

BOARD OF SUPERVISORS
Yolo County, California

March 27, 2007

MINUTES

The Yolo County Board of Supervisors met on March 27, 2007 in regular session in its Chambers in the Erwin W. Meier Administration Building at 625 Court Street, Woodland, California at 9:00 a.m. pursuant to County Code Section 2-1.103. Present were Supervisors Chamberlain, McGowan, Thomson, Rexroad, with Chair Yamada presiding. Sharon Jensen, County Administrator, and Robyn Drivon, County Counsel, were present.

Agenda Item No. 1.01
Pledge of Allegiance

This meeting of the Board of Supervisors commenced with the Pledge of Allegiance.

Agenda Item No. 1.02
Approval of Agenda

Minute Order No. 07-80: Approved the agenda for this meeting as submitted.

MOTION: Rexroad. SECOND: Chamberlain. AYES: Chamberlain, McGowan, Thomson, Rexroad, Yamada.

Agenda Item No. 1.03
Public Comment

Chair invited individuals of the public to address the Board of Supervisors on matters relating to county business.

- The following individuals addressed the Board of Supervisors urging continued support for Yolo Community Care Continuum programs (Regional Resource Centers): Elisabeth McKee, Paul Petrowsky, Patrick Odland, Heidi Cowan, Alfredo Rivera, Paul Brunell on behalf of Joseph Robertson, Caren Livingstone.

Agenda Item No. 1.04
Approval and Presentation of Resolutions

Minute Order No. 07-81: Adopted and presented **Resolution No. 07-32** honoring the birthday of "Agricultural Labor Leader Cesar Estrada Chavez – March 31, 2007." Malaquias Montoya, Professor, Adela de la Torre, Professor and Carlos Jackson, Assistant Professor, Chicana/o Studies, Artemio Pimentel, Woodland City Council member and Cirenio Rodriguez, Sacramento State University College of Education Professor accepted the resolution.

MOTION: Rexroad. SECOND: Thomson. AYES: Chamberlain, McGowan, Thomson, Rexroad, Yamada.

Consent Agenda

Minute Order No. 07-82: Acted on the Consent Agenda as follows:

- 2.01 Approved and authorized the Chair to sign **Agreement No. 07-72**, amendment to agreement with Yolo Community Care Continuum to provide crisis residential services to Yolo County residents that have limited and/or no resources for mental health and substance abuse services needed to live safely and thrive in Yolo County. Services are to be provided at Safe Harbor Crisis Residential from July 1, 2006 to June 30, 2008 for a total amount not to exceed \$130,000 for the entire term of the agreement.
- 2.02 Approved and authorized the Chair to sign **Agreement No. 07-73**, second amendment to agreement with Clean Harbors Environmental Services, Inc. (Clean Harbors) for additional services for household hazardous waste collection events for up to \$30,000 per year.
- 2.03 Took the following actions:
- A. Adopted and authorized the Chair to sign **Ordinance No. 1357**, amending Title 8 Chapter 11 of the County Code entitled Yolo County Gravel Mining Fee Ordinance.
 - B. Directed staff to file a Notice of Determination within five-days determining that actions taken in conjunction with the Ten-Year Interim Review of aggregate mining permits pursuant to Section 15094 of the California Environmental Quality Act (CEQA) Guidelines.

MOTION: Rexroad. SECOND: McGowan. AYES: Chamberlain, McGowan, Thomson, Rexroad, Yamada.

Regular Agenda

Agenda Item 3.01 A-1

Board Subcommittee - County Legislative Advocates

Minute Order No. 07-83: Appointed Supervisor Yamada and Supervisor Rexroad to a legislative advocacy ad hoc committee.

MOTION: McGowan. SECOND: Thomson. AYES: Chamberlain, McGowan, Thomson, Rexroad, Yamada.

Agenda Item No. 3.01 A-2

Ad Hoc Committee - Court Relocation Project

Minute Order No. 07-84: Appointed Supervisor Rexroad (replacing Supervisor Yamada) to serve on the Court Relocation Project ad hoc committee with Supervisor Thomson.

