



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

DRAFT 2030 COUNTYWIDE GENERAL PLAN WORKSHOP #2

SUMMARY NOTES

WEDNESDAY, NOVEMBER 5, 2008

Draft General Plan Workshop #2 – The Planning Commission conducted its second of three workshops on the recently released Draft 2030 Countywide General Plan. The purpose of this workshop is 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. This second workshop focused on the following elements: Public Facilities and Services, Agriculture and Economic Development (including the Economic Development Strategy), and Conservation and Open Space.

ADMINISTRATIVE AGENDA

1. Chair Bertolero called the meeting to order at 1:08 p.m.
2. Pledge of Allegiance was led by Vice-Chair Winters..

MEMBERS PRESENT: Leroy Bertolero, Jeb Burton, Mary Kimball, Mary Liu, Jeff Merwin, and Don Winters

MEMBERS ABSENT: Donald Peart

STAFF PRESENT: David Morrison, Assistant Director of Planning
Heidi Tschudin, General Plan Project Manager
Wes Ervin, Economic Development
Aundrea Hardy, Office Support Specialist

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

Chair Bertolero opened and closed the public comment period.

No one from the public came forward.

4. WORKSHOP #2 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 # 1.
- d. Chair Bertolero opened the public comment period.

Jack Freeman, a Yolo County resident, spoke to the Planning Commission regarding an earlier recommendation that they made to allow for increased density in the Monument Hills community, which was subsequently turned down by the Board of Supervisors. He stated that he is returning to them to make the recommendation again to help him with his situation.

Chair Bertolero indicated to Mr. Freeman that they would discuss his issue when the appropriate Element in the General Plan was reviewed.

Chair Bertolero closed the public comment period.

Chair Bertolero and fellow commissioners continued their discussion and recommendations on Chapter 5, Public Facilities and Services Element , from the previous Workshop.

PF-28, Policy PF-8.1

Add "places of worship."

PF-36, Policy PF-10.3

Substitute "alternative energy" for "solar energy." Add the word "energy" before the word conservation.

PF-3.7, Policy 11.2

Change the language so that it is more generic and broad. However, leave existing language as an example.

PF-41, District Attorney

Add a sentence to include "works with the public and other law enforcement agencies on administration of justice."

- e. Commission direction on Chapter 5, Public Facilities and Services Element.

Commission Action

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

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

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

f. Heidi Tschudin gave a summary of Chapter 6, Agricultural and Economic Development Element.

g. Chair Bertolero opened the public comment period.

Betsy Marchand, Yolo County resident and retired Board of Supervisors member, said that Lux Taylor would like to speak on this element, but had not yet arrived. She requested that he be provided an opportunity to speak upon his arrival.

h. Chair Bertolero closed the public comment period.

Chair Bertolero asked for comments and recommendations from the Planning Commission.

AG-1, Introduction, Last Paragraph

Replace the second through the sixth sentences with the following: "It also recognizes the importance of supporting the local economy to meet the needs of a growing and diverse population. More than one-third of all employment in Yolo County comes from the government sector, primarily state agencies. The county also supports and encourages local businesses, which provides a reliable and stable tax base."

AG-2, last line and throughout document

Change the word "commodities" to "specialty crops" or delete the word commodity where appropriate, throughout the document.

AG-3, First Sentence

Change wording from "specialty crops" to "truck crops."

AG-4, First Paragraph

Move the sentence "There are no Class V soils in Yolo County." to the Class V description.

AG-7, Paragraph c.

Add references to Indian Valley Reservoir and Clear Lake outside of the County, as main sources of water for Yolo agriculture.

AG-7, Paragraph d.

Change wording from "cows" to "cattle and calves." Also, in second to last line delete "despite a loss of canneries, lower prices, and higher costs."

AG-11, Table AG-3

Correct the information for 1998 and 1999.

AG-13, Paragraph i, last line.

Eliminate the language in parentheses

AG-14, Paragraph II. Residential Uses

Change the language in the paragraph to indicate that the policy allows all farmers (including small-scale and/or alternative farmers) to live on their land.

- i. Chair Bertolero opened the public comment period.

Lux Taylor, co-owner of The Vineyards at Cache Creek Ranch, distributed a handout with his comments on this document. He said that he feels that it is a good document, and his comments were directed specifically towards Dunnigan Hills. He briefly commented on his hopes for the AG Districts.

