

MINUTES

YOLO COUNTY PLANNING COMMISSION

March 22, 1995

1. CALL TO ORDER

Chair Pollock called the meeting to order at 8:40 a.m.

MEMBERS PRESENT: Gray, Pollock, Lea, Walker, Heringer, and Lang

MEMBERS ABSENT: Webster

STAFF PRESENT: Stephen L. Jenkins, Director  
John Bencomo, Principal Planner  
Paul A. Kramer, Jr., County Counsel  
Heidi Tschudin, Contract Planner  
Linda Caruso, Administrative Clerk

2. ADOPTION OF THE MINUTES OF THE PREVIOUS MEETING

**Commission Action:**

The Minutes from the February 23, 1995, Planning Commission Meeting were approved with a correction to page 4, paragraph 6, should read requested a division of the question.

MOTION: Walker                      SECOND: Lang  
AYES: Gray, Lea, Heringer, Pollock, Walker, and Lang  
NOES: None  
ABSENT: Webster  
ABSTAIN: None

3. PUBLIC REQUESTS

The opportunity for members of the public to address the Planning Commission on any subjects relating to the Planning Commission, but not relative to items on the present agenda was opened by the Chairman. The Planning Commission reserves the right to impose a reasonable limit on time afforded to any individual speaker.

#### 4. CORRESPONDENCE

Chair Pollock acknowledged receipt of the items of correspondence received at the beginning of the meeting.

#### 5. CONSENT AGENDA

Items on the Consent Agenda are believed by staff to be non-controversial and consistent with the Commission's previous instructions to staff. All items on the Consent Agenda may be adopted by a single motion. If any commissioner or member of the public questions an item, it should be removed from the Consent Agenda and be placed in the Regular Agenda.

There were no items on the consent agenda.

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#### 6. REGULAR AGENDA

6.1A workshop concerning the Davis Community Golf Course Expansion and Residential Subdivision Project.

Heidi Tschudin, Contract Planner, introduced the item and gave a brief overview of the Davis Community Golf Course expansion and Residential Subdivision Project.

Lois Wolk, Mayor of Davis, presented an overview of the project benefits.

Art Eichorn presented an overview of the golf course component of the project. The existing golf course is self-supporting and generates enough revenue to pay property taxes. Affordable golf is defined as \$10-20 per round of golf. It costs \$10 during the week and \$13 on the weekends to play golf at the existing golf course.

Jeff Loux, Director of Community Development of Davis, presented slides and discussed second access points, bikepaths, buffers (native plantings, with oak trees adjoining farmland), Fairway Drive traffic calming, farmland, target design (low greens/turf, high rough), detention from localized flooding for Binning and North Davis Meadows. He also explained that the City has concerns about a few of the County's EIR mitigatable measures and they will be submitting a letter.

A discussion of natural gas wells took place.

Bill Streng, of Northwest Partners II, said only 80 acres of Swanston property will be purchased in fee. Thirty-nine (39) units are buffered. This development will not be an excuse for further development. Benefits of the project include:

- traffic calming
- dual access
- looped water system
- contribution to purchase property to the south
- donation of land for three holes (allows full length course)
- farmland

Description of mitigation of concern:

- regional drainage and mitigation measure (fair share not defined)
- affordable housing mitigation measure
- cash supplement for Swainson's hawk
- sidewalks not in project
- water meters on new houses (inequity with 56 houses that don't have meters)

Dave Taormino, of Northwest Partners II, said there are two producing gas wells and one non-producing well to be abandoned on the site. The revenue from the two producing wells goes to the previous property owner. Bike lane description: for 300 feet, fenced on both sides at 39th and Fairway Lane (eight feet wide). Looked at various golf designs dictated by farmland piece. There will be a new water well on the east side.

The developer is offering a commitment to affordable housing. Included also are traffic calming measures: bikeway/pedestrian lane (4-6 feet wide on both sides), two more stop signs at the cul-de-sacs.

Commissioner Pollock asked what is the cash flow on the whole project? There is no mention of what money farmland would bring. Where will the kids go to school? The applicant answered that they will go to school in Davis and only private busing is available, or parents can take them to school. Is there public transportation currently? The applicant answered that Yolo Transit does not serve that area. The applicant also noted that fire protection is provided by the City under contract to the County. Home sprinklers are required.

Commissioner Lang asked why individual septic systems were needed and it was answered that sewers were not available.

Commissioner Heringer asked if any septic systems raised because of groundwater? It was answered by Dave Taormino that it was not necessary on west piece per the Ludhorff Scalmanini study.

The Commission took a ten minute recess at this time.

Heidi Tschudin presented an issues summary.

Commissioner Lea stated that affordable golf was very important. Is there a nonresident fee to play golf? Art Eichorn responded that there is not one at this time, if built with City money, a nonresident fee may be appropriate. Was there a financial analysis on whether the golf course could be built without a residential component. Lois Wolk responded that the project could just go south, however, it would be a different project - no improvements in North Davis Meadows, no airport improvements, no agricultural easements, no affordable housing. But the answer is yes, with a very different set of circumstances. Going west, the project had more benefits.