MOTION: McGowan. SECOND: Chamberlain. AYES: Chamberlain, McGowan, Thomson, Rexroad, Yamada.

Agenda Item No. 3.01

Board Reports

Supervisor Thomson reported:

- She attended the Yolo Natural Heritage Program meeting on March 22, 2007. The meeting was a success.

Agenda Item No. 4.01

Amendment to Fiscal Year 2006/07 Master Fee Resolution

Minute Order No. 07-85: Took the following actions after a public hearing to consider amendment to fiscal year 2006/07 Master Fee Resolution:

- A. Approved the proposed fee changes to the Yolo County 2006/07 Master Fee Resolution No. 06-97 to update fees associated with the Clerk-Recorder – notice of determinations (Fish and Game) and vital records; and Health – medical marijuana identification card.
- B. Adopted and authorized the Chair to sign **Resolution No. 06-97.04**, amendment to fiscal year 2006/07 Master Fee Resolution, which incorporates fees into the master fee schedule.

MOTION: Rexroad. SECOND: Thomson. AYES: Chamberlain, McGowan, Thomson, Rexroad, Yamada.

Agenda Item No. 3.03

Board Correspondence

Addressed the following:

- Letter No. 3 – Letter from Deanna Lea, Executive Director of Area 4 Agency on Aging, advising that they continue to lack full membership representation for Yolo County and request that vacancies be filled. (Copy to CAO)

Supervisor Yamada commented on the need to get more applicants for the Area 4 Agency on Aging, and asked her colleagues on the Board of Supervisors for nominations to the committee.

- Letter No. 4 – Copy of a letter from Ashley Emery, Executive Director, Family Water Alliance Board of Directors, to the Sacramento River Conservation Area Forum Board, providing comments on the most recent draft of the Good Neighbor Policy. (Copy to CAO)

Directed staff to send a copy of the letter to Planning, Resources and Public Works.

The Board of Supervisors recessed at 12:30 p.m. and convened into Closed Session on the following matter:

Conference with Labor Negotiator; Sharon Jensen, CAO; Mindi Nunes, Director of Human Resources
Bargaining Units: All

The Board of Supervisors reconvened at 1:30 p.m. All members were present. Chair Yamada presided. There were no reports from Closed Session.

Agenda Item No. 4.02

General Plan Preferred Land Use Alternative

Adopted the Preferred Land Use Alternative for the update of the Yolo County General Plan, after a public hearing, as detailed in the following series of actions and as summarized in the table included as Attachment A to the minutes.

Attachment "A"
Board of Supervisor's General Plan Preferred Land Use Alternative¹

Area	Residential Units		Non Residential Acreage	
	Build-Out Under Existing GP	Added New Units Under Preferred Alt	Build-Out Under Existing GP ²	Added New Acreage Under Preferred Alt
Capay Valley ³	53	0	12 ⁴	0
Clarksburg ⁵	22	0	1	100
Dunnigan	173	5000 to 7500	94 ⁶	230
Esparto ²¹	985 ⁷	0	124 ⁹	0
Knights Landing	993 ⁸	0	50 ⁸	0
Madison	83	80 to 1000	1	23 ¹⁰
Monument Hills	25 ¹⁸	0	0	3 ¹¹
Yolo	56	0	3	13 ¹⁹
Zamora	14	0	1	16 ¹²
Elkhorn Property	0	0	0	100
County Airport	0	0	150 ¹³	0
I-505/CR14 and CR27	0	0	0	35 ²⁰
Rural Residential	1610 ¹⁴	200 ²²	0	0
Davis Edge	0	0 ²³	0	426 ¹⁵
West Sac Edge	0	0	0	0
Winters Edge	0	0	0	96 ¹⁶
Woodland Edge	0	0	0	180 ¹⁷
Sub-Totals	4014 units	5280 to 8700 dus	436 acres	1222 acres
TOTALS	9294 to 12,714 units		1658 acres	

Source: Yolo County General Plan Team, March 29, 2007. Notes: 1/ Based on actions of Board of Supervisors taken March 27, 2007.

