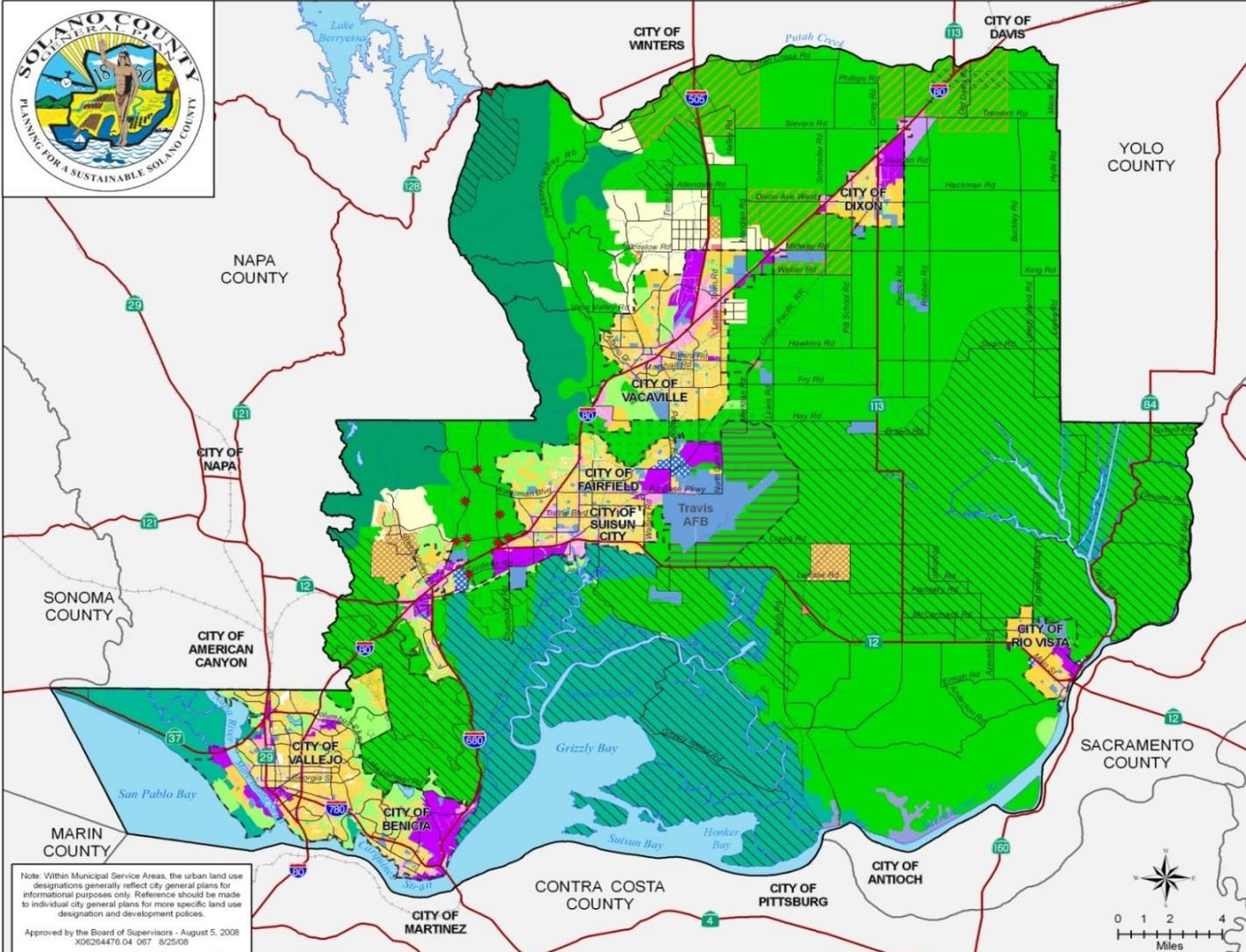
Michael Yankovich, Planning Program Manager,
Department of Resource Management, Solano County

