



# County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

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## YOLO COUNTY PLANNING COMMISSION

CHAIR: Leroy Bertolero  
VICE-CHAIR: Don Winters  
MEMBERS: Jeb Burton; Mary Kimball; Mary Liu; Jeff Merwin; Don Peart

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### DRAFT 2030 COUNTYWIDE GENERAL PLAN WORKSHOP #3

#### SUMMARY NOTES

THURSDAY, NOVEMBER 6, 2008

*Draft General Plan Workshop #3 – The Planning Commission conducted its third of three workshops on the recently released Draft 2030 Countywide General Plan. The purpose of the workshops was to: (1) provide an opportunity for the staff to report on comments received at various community meetings on the document; (2) allow the public and interested agencies to provide comments directly to the Planning Commission; and (3) to receive comments from the Planning Commission for consideration by the Board of Supervisors. The third workshop focused on the following elements: Health and Safety, and Housing.*

#### ADMINISTRATIVE AGENDA

1. Chair Bertolero called the meeting to order at 9:04 a.m.
2. Pledge of Allegiance was led by Commissioner Burton.

MEMBERS PRESENT: MEMBERS PRESENT: Leroy Bertolero, Jeb Burton, Mary Kimball, Mary Liu, Jeff Merwin, Don Winters  
MEMBERS ABSENT: Donald Peart  
STAFF PRESENT: David Morrison, Assistant Director of Planning  
Heidi Tschudin, General Plan Project Manager  
Wes Ervin, Economic Development  
Bruce Sarazin, Director of Environmental Health  
Wayne Taniguchi, Environmental Health  
Aundrea Hardy, Office Support Specialist

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#### 3. PUBLIC COMMENT ON NON-GENERAL PLAN RELATED ITEMS

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

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the Chair. The Planning Commission reserves the right to impose a reasonable limit on time afforded to any individual speaker.

Chair Bertolero opened the public comment period.

Jack Freeman, a Yolo County resident came forward to reiterate his request for the Planning Commission to include a decision in the Draft General Plan about allowing smaller parcel sizes within the Monument Hills community.

David Morrison, Assistant Director of Planning Services, summarized the discussion from Workshop # 2, regarding his request and informed him that the Planning Commission declined to support his recommendation.

Chair Bertolero closed the public comment period.

David Morrison advised the Planning Commission that Bruce Sarazin from environmental health was available to answer questions from them regarding septic system regulation and other related public health matters.

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#### 4. WORKSHOP #3 ON DRAFT GENERAL PLAN

Chair Bertolero welcomed everyone and introduced staff and fellow Planning Commissioners.

- a. Chair Bertolero reviewed the format and organization of the Draft General Plan, and introduced the workshop procedures.
- b. Heidi Tschudin, General Plan Project Manager, shared the overview of the General Plan, including the background, schedule, and process.
- c. Heidi Tschudin gave a short review of Workshop # 2.
- d. Chair Bertolero opened and closed the public comment period.

The Planning Commission recommended the following changes to the Draft General Plan Public Facilities Element after discussion with Bruce Sarazin, Manager of the County Environmental Health Division, and Wayne Taniguchi, Supervisor of the County Consumer Protection Unit.

#### **Pages PF-6, PF-7, Policy PF-1.7**

Changed "promote: to "require."

#### **Action PF-A9**

Prohibit the installation of septic systems within 100 feet of "natural intermittent" water streams. Encourage Staff to work with Environmental Health to come up with a workable definition of water streams.

#### **PF-9, Action PF-A10**

Changed the language to read: "septic systems within areas with high ground water pollution potential, must include supplemental nitrate reduction treatment and annual monitoring of system performance, unless a ground water test is performed and shows no need for a supplemental system." Also recommended that staff reword the last sentence of the existing paragraph.

Chair Bertolero called a recess

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- f. Heidi Tschudin, General Plan Project Manager, gave a summary of the Health and Safety Element chapter.
- g. Chair Bertolero opened and closed the public comment period.

No one from the public came forward.