2/ Combines Retail/Services, Industrial, Public/Quasi-Public, Office/Other, and Lodging acreage as identified in Yolo County General Plan Land Use and Circulation Conceptual Alternatives (page 7, Jan 2005) updated and corrected.

3/ Includes Guinda. 4/ 12 existing vacant acres left out of Alternative 1 in error.

5/ Does not include the Old Sugar Mill project. At the time the original four alternatives were developed the project was in process with no approvals. At the time of the BOS direction, the project had been remanded to the County by the Delta Protection Commission. The Old Sugar Mill project consists of 162 residential units and 77 acres of non-residential uses. These uses would fall under the category of Build-Out Under Existing GP.

6/ Alternative 1 estimate of 108 acres has been corrected.

7/ Alternative 1 estimates for residential and non-residential build-out have been corrected to reflect subsequent development.

8/ Includes 145-acre Howald property which has a mixed use designation under the existing General Plan and was left out of Alternative 1 in error. Under the existing land use designation, the Howald property is projected to build-out with 800 units and 38 acres of non-residential.

9/ 75 Industrial designated acres to be evaluated for Commercial and Residential (no specific number of residential units identified)

10/ 23 acres at SW quadrant of SR 16 and I 505; 3.5-acre Feenstra and Cummings properties (existing Industrial changed to Commercial); 2.5-acre de los Reyes property (existing Residential changed to Commercial).

11/ At CR 94B and SR 16. 12/ Agricultural Commercial at Bayliss property.

13/ Originally included in Alternative 4 in error; now included in Alternative 1.

14/ This does not represent potential "full" build-out but rather a projection of future rural residential units through 2030 based on past trends. Assumes an average of 70 rural residential units annually over 23 years.

15/ 13 acres at Mace Blvd/I-80 south of CR 32A; 30 acres at Chiles Rd/I-80; 383 acres at NW corner Covell/Pole Line. The Board designated each of these areas as Special Study Areas which could result in more specific or different land uses than identified in this table. If this were to occur this could require subsequent CEQA analysis.

16/ At SE quadrant of I-505 and SR 128.

17/ The central and eastern portions of the Spreckels property (160 acres), plus 30 acres of highway commercial along the freeway frontage east of CR 103, between CR 22 and I-5.

18/ Alternative 1 estimate of 0 units has been corrected.

19/ 3 acres Highway Commercial at I-5/CR 17. 20/15 acres at I-505/CR 14; 20 acres at I-505/CR 27.
21/Does not include the Orcioli Subdivision or the Esparto General Plan Amendment both of which are pending projects that would fall under the category of Build-Out Under Existing GP.
22/ Within Clarksburg Agricultural District.
23/Special Study Area designations applied to the "northwest quadrant" and 383-acres at northwest corner of Covell Boulevard/Pole Line Road may result in added residential units not identified in this table, which would require subsequent CEQA analysis including site specific analysis and cumulative evaluation.

The following individuals addressed the Board of Supervisors regarding the General Plan:

Deanna Kirkland, Susan Millsap, Robert Millsap, Bill Streng, Landon Scarlett, Randy Yackzan, Rhett Beavers, Masud Monfared, Dan Ramos, Lynnel Pollock, Jack Freeman, Paul Petrowsky, Bob Kirtlan, Mark Wilson, Leo Refsland, Dan Boatwright, Bob Schneider, Jamie Gomes, Erich Linse, Judy Scott, and Keith Fickner.

Agenda Item No. 4.02

Capay Valley, Clarksburg, Esparto - General Plan Preferred Land Use Alternative

Minute Order No. 07-86: Approved the following actions:

Capay Valley:

Residential: No change to potential for 27 residential units in Capay and 26 residential units in Guinda under build-out of the existing General Plan.

Commercial/Industrial: No change to potential for 12 acres of non-residential development under build-out of existing General Plan.

Clarksburg

Residential: No change to potential for 22 residential units under build-out of the existing General Plan.