Ms. Jan Vick, Mayor, City of Rio Vista



2008 Solano County General Plan

Figure LU-1 Land Use Diagram



- Legend**
- Municipal Service Areas
 - General Plan Land Use Designations**
 - Natural Resource Designations**
 - Water Bodies and Courses
 - Park and Recreation
 - Marsh
 - Agricultural Designations**
 - Watershed
 - Agriculture
 - Public Designations**
 - Public/Quasi-Public
 - Residential Designations**
 - Rural Residential
 - Traditional Community - Residential
 - Traditional Community - Mixed Use
 - Urban Residential
 - Commercial Designations**
 - Neighborhood Commercial
 - ✱ Neighborhood Agricultural/Tourist Center
 - Commercial Recreation
 - Service Commercial
 - Highway Commercial
 - Urban Commercial
 - Industrial Designations**
 - General Industrial
 - Limited Industrial
 - Water Dependent Industrial
 - Urban Industrial
 - Special Purpose Areas**
 - Joint Study Area
 - Specific Project Area
 - Urban Project Area
 - Overlays**
 - Vacaville-Fairfield-Solano Greenbelt
 - Travis Reserve Area
 - Agricultural Reserve Overlay
 - Tri-City/County Cooperative Planning Area
 - Resource Conservation Overlay

Note: Within Municipal Service Areas, the urban land use designations generally reflect city general plans for informational purposes only. Reference should be made to individual city general plans for more specific land use designation and development policies.

Approved by the Board of Supervisors - August 5, 2008
X06264476.04 067 8/25/08



"Planning for a Sustainable Solano County"