- j. Chair Bertolero closed the public comment period.

AG-18, Policy AG-1.1

Delete the words “large scale commodity”

AG-20, Policy AG-1.7

Change the word “unsuitable” to “less suitable.”

AG-20, Policy AG-1.10

Have LAFCO review the policy to address any potential concerns

AG-20, Policy AG-1.8

Change the language “detention basins” to “recreation fields.”

AG-21, Policy AG-1.16

Add a paragraph that defines Farmland Preservation Zones, as implemented through the Williamson Act.

AG-22, Policy AG -2.9 and Policy AG-2.15

Combine the two policies

AG-23, Policy AG -2.16

Delete the word organic.

AG-23, Policy AG-3.1 Table

Add language to end of paragraph, “and other programs as may be determined to be appropriate.” In the heading of the third column, change the word “policies” to “programs.” Change “quaint downtowns” under Capay Valley to “historic downtowns.”

AG-24, Policy AG-3.1 Table, Clarksburg

Change wording from “Wine grape growing potential” to “established wine grape region and wine grape growing potential.”

AG-24, Policy AG-3.1 Table, Dunnigan Hills

Add “wine grape growing potential” and “agricultural tourism.” Add “emerging olive region.

- k. Chair Bertolero opened and closed the public comment period.

Ten minute recess.

AG-26, Policy AG-4.2

Include Yolo County Resource Conservation District

AG-26, Policy AG- 5.2

Add language that refers to community kitchens that are USDA certified.

AG-27.Policy AG-5.5

Delete the words “culturally relevant.”

AG-29, Action AG-A6

Delete the sixth bullet.

AG-29, Action AG-A7 & A8

Revise to ensure that these two Actions conform to Assembly Bill 2881.

AG-29, Action AG-A10

Add “Work with the UC Cooperative Extension to..” to the beginning of the sentence.

AG-30, Action AG-A12

Change the wording “in a location central to the County, if feasible” to “appropriate location.”

AG-30, Action AG-A14

Change “bio-diesel and ethanol” to “bio-energy.”

AG-30, Action AG-A16

Add pre-approved plans for farm worker housing including small homes already designed with package water and sewer systems already approved. Provide several elevations.

AG-31, Action AG-A21

Staff will revisit the language of this action.

AG-33, Action AG-A24

Reword to “Create an effective....” Add the words “and to encourage farm visitation programs” to the end of the sentence.

I. Chair Bertolero opened the public comment period

Betsy Marchand, speaking for Lux Taylor, expressed support for Action AG-A22 and Action AG-A23.

The Commission discussed Mr. Freeman’s request. No action was taken.

m. Chair Bertolero closed the public comment period.

AG-35, Policy ED-1.2

Add “aggregate” in front of “mining” in two places.

AG-35, Policy ED-1.3

Add the word “promote” and “agri-tourism.”

n. Chair Bertolero opened the public comment period;

Brenda Cedarblade, a Yolo County resident, suggested including language in Policy ED-1.1 regarding compatibility with surrounding properties.

o. Chair Bertolero closed the public comment period.

The Planning Commission held a discussion and requested the following changes.

AG-35, Policy ED-1.1

Add the following language to the end of the sentence “in a manner compatible with existing agricultural uses on adjacent properties.”

AG-35, Policy ED-1.13

Add language to cross-reference Policy AG 3.1.

AG-37, Policy ED-2.4

Add “information technology” as part of economic development infrastructure.

AG-37, Policy ED-2.7

Add “business attraction” to business retention and expansion.

AG-37, Policy ED-3.3

Add the word “permanent” to refer to the types of jobs required for a job-housing balance.

AG-37, Policy ED-3.5

Add the words “and to protect historic aesthetics” to the end of the sentence.

AG-38, Policy ED-3.8

Add the words “Collaborate with other like-minded organizations to...” to the beginning of the sentence.

AG-38, Policy ED-4.4

Add “horseback riding” to the list of eco-tourism activities to be promoted.

AG-38, Policy ED-4.5

Change “off-road vehicle use” to “alternative recreation activities.”

AG-39, Policy ED-4.15

Delete “and other types of outdoor recreation”.

Policy ED- 4.5, ED- 4.8, ED- 4.15

Combine these three policies into one policy that promotes alternative recreational facilities in the rural area.