Commercial/Industrial: Add 100 acres of agricultural industrial in the area to complement the pending Old Sugar Mill project and assist in establishing a successful critical mass of grape processing facilities to support emerging wineries.

Esparto

Residential: No change to potential for 985 residential units under build-out of the existing General Plan.

Commercial/Industrial: Evaluate the 75 acres currently designated for industrial use, located south of Highway 16 and east of County Road 93C, for mixed commercial and residential development. No other changes to the potential for the other 49 acres of non-residential development under build-out of the existing General Plan.

MOTION: Rexroad. SECOND: McGowan. AYES: Chamberlain, McGowan, Thomson, Rexroad, Yamada.

Agenda Item No. 4.02

Dunnigan - General Plan Preferred Land Use Alternative

Minute Order No. 07-87: Took the following actions for Dunnigan:

Supervisor Rexroad made a motion, seconded by Supervisor Chamberlain to approve the recommended action with the following changes: (no vote was taken)

- A. **General:** Designate ~~between 650 and 1,500~~ 2000 new acres as "Specific Plan" to potentially...
- B. **Residential:** Allow for the possible development of between ~~2,500~~ 5,000 and 7,500 new residential units....
- C. Develop housing with ~~an average density of 8 units per acre~~ smaller lots and higher densities located on the valley floor, while larger lots and lower densities to be located in the poorer hill soils.

Supervisor McGowan made a substitute motion to adopt the staff's recommended action. (motion died for lack of a second)

With continued discussion, the Board voted on the original motion, and adopted the following:

General: Designate 2,000 new acres as "Specific Plan" to potentially allow for future development as described below. The Specific Plan shall be prepared subsequent to the adoption of the General Plan update and must ensure consistency with both the County General Plan update and the local community 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. Provisions will be included in both the Specific Plan and accompanying Development Agreements to require phased economic development, and to require a match between jobs and housing ("concurrency" policies). Policies to ensure the creation of a downtown area will also be required.

Residential: Allow for the possible development of between 5,000 and 7,500 new residential units. The developer would be required to show significant net benefit to the community after accounting for all capital and operational costs including the following minimum "quality of life" needs for a sustainable community: community-wide sewer system, community-wide water system, community-wide drainage system, grocery store, basic medical service, ~~elementary~~ elementary schools, sheriff's services, and professional fire department.

Housing should be located away from Interstate 5 and should connect the Hardwood Subdivision and the Old Town area. Smaller lots and higher densities would be located on the valley floor, while larger lots and lower densities would be located in the poorer hill soils. Schools should be centrally located.

Commercial/Industrial: Add 230 new commercial/industrial acres, proportionate to meet local retail demand, target an average jobs density of 16 jobs per acre, and to ensure a balanced jobs/housing relationship of 1.2 jobs per house, at build-out. Include requirements for concurrency between housing and jobs, and/or other mechanisms to constrain housing to stay balanced with job creation through build-out of the area. Each phase of housing shall be required to be accompanied by balanced job-generating development. Overall wages shall be matched to home prices. Concentrate commercial and industrial uses between Interstate-5 and Road 99W. Commercial trucking uses should continue to be concentrated at the County Road 8 and Interstate-5 interchange.

MOTION: Rexroad. SECOND: Chamberlain. AYES: Chamberlain, Thomson, Rexroad, Yamada.
NOES: McGowan.

Agenda Item No. 4.02
Knights Landing - General Plan Preferred Land Use Alternative

Minute Order No. 07-88: Approved the following actions for Knights Landing:

General: Designate 145 infill acres in Knights Landing as “Specific Plan” to potentially allow for future development as described below. The Specific Plan shall be prepared subsequent to the adoption of the General Plan update and must ensure consistency with both the county General Plan update and the local community 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. Provisions will be included in both the Specific Plan and accompanying Development Agreements to require phased economic development, and to require a match between jobs and housing (“concurrency” policies). Policies to ensure the primacy of the downtown area and to integrate both the riverfront and associated green space as a key focus of new development are also required.