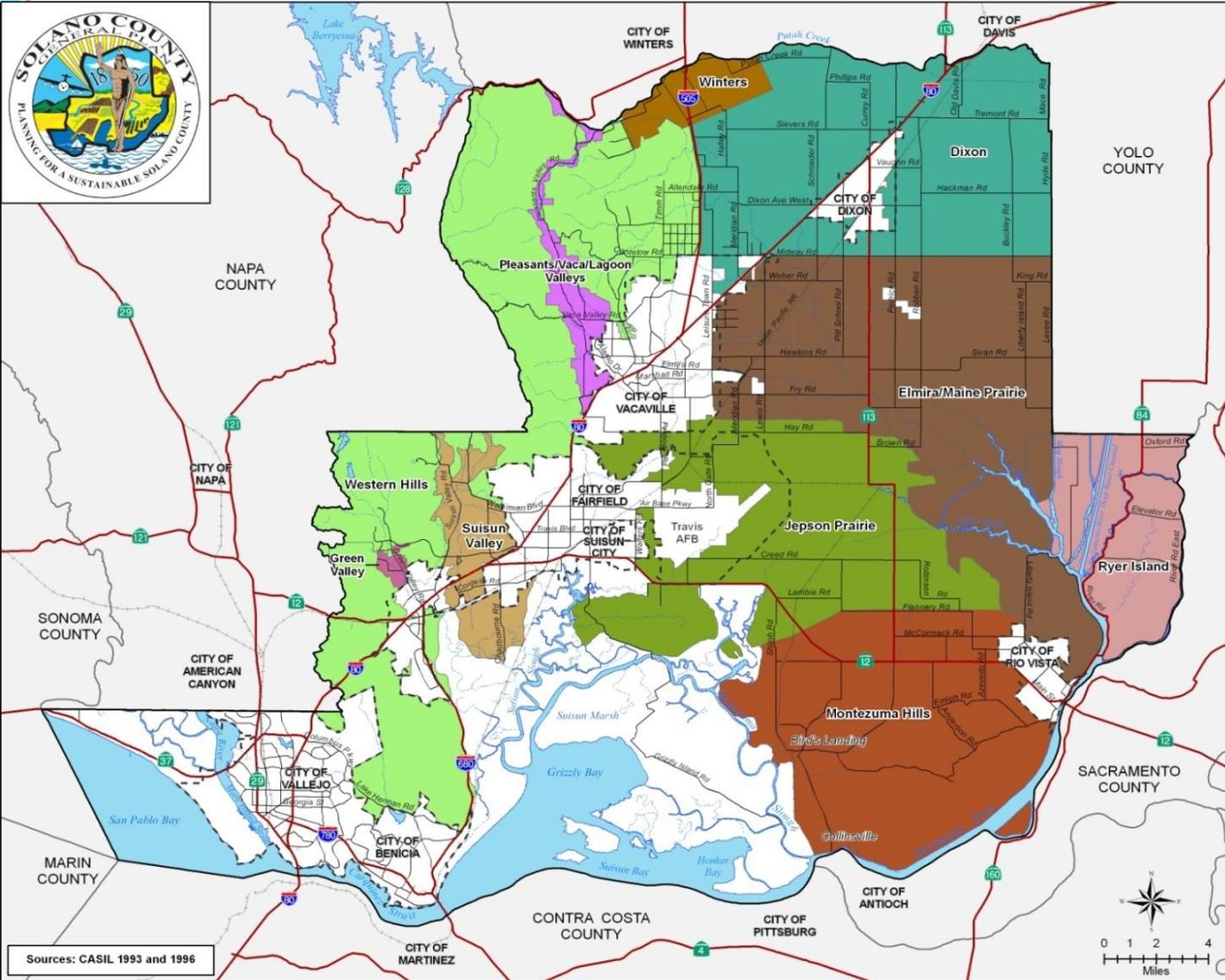


Solano County General Plan

Figure AG-4

Agricultural Regions

- Legend**
- Agricultural Region**
- Dixon Ridge
 - Elmira/Maine Prairie
 - Green Valley
 - Jepson Prairie
 - Montezuma Hills
 - Pleasants/Vaca/Lagoon Valleys
 - Ryer Island
 - Suisun Valley
 - Western Hills
 - Winters
- Basemap Layers**
- Roadways
 - Highways
 - Railroads
 - Streams and Creeks
 - Major Water Features
 - Municipal Service Areas
 - Adjacent Counties



Sources: CASIL 1993 and 1996



"Planning for a Sustainable Solano County"