Dave Taormino stated that the partnership is paying one third of first phase of golf.

Commissioner Heringer asked about storm drainage. There will be no net increase in runoff allowed. Why not build a sewer line? Wouldn't it be cheaper to get sewers? Dave Taormino responded that the biggest cost is the main truck lines. Studies are underway to examine the cost for tie in. The City would have to agree.

Commissioner Lea asked if the City has sewer treatment capacity for this whole area? The City representatives responded that they did not know. Dave Taormino indicated that they did. Are there public health issues (like in the Binning Tract) that could mandate sewer? Dave Taormino responded "no" based on soils and drainage information.

Commissioner Walker said the information on immediate impacts is apparent and well done. The larger issue is what are the long term consequences (i.e., sewer, water). Alternate location just trades prime agricultural land and would tend to accelerate development. He thinks development in this area is inevitable. Recreation for aging population is very important. Drainage is adequate under Highway 113 but then what? Surface water ponding is significant. He is open-minded about the project.

Commissioner Pollock asked about the FEMA study. Heidi Tschudin responded that she understood it was and would be due in 1996. She did not know first hand.

The Commission requested a memo explaining the many documents and where to focus their attention. They also directed staff at a later date to explain "in-lieu" fees.

The Public Hearing was opened at this time.

Supervisor Thomson said she was impressed with the presentation. The City of Davis has been working on the golf course since 1987. She believes that there are many public benefits and many cutting-edge policies that need to be balanced in consideration of the project. The City of Davis has worked very hard on the project.

Vigfus Asmundson, resident of Davis, believes that the project is a terrible compromise. It sets up a terrible incompatibility between residential and agricultural uses.

Mr Brockhoff, property owner, submitted a letter in regards to the septic system. Due to future nuisance potential, Yolo County Health Department requires multiple family units to be hooked up to the central sewage treatment system.

Sheila Howitt, Binning Tract resident, stated there is no public transportation or school transportation. With all the development, it is very hard to circulate now.

6.2A discussion concerning "The Rules of Order" for the Planning Commission.

Director Jenkins suggested a sub-committee, consisting of three commissioners and Staff be formulated to work out policies and procedures. He also added that although two Planning Commission meetings a month were a possibility, it could not be done on a continuous basis due to staff constraints.

Commissioner Walker asked for clarification as to whether or not private meetings with proponents or opponents are allowed. He felt that anyone wishing to speak to a Commissioner, should do so at the Planning Commission Meeting.

Commissioner Heringer asked what "powers" the Planning Commission has.

Supervisor Thomson explained that the Planning Commission powers are defined by State Law and by County Ordinance.

It was proposed that a report be made to the Planning Commission and the public when a separate meeting has taken place.

Commissioner Gray asked that the Commission suspend Resolution Number 5-E-5-5-4-88, because it states in Article 11-Hearings, Number 11, that no member of the Commission shall at any time discuss with any party having an interest therein any matter pending before the Commission other than during the actual period the hearing is being conducted.

Also discussed was the possibility of 2 x 2 meetings with the Board of Supervisors.

Director Jenkins addressed the issue of the length of the Staff Reports.

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## 7.DIRECTOR'S REPORT

A report by the Director on the recent Board of Supervisor's meetings on items relevant to the Planning Commission. An update of the Community Development Agency activity for the month. No discussion by other Commission members will occur except for clarifying questions. The Commission or an individual Commissioner can request that an item be placed on a future agenda for discussion.

Director Jenkins brought the Commission up to date on the following items:

- (1) All housing items including the "Senior Flat" Ordinance, will come back to the Commission for further consideration.

(2) Mark Hope's Final Subdivision Map was discussed.

## 8.COMMISSION REPORTS

Reports by Commission members on information they have received and meetings they have attended which would be of interest to the Commission or the public. No discussion by other Commission members will occur except for clarifying questions. The Commission or an individual Commissioner can request that an item be placed on a future agenda for discussion.

(1)Commissioner Lea discussed with the Commission the Blue Ribbon Ordinance and Williamson Act Contracts. It was agreed that this item would be addressed on the May, 1995 Agenda.

(2)Commissioner Lang said he felt that some of his concerns were not being fully addressed in a "complete" package.

## 9.ADJOURNMENT

The meeting was adjourned at 1:10 p.m. and the next meeting of the Yolo County Planning Commission is scheduled for April 19, 1995 at 8:30 a.m. Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the Board of Supervisors by filing with the Clerk of that Board within fifteen days a written notice of appeal specifying the grounds. The Board of Supervisors may sustain, modify, reject or overrule this decision. There will be an appeal fee payable to the Community Development Agency and the Clerk of the Board of Supervisors.

Respectfully submitted by,

Stephen L. Jenkins, Director  
Yolo County Community Development Agency

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