Residential: Allow for the possible residential development of between 200 and 800 residential units on 145-acre infill property with a target density of 8 units per acre. Develop additional analysis regarding how existing planned residential and commercial growth would impact key issues, including: 1) the loss of prime farmland; 2) levee stability and flood protection; and 3) traffic impacts to State Highway 113 and local roads.

Commercial/Industrial: Allow for possible development of 38 acres of non-residential uses with a target job density of 16 jobs per acre. Develop additional analysis regarding how existing planned residential and commercial growth would impact key issues, including: 1) the loss of prime farmland; 2) levee stability and flood protection; and 3) traffic impacts to State Highway 113 and local roads.

The developer would be required to show significant net benefit to the community after accounting for all capital and operational costs including the following minimum “quality of life” needs for a sustainable community: sewer system improvements, water system improvements, community-wide drainage system, grocery store, basic medical service, elementary school retention, sheriff’s services, and a professional fire department.

MOTION: Thomson. SECOND: McGowan. AYES: McGowan, Thomson, Rexroad, NOES: Chamberlain, Yamada.

Agenda Item No. 4.02
Madison - General Plan Preferred Land Use Alternative

Minute Order No. 07-89: Approved the following actions for Madison:

General: Designate 230 new acres as “Specific Plan” to potentially allow for future development as described below. The Specific Plan shall be prepared subsequent to the adoption of the General Plan update and must ensure consistency with both the county General Plan update and the local community 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. Provisions will be included in both the Specific Plan and accompanying Development Agreements to require phased economic development, and to require a match between jobs and housing (“concurrency” policies). Policies to ensure the creation of a downtown area will also be required.

Residential: Allow for the possible development of 80 to 1,000 new residential units with a target density of 8 units per acre. The developer would be required to show significant net benefit to the community after accounting for all capital and operational costs including the following minimum “quality of life” needs for a sustainable community: sewer system improvements, water system improvements, community-wide drainage system, grocery store, basic medical service, elementary school retention, sheriff’s services, and a professional fire department. Develop additional recommendations regarding how to resolve key infrastructure problems.

Commercial: Add 23 acres highway commercial at State Route 16 and Interstate-505 interchange. Change 6 acres of existing industrial and residential land along the south side of State Route 16 (west of County Road 89) to commercial use. This acreage shall be developed in a manner that seeks to achieve a target jobs density of 16 jobs per acre and a balanced jobs/housing relationship of 1.2 jobs per house, at build-out. Include requirements for concurrency between housing and jobs, and/or other mechanisms to constrain housing to stay balanced with job creation through build-out of the area. Each phase of housing shall be required to be accompanied by balanced job-generating development. Overall wages shall be matched to home prices.

MOTION: Thomson. SECOND: McGowan. AYES: Chamberlain, McGowan, Thomson, Yamada.
NOES: Rexroad.

Agenda Item No. 4.02
Monument Hills - General Plan Preferred Land Use Alternative

Minute Order No. 07-90: Approved the following actions for Monument Hills:

Residential: No change to potential for 25 residential units under build-out of the existing General Plan.

Commercial/Industrial: Add 3 acres of commercial use at the intersection of County Road 94B and State Route 16.

MOTION: Rexroad. SECOND: Chamberlain. AYES: Chamberlain, McGowan, Thomson, Rexroad, Yamada.

Agenda Item No. 4.02
Yolo - General Plan Preferred Land Use Alternative

Minute Order No. 07-91: Approved the following actions for Yolo:

Residential: No change to potential for 56 residential units under build-out of the existing General Plan.

Commercial/Industrial: Add 13 acres of highway commercial use at the interchange of Interstate-5 and County Road 17.

MOTION: Rexroad. SECOND: Chamberlain. AYES: Chamberlain, McGowan, Thomson, Rexroad, Yamada.

Agenda Item No. 4.02
Zamora - General Plan Preferred Land Use Alternative

Minute Order No. 07-92: Approved the following actions for Zamora:

Residential: No change to potential for 14 residential units under build-out of the existing General Plan.

Commercial/Industrial: Add 16 acres of agricultural commercial use between Interstate-5 and Road 99W, south of County Road 13.