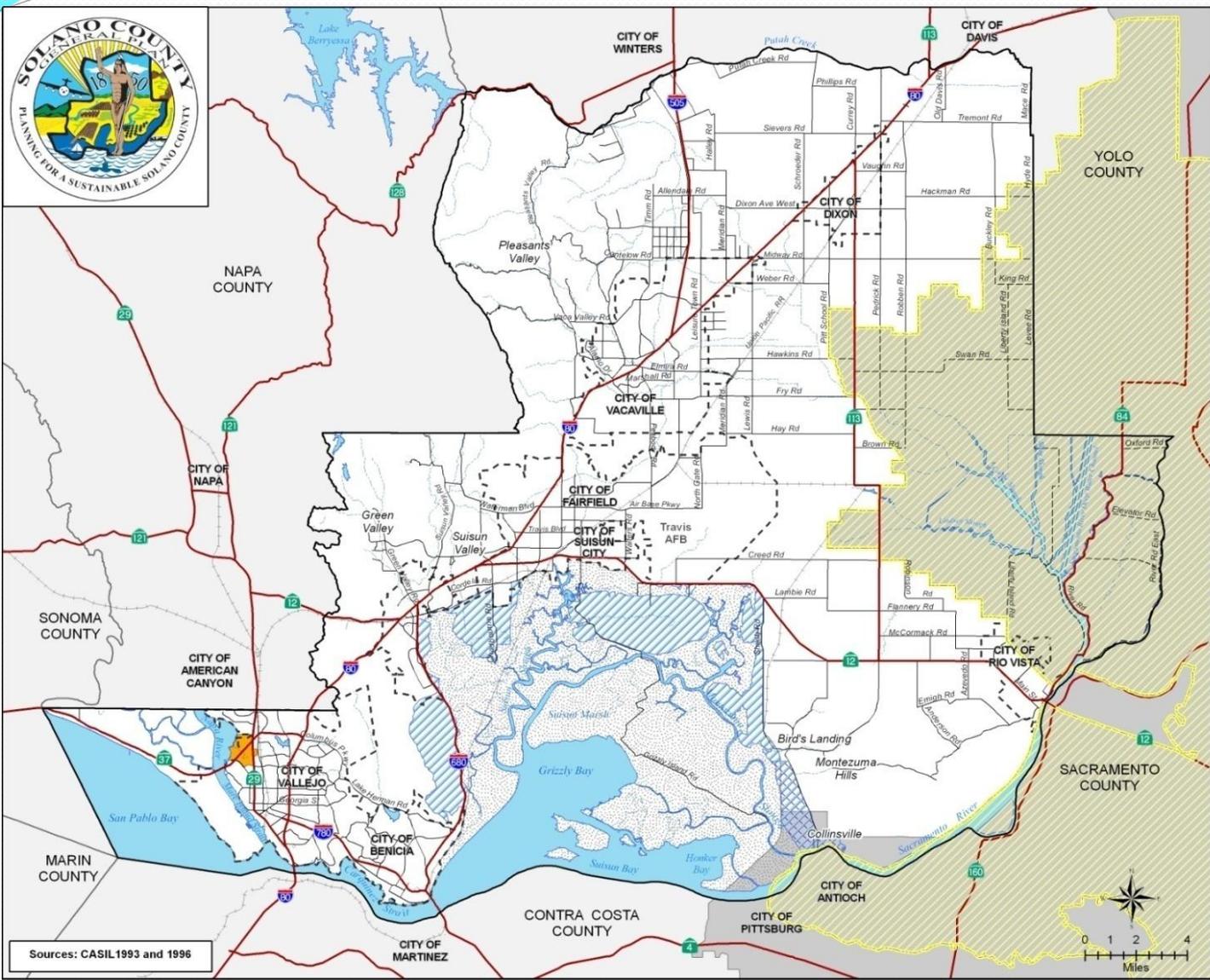


Solano County General Plan

Figure RS-3

Delta and Marsh Protection Areas

- Legend**
- White Slough Planning Area
 - Sacramento-San Joaquin Delta Protection Areas
 - Delta Primary Zone
 - Legal Delta
 - Suisun Marsh Protection Areas
 - Primary Management Area
 - Secondary Management Area
 - Water Related Industry Reserve Area
 - Basemap Layers
 - Roadways
 - Highways
 - Railroads
 - Streams and Creeks
 - Major Water Features
 - Municipal Service Areas
 - Adjacent Counties



Sources: CASIL 1993 and 1996

X 06264476.04 056 6/22/08

"Planning for a Sustainable Solano County"

Solano County Concerns and Objectives

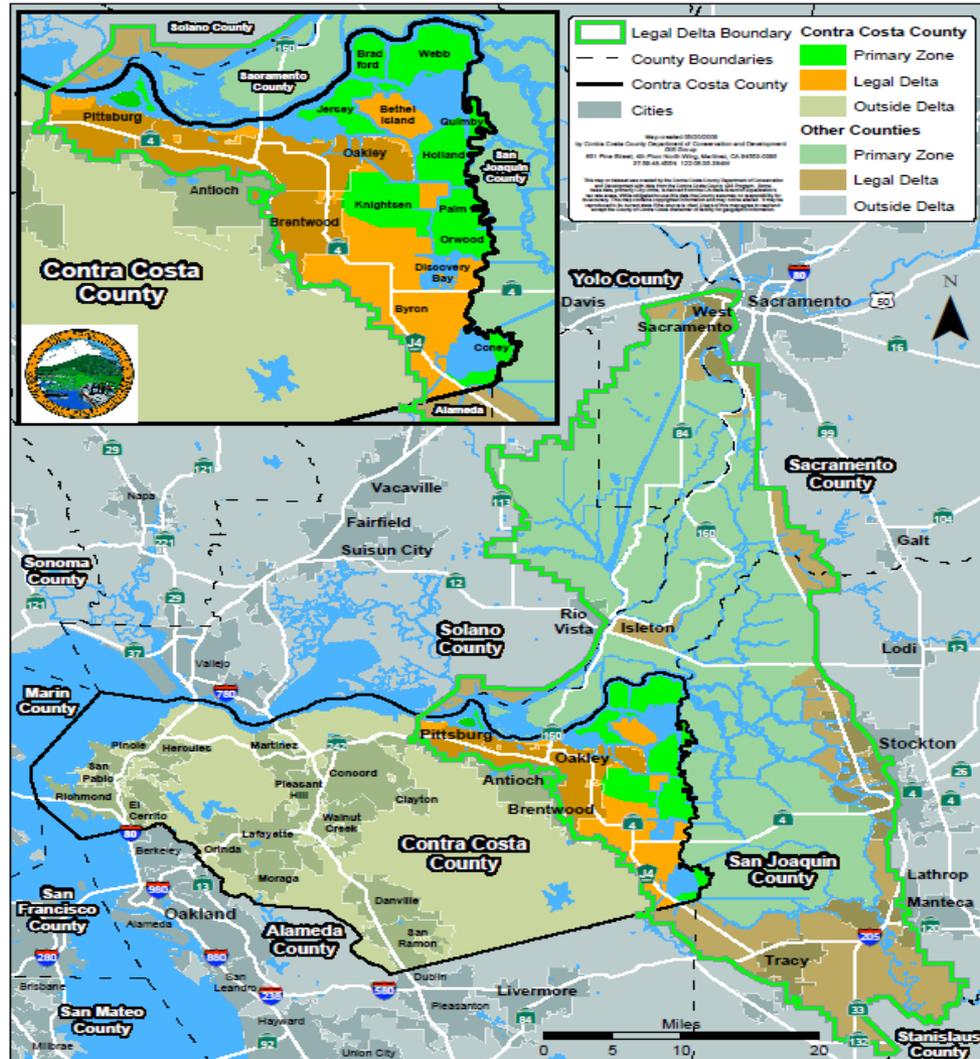
- **Effective agricultural preservation policies limited urbanization in the Delta area**
- **Mitigate the economic, social, public safety and service impacts of converting agricultural lands for habitat restoration** (Solano County General Plan requires acquisition of farmland for permanent preservation at a ratio of 1.5 acres per acre converted)
- **Relief from potential agriculture and urban runoff/discharges**
- **Extend Endangered Species Act take protections**
- **Protect integrity and provide adequate funding for levee maintenance**