AG-39, Policy ED- 4.11

Add language that includes “passenger aviation” and “the Watts-Woodland Airport.”

AG-39, Policy ED- 4.13

Add the words “and the region” after “Yolo County.”

AG-39, Policy ED- 4.20

Create a new policy to “Encourage programs that promote the history and culture of Yolo County.”

AG-39, Policy ED-4.21

If not found in the current draft General Plan, create a new policy to encourage the development of visitor centers within the downtown areas of unincorporated communities.

5:31 p.m. - DINNER BREAK

6:15 p.m.- RESUME WORKSHOP

AG-39, Policy ED- 5.2

Add the following language “and to properly dispose of their waste.” to the end of the sentence.

AG-40, Policy ED- 5.11

Create a new policy to encourage businesses to implement and use water and energy saving programs.

AG-40, Policy ED- 5.7

Add the word “telepresence” to the list of employee incentives to reduce commuting.

AG-40, Policy ED- 5.12

Create a new policy encouraging “LEED certification.”

AG-41, Action ED- A6

Include the Community General Plan Advisory Committees as responsible parties to the Action.

AG-41, Action ED- A10

Change the wording to read “Implement DMX zoning.”

AG-42, Action ED-A16

Add language regarding the protection of historic aesthetics within downtown commercial areas.

AG-44, New Action

Create an action to establish a new position that provides direct permit assistance for new and expanding businesses.

AG-44, New Action

Create an action to work with local government agencies on projects that promote economic growth within Yolo County and the surrounding region.

p. Chair Bertolero opened the public comment period.

Brenda Cedarblade, Yolo County resident, spoke about Actions ED-A2 and ED-A4, and requested that language be added to direct that new development be compatible with the surrounding agriculture community. She added that the permitting process should not be fast-tracked, because a particular project is financially beneficial to the county. She also requested an addition to Action ED-A4, that any new development must provide adequate water, sewer and flood protection, as well as under appropriate environmental review.

q. Chair Bertolero closed the public comment period.

AG- 43, Action ED- A20

Make the wording consistent with, Policy CC-1.6, located on page LU-23, regarding rural sign requirements.

AG- 45, Action ED-A25

Add the sentence "Also, encourage the recruitment of vocational and professional educational institutions within the county."

AG- 45, Action ED-A26

Add the word "carpooling" to possible employee incentives that reduce commuting.

AG – 45, New Action

Create an Action to work with local area governments in the creation of farmer's markets in cities and unincorporated communities.

r. Chair Bertolero opened the public comment period.

Brenda Cedarblade commended Jeb Burton and Mary Kimball regarding their comments on the potential use of history and culture in future agri-tourism centers. She requested that they also add language requiring alternative transportation routes for new commercial or industrial development. Many of the rural roads do not have bike lanes and development adds a lot of heavy traffic without providing alternative ways for pedestrians, horses, or bicycles to access the area. She also requested that language be added to protect small agricultural landowners.

s. Chair Bertolero closed the public comment period.

t. Commission direction on Chapter 6, Agriculture and Economic Development Element and Economic Development Strategy

Commission Action

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

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

u. Heidi Tschudin gave a summary of Chapter 7, Conservation and Open Space Element.

v. Chair Bertolero opened the public comment period.

Brenda Cedarblade requested that the General Plan encourage habitat as a buffer between developed land and adjoining agricultural land, instead of open space, which offers fewer protections for on-site species.

w. Chair Bertolero closed the public comment period.

The Planning Commission held a discussion and agreed upon the following changes.

CO-5, first bullet

Add “primarily” after “addressed.”

CO-6, top

Add Yolo Basin Foundation and Audubon California Landowners Stewardship Program.

Figure CO-1, Existing Public Parks and Trails

Create two maps: (1) showing existing public parks and bicycle trails; and (2) showing the various types of conservation easements held within the County (e.g., agricultural, habitat, flood, etc.).

CO-8, Last Paragraph

Verify the status of the Blue Ridge Berryessa Snow Mountain Natural Conservation Area, and use the correct designation throughout the document..

CO-9, Future Parks and Trails Map

Include additional information in the legend regarding the yellow boundaries (designating areas of new trail linkages along riparian corridors). Remove the purple line (designating a future bicycle trail) along the Delta ship channel. Add a purple line to the former railroad right-of-way between the City of West Sacramento and the town of Clarksburg, representing a possible alignment for the future Delta Trail.