MOTION: Rexroad. SECOND: Chamberlain. AYES: Chamberlain, McGowan, Thomson, Rexroad, Yamada.

Agenda Item No. 4.02

General - Other Economic Development Items

Minute Order No. 07-93: Approved the following actions for:

General: Encourage mixed use development in commercial areas in order to attain small ancillary residential opportunities, particularly in the upper floors of multi-story buildings.

MOTION: McGowan. SECOND: Rexroad. AYES: Chamberlain, McGowan, Thomson, Rexroad, Yamada.

Agenda Item No. 4.02

Elkhorn Property – Other Economic Development Items

Minute Order No. 07-94: Approved the following actions for:

Elkhorn Property: Add 100 acres of commercial and industrial uses along Interstate-5, generally located south of County Road 22 and along County Road 118. The property shall be required to build-out from north to south. The property straddles I-5 and the area to the north is an island, whereas the area to the south adjoins productive agricultural land and later phasing would allow continued farm production. Any project proposed shall include aesthetic standards that recognize the importance of this site as the “visual gateway” to Yolo County along Interstate 5.

MOTION: McGowan. SECOND: Rexroad. AYES: Chamberlain, McGowan, Thomson, Rexroad, Yamada.

Agenda Item No. 4.02

County Airport Property – Other Economic Development Items

Minute Order No. 07-95: Approved the following actions for:

County Airport Property: No change to potential for approximately 150 acres of industrial and commercial development under build-out of the existing General Plan.

MOTION: McGowan. SECOND: Rexroad. AYES: McGowan, Thomson, Rexroad, Yamada.
ABSTAIN: Chamberlain.

Agenda Item No. 4.02

Interstate-505 Interchanges – Other Economic Development Items

Minute Order No. 07-96: Took the following actions for Interstate–505 Interchanges:

Supervisor Rexroad made a motion, seconded by Supervisor McGowan to include County Road 12 A on Interstate-505. Motion died by the following vote:

MOTION: Rexroad. SECOND: McGowan. AYES: McGowan, Rexroad.
NOES: Chamberlain, Thomson, Yamada

With continued discussion, Supervisor McGowan made a substitute motion to approve staff's recommended action, and the following motion was approved:

Interstate-505 Interchanges: Add 15 acres of highway commercial and/or agricultural commercial at the County Road 14 interchange, which is a full interchange and more centrally located from other identified highway commercial locations.

Add 20 acres of highway commercial at the County Road 27 interchange. There are full interchange improvements at this location and it is already being used as an east/west route. Development of this site shall be carried out in a collaborative process with the City of Winters.

MOTION: McGowan. SECOND: Rexroad. AYES: McGowan, Rexroad, Yamada.
NOES: Chamberlain, Thomson.

Agenda Item No. 4.02

Agricultural Preservation Items:

Minute Order No. 07-97: Approved establishment of growth boundaries for each unincorporated community.

MOTION: McGowan. SECOND: Rexroad. AYES: Chamberlain, McGowan, Thomson, Rexroad, Yamada.

Agenda Item No. 4.02

Agricultural Preservation

Minute Order No. 07-98: Approved the following actions:

Establish "agricultural districts" to emphasize the agricultural and tourism strengths of specific geographic areas. These districts may include tailored zoning requirements and/or marketing efforts. Create the first two districts as follows:

Capay Valley: organic agriculture; wine making; open space and creek recreation.

Clarksburg: wine making; river recreation; including up to 200 new rural residential units.

MOTION: Chamberlain. SECOND: McGowan. AYES: Chamberlain, McGowan, Thomson, Yamada.
NOES: Rexroad.