The Planning Commission held a discussion and recommended the following changes for Chapter 8, Health and Safety Element.

**HS-4, Paragraph 1. Geologic and Seismic Hazards.**

Add language to refer to the fault that created the Winters earthquake if it is not already described.

**Figure HS-1**

Check on fault within Sacramento County near the airport and one near the Sutter Buttes.

**HS-9, Landslide Map**

Improve on the legend or put a border around the city areas rather than the gray overlay.

**HS-10, New Action**

Create a new action about providing current information or data to the public regarding geologic hazards on the county website. (e.g. landslides, fault zone activity, sinking soils, and levee failure in the Delta area)

**HS-11 and HS-12**

Change the maps to color.

**HS-16, Action HS-A4**

Move the globe icon to be placed after the policy statement throughout the document.

**HS-17, Action HS-A14, Bullet 2**

Change the word “basement” to include all underground structures such as wine cellars, bomb shelters, etc.

**HS-20, Action HS-A28**

Change to ensure that economically disadvantaged families and those within high-risk flood areas have priority.

**HS-20, Action HS-A31**

Include language requiring the signing of a waiver by residents for verification that they received the deed disclosure regarding high-risk flood areas and flood potential.

**HS-21, Last Paragraph**

Change CDF to Cal Fire throughout the document.

**HS-21, Action HS-A36**

After the City of Woodland, add “and appropriate agencies and private property owners.”

- h. Chair Bertolero opened the public comment period

Brenda Cedarblade, Yolo County resident, requested the addition of stronger language regarding maintenance of the Cache Creek levees on page HS-21.

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David Morrison provided clarification information on the maintenance and ownership of the creek.

Betsy Marchand, Yolo County resident, came forward to share her thoughts regarding maintenance of Cache Creek.

i. Chair Bertolero closed the public comment period.

**HS-25**

Add language to include reference to the UC-Davis Superfund site and to correct the paragraph regarding the disposal of hazardous materials.

**PF-33, Landfill section, Action PF-49, 50**

Add language to “continue to accommodate the collection of household hazardous waste when funding is available.”

**HS-28, Airport Description**

Correct the error on the description of the location of the Yolo Airport.

**HS-28, Sacramento Airport**

Change the wording from “flights around the world” to “international flights”

**HS-31, Policy HS-6.1**

Add language regarding “vulnerable populations” (e.g. elderly, disabled).

**HS-40, Table HS-3**

Change Interstate 506 to I-505, throughout the document.

**HS-45, Figure HS-9**

Add a caption to the map specifying the region.

**HS-60, Action NO-A6**

Add language to support the use of plants as noise buffers.

**HS-63, Policy HC-1.4**

Include language regarding the elderly and disabled..

**HS-64, New Policy HC-1.12**

Create a new policy similar to AG-5.6 under healthcare specifically focused on healthcare.

**HS-65, New Action**

Work with local community groups to initiate recreational activities, healthy lifestyles, and educational speakers discussing public health issues. (Implements Policy HC-1.2)

j. Chair Bertolero opened and closed the public comment period.

No one from the public came forward.

k. Commission direction on Chapter 8, Health and Safety Element.

**Commission Action**

1. **HELD** a public workshop and received comments and;

2. **APPROVED** this chapter with the aforementioned changes.

MOTION: Kimball           SECOND: Merwin  
AYES: Bertolero, Burton, Kimball, Liu, Merwin, and Winters  
NOES: None  
ABSTAIN: None  
ABSENT: Peart

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l. Commission direction on Chapter 5, to accept revisions discussed at Workshop # 3.

MOTION: Liu               SECOND: Burton  
AYES: Bertolero, Burton, Kimball, Liu, Merwin and Winters  
NOES: None  
ABSTAIN: None  
ABSENT: Peart

m. Heidi Tschudin, General Plan Project Manager, gave a summary of the Housing Element.

n. Chair Bertolero opened and closed the public comment period.

No one from the public came forward.

Chair Bertolero called a short recess.