CO-12, Policy CO-1.10

Change the language to be more positive, such as “Promote conservation of environmental resources in new and existing regional park and open space facilities.”

CO-12, Policy CO-1.6

Add language that Delta gateways will be developed with “collaborating or willing land owners” if located on private property.

CO-13, Policy CO-1.12

Add language to ensure collaboration with West Sacramento regarding development of the Delta Trail.

CO-13, Policy CO-1.18

Add language to Bullet Six to ensure that legal recreational hunting and fishing are not excluded.

CO-14, Policy CO-1.23

Add the words “and other open space” to the end of the sentence.

CO-15, Action CO- A2 and throughout

Add the phrase “including working agricultural landscapes” following the words ‘green buffers’ throughout the document.

CO-15, Action CO- A6

Add the words “signage” and “to discourage trespassing” as methods to define boundaries between public and private lands.

CO-16, Action CO- A13

Change the word “uses” to “improvements.”

x. Chair Bertolero opened the public comment period.

Brenda Cedarblade requested that their site be included on Figure CO-4 because of the on-site Eucalyptus trees and Swainson hawk nests.

David Morrison said that they would check with the HCP data source and ensure that it accurately depicts the Nelson Ranch.

y. Chair Bertolero closed the public comment period.

CO-17, Action CO- A17

Change language to “Enhance parking, encourage the use of alternative transportation, and access to the existing resource parks.”

CO-17, Action CO- A20

Add the word “protect.”

CO-21, d.

Add the proper scientific term for the elderberry bush and include it in parentheses.

CO-22, Policy CO- 2.3

Change “within the County’s Agricultural Districts” to “countywide.”

CO-22, Policy CO- 2.6

Change language to “Protect, maintain, and enhance habitat for sensitive fish species, so long as it does not result in the large-scale conversion of existing agricultural resources.

CO-23, Policy CO- 2.13

Change the wording to read “Protect riparian corridors to maintain and balance competing wildlife values.”

CO-23, Policy CO- 2.16

Delete the words “on publicly-owned lands.”

z. Chair Bertolero opened the public comment period.

Brenda Cedarblade requested that language be added to Policy CO-2.13 on page CO-23, so that riparian vegetation is managed to protect adjoining agricultural areas.

aa. Chair Bertolero closed the public comment period.

CO-24, Policy CO- 2.24

Add an additional bullet for levee setbacks, as a wildlife friendly habitat feature.

CO-24, Policy CO- 2.26

Delete the word “organic,” strike “that degrade habitat and harm plants and wildlife.”

CO-25 and throughout

Delete the word “organic” on page CO-25 and throughout the document.

CO-26, Action CO-A23

Delete the example in the parenthesis, specifying where oak plantings should be located.

CO-27, Action CO-A25

Change the wording in the second bullet to: “Encourage best management practices in upland areas of the watershed to control erosion and overgrazing.”

bb. Chair Bertolero opened the public comment period.

Brenda Cedarblade requested that the Historic Nelson Ranch be included in Table CO-5 on page CO-39.

David Morrison indicated that the Nelson Ranch was already listed as a national/state-recognized historic resource.

cc. Chair Bertolero closed the public comment period.

CO-46

Add Elk Slough to the list of major waterways.

CO-55, Action CO-A62

Add “Collaborate with the Water Resources Association to collect...”

CO-58, Action CO-A82

Change language to “maximize energy efficiency” instead of specifically requiring water efficient appliances.

CO-58, Action CO-A81

Change language to “Coordinate with YRCD regarding” educational programs

CO-59, Action CO-A92

Add the word “discourage” before “water exports.”

dd. Chair Bertolero opened the public comment period.

Brenda Cedarblade recommended that language be added to require that should the Clark-Pacific operation ever be sold, the new owners would be required to blast inside.

David Morrison advised the Planning Commission against any discussion of any of Ms. Cedarblade’s comments regarding the existing Clark-Pacific operation, as it could affect pending litigation by Ms. Cedarblade against the County regarding this project.

ee. Chair Bertolero closed the public comment period.

CO-63, New Action

Create a new action item about coordinating with the Air Quality District to establish additional monitoring stations, where appropriate.

CO-63, Action CO-A96

Delete the wording “for advantageous projects.”

CO-63, New Action or Policy under Air Quality

Create a new policy to pursue the streamlining of State