Agenda Item No. 4.02

Agricultural Preservation

Minute Order No. 07-99: Approved the creation of an ad hoc committee composed by Supervisor McGowan and Supervisor Chamberlain to collaborate with farming and agricultural interests, to receive input regarding items listed below and other ideas for addressing rural residential conflicts for the Capay Valley and Clarksburg, including cluster zoning, improving the county's Right to Farm Ordinance, and adopting a "rural oath" requirement:

Control rural home site development by establishing specific criteria for approval. Proposed homes that comply with the criteria would be issued Building Permits, while those that are not consistent with the criteria would require approval of a Use Permit. Criteria may apply to both the primary and the ancillary home, and would include but not be limited to the following:

Size of the home(s);

Location of the home(s) within the property;

A stewardship plan demonstrating how the property would be farmed;

Placement of the remainder of the property, outside of any home site(s), in a permanent agricultural conservation easement.

Home sites less than 20 acres require a Use Permit.

Reduce development restrictions for new and/or expanded agricultural processing, on-site agricultural sales, and possibly bio-diesel production.

Create a new agricultural commercial land use designation that would allow direct marketing opportunities with limited discretionary review.

MOTION: Rexroad. SECOND: Thomson. AYES: Chamberlain, McGowan, Thomson, Rexroad, Yamada.

Agenda Item No. 4.02
Agricultural Preservation

Minute Order No. 07-100: Rejected a minimum 80-acre parcel size for the construction of any new home(s) in the agricultural area.

MOTION: Rexroad. SECOND: McGowan. AYES: Chamberlain, McGowan, Rexroad.
NOES: Thomson, Yamada.

Agenda Item No. 4.02
Natural Resources

Minute Order No. 07-101: Approved the following actions:

Integrate the HCP/NCCP into the General Plan.

Incorporate any future Parks Master Plan update, particularly regarding areas to be preserved for future regional parks and open space opportunities.

Integrate the county's Oak Woodland Conservation and Enhancement Plan into the General Plan.

MOTION: Thomson. SECOND: Rexroad. AYES: Chamberlain, McGowan, Thomson, Rexroad, Yamada.

Agenda Item No. 4.02
Davis – City Edge

Minute Order No. 07-102: Approved the following actions for Davis city edge:

General: The county will meet with the City of Davis through the 2x2 process to allow for joint exploration of revenue producing uses and opportunities, regarding development adjoining the City as described below. Additional issues to be addressed include extending sewer and water services to Binning Farms, alternatives to the Binning Estates subdivision, development impact fees for parks and roads, formal adoption of County Road 27/County Road 29 buffer, and the use of Transfer of Development Rights (TDR). Any new development at the edge of a city should occur in such a manner as to ensure that the project provides fiscal benefits to the county.

Residential: Designate a joint "special study area" overlay in the area north of Covell Boulevard and west of State Highway 113 (known as the Northwest Quadrant), by both the county and the City of Davis, to allow for joint exploration of revenue generating opportunities and "special needs housing" (such as

housing for seniors), to take advantage of the proximity to the University, University Retirement Community, Sutter-Davis Hospital, and other nearby social services. No specific number of dwelling units or non-residential acreage is assumed in this area at this time.

Commercial/Industrial: a) Add a joint “special study area” over the Interstate 80 corridor between Mace Boulevard and the Yolo bypass to allow for joint exploration of life science, biotechnology, and related research uses, as well as the coordination of commercial development at the intersections of Interstate 80 with Mace Boulevard (13 acres assumed) and Chiles Road (30 acres assumed), and development of the proposed Pacific Flyway Center. No additional commercial or industrial acreage is specifically assumed along this corridor at this time. b) Add 383 acres of commercial and mixed uses at the northwest corner of the intersection of Covell Boulevard and Pole Line Road, through the use of a joint “special study area” overlay by both the county and the City of Davis to allow for joint exploration of revenue producing uses and opportunities, as well as to allow for coordinated planning with the adjoining Hunt-Wesson cannery property.

MOTION: Thomson. SECOND: Yamada. AYES: Chamberlain, McGowan, Thomson, Rexroad, Yamada.

Agenda Item No. 4.02
West Sacramento – City Edge

Minute Order No. 07-103: Approved the following actions for West Sacramento city edge:

Residential/Commercial/Industrial: Further examine whether new development in this area would address the potential flooding of the Northwest Interceptor sewer pump station before a position is taken on growth south of West Sacramento. Additional issues to be addressed include development impact fees for parks and roads and the use of Transfer of Development Rights (TDR).

General: Any new development at the edge of a city should occur in such a manner as to ensure that the project provides fiscal benefits to the county.

MOTION: McGowan. SECOND: Rexroad. AYES: Chamberlain, McGowan, Thomson, Rexroad, Yamada.

Agenda Item No. 4.02
Winters – City Edge

Minute Order No. 07-104: Approved the following actions for Winters city edge:

Residential: No new development.

Commercial/Industrial: Add 96 acres of agricultural industrial and/or agricultural commercial use at the southeast quadrant of intersection of State Route 128 and Interstate-505, through the use of a joint “special study area” overlay by both the county and the City of Winters to allow for joint exploration of revenue producing uses and opportunities. Additional issues to be addressed include development impact fees for parks and roads and the use of Transfer of Development Rights (TDR).

General: Any new development at the edge of a city should occur in such a manner as to ensure that the project provides fiscal benefits to the county.

MOTION: Rexroad. SECOND: Thomson. AYES: Chamberlain, McGowan, Thomson, Rexroad, Yamada.

Agenda Item No. 4.02
Woodland – City Edge

Minute Order No. 07-105: Approved the following actions for Woodland city edge:

Residential: No new development.

Commercial/Industrial: The county will meet with the City of Woodland through the 2x2 process to allow for joint exploration of revenue producing uses and opportunities, regarding development adjoining the city as described below. Additional issues to be addressed include development impact fees for parks and roads, formal adoption of County Road 27/County Road 29 buffer, and the use of Transfer of Development Rights (TDR).

Add 160 acres of industrial or agricultural industrial uses on the central and eastern portions of the Spreckels' site, through the preparation of a Specific Plan. This site is served by a natural gas line, rail, and high voltage electrical power lines.

Add 30 acres of highway commercial use along the freeway frontage east of County Road 103, between County Road 22 and Interstate-5.

General: Any new development at the edge of a city should occur in such a manner as to ensure that the project provides fiscal benefits to the county.

MOTION: Rexroad. SECOND: Thomson. AYES: Chamberlain, McGowan, Thomson, Rexroad, Yamada.

Agenda Item No. 4.02

General Plan Preferred Land Use Alternative

Minute Order No. 07-106: Received and filed the preliminary revised schedule as provided in Attachment B for completion of the General Plan Update by July 2008:

Attachment "B"
Preliminary Revised General Plan Update Schedule

	Task	Adopted Completion Date	Revised Completion Date
1.	Initiate Project	May 2006	May 2006
2.	Review Additional Existing Conditions	May 2006	Aug 2006
3.	Review and Refine Alternatives	May 2006	Sep 2006
4.	Evaluate and Select Preferred Alternatives	Jul 2006	Mar 2007
5.	Develop Preliminary Goals and Policies	Sep 2006	Jun 2007
6.	Develop Administrative Draft General Plan	Oct 2006	Jul 2007
7.	Prepare Draft General Plan	Nov 2006	Aug 2007
8.	Public Hearings on Draft General Plan	Jan 2007	Oct 2007
9.	Public Review of Draft General Plan	Feb 2007	Nov 2007
10.	Public Review of Draft General Plan EIR	Apr 2007	Jan 2008
11.	Public Hearings on Draft General Plan EIR	Apr 2007	Jan 2008
12.	Administrative Draft Final General Plan	Jul 2007	Apr 2008
13.	Final General Plan	Aug 2007	May 2008
14.	Certification of EIR and Adoption of Final General Plan	Oct 2007	Jun 2008
15.	Final Adopted General Plan	Nov 2007	Jul 2008

MOTION: Rexroad. SECOND: Thomson. AYES: Chamberlain, McGowan, Thomson, Rexroad, Yamada.

Adjournment

Adjourned this meeting of the Yolo County Board of Supervisors at 5:50 p.m. in memory of Jess Reiter.

Mariko Yamada, Chair
Yolo County Board of Supervisors

Ana Morales, Clerk to the
Board of Supervisors