Contra Costa County

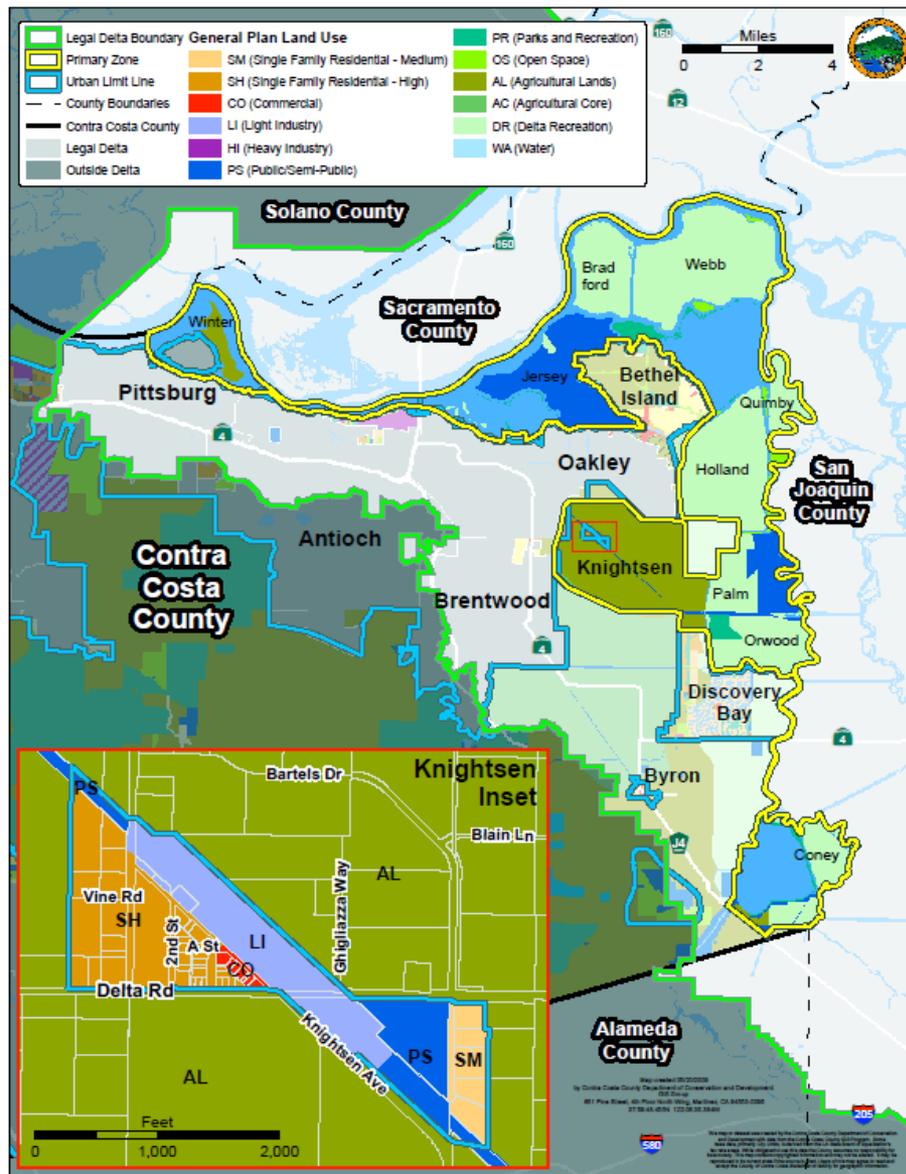
Patrick Roche, Principal Planner

Contra Costa County Legal Delta At-A-Glance



Delta Acreage

Total Legal Delta Acres:	738,000
<u>Contra Costa County</u>	111,321
Legal Delta Acres :	(15% of Legal Delta)
Primary Zone Acres:	46,355
Secondary Zone Acres:	64,966



Contra Costa County

Contra Costa County General Plan (2005-2020) and County Ordinance Code

Primary Zone (46,355 Acres)

- Urban Limit Line and development policies allow only agricultural, open space, and limited recreation uses
- New residence must meet rural-residential development requirements
- Current pop. 1800 (2010 Census)

Secondary Zone (64,966 Acres)

- Urbanization allowed *inside* the voter-approved Urban Limit Line subject to meeting development policies and standards
- New urban development must meet flood hazard protection requirements under County Ord. Code
- Current unincorporated pop. 20,668 (2010 Census)