The Planning Commission held a discussion and recommended the following changes for Chapter 9, Housing Element.

o. Chair Bertolero opened and closed the public comment period.

No one from the public came forward.

**Charts throughout Chapter**

Correct data errors.

**HO-36, Table HO-17**

Add a footnote to correct the data regarding the Clarksburg median housing prices.

**HO-36, Table HO-17**

Verify that the West Sacramento median and average home price data are correct.

**HO-53, Table HO-29**

Delete the row titled "Total Change 1992-2006."

**HO-67, Table HO-33**

Change the "number" columns to "acre."

**HO-68, H70**

Correct the page numbers from 10-86 and 10-70 to HO-68 and HO-70.

**HO-77, Figure HO-3**

Add roads to the map for context.

**HO-78 Table HO-38**

Rename the White subdivision to R. White subdivision. Include a first initial for all subdivisions referenced by last name throughout the document.

**HO-79, University Housing**

Add language to reference the UC Davis 2002 Housing Plan

**HO-85, Policy HO1.1**

Add language to include “cottages” and “lofts.”

**HO-86, Policy HO-1.4**

Add wording “Protect and promote ...”

**HO-88, New Policy HO-5.3**

Add language to “promote and encourage the community service districts to provide improved infrastructure and services (including water, sewer, sidewalks, etc.) and “complete” streets”

**HO-90, Table HO-43**

Correct error in 3<sup>rd</sup> row and delete last line.

**HO-94, Action HO-A19**

Change the word “philanthropic” to “interested”

**HO-96, Action HO-30**

Change “statewide funding under these programs” to “this funding.”

**HO-101, Action HO -A55**

Delete “such as reverse mortgages for seniors on fixed income.”

**HO-102, Action HO –A62**

Delete “new and rehabilitated” and replace with “all.”

p. Commission direction on Chapter 9, Housing Element.

**Commission Action**

1. **HELD** a public workshop and received comments and;
2. **APPROVED** this chapter with the aforementioned changes.

MOTION: Liu SECOND: Burton  
AYES: Bertolero, Burton, Kimball, Liu, Merwin, and Winters  
NOES: None  
ABSTAIN: None  
ABSENT: Peart

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12:30 p.m. - LUNCH BREAK

1:18 p.m. - RESUME WORKSHOP

- q. Wes Ervin, Yolo County Economic Development, gave an overview of the Yolo County Economic strategy.

The Planning Commission held a discussion and asked questions of Wes Ervin.

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Chair Bertolero offered the opportunity to re-address any items in the document.

David Morrison spoke of the proposed grading ordinance in response to earlier Commission questions and reviewed the example from Solano County that he had distributed earlier.

Chair Bertolero asked for comments from the Planning Commission on any of the handouts that were distributed throughout the workshops.

The Planning Commission held a discussion and recommended the following change for Chapter 3, Land Use and Community Character Element.

**LU -50, New Action CC-A32**

Create a new action to develop a plan that would designate specific buffer areas between unincorporated communities, within which conservation easements will be directed.

r. Commission direction on Draft General Plan.

**Commission Action**

1. **HELD** a public workshop and received comments and;
2. **APPROVED** the Draft General Plan as revised.

MOTION: Burton            SECOND: Merwin  
AYES: Bertolero, Burton, Kimball, Liu, Merwin, and Winters  
NOES: None  
ABSTAIN: None  
ABSENT: Peart

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Chair Bertolero thanked the public for their attendance and opened the public comment period.

Betsy Marchand said that she applauds all of the hard work and thanked the Planning Commission for considering the comments from Lux Taylor. She also shared her thoughts on the new mitigation policy.

Chair Bertolero closed the public comment period.

5. **ADJOURNMENT**

The Draft General Plan Workshop #3 was adjourned at 1:46 p.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 the Board within fifteen days from the date of the action. A written notice of appeal specifying the grounds and an appeal fee immediately payable to the Clerk of the Board must be submitted at the time of filing. The Board of Supervisors may sustain, modify, or overrule this decision.

Respectfully submitted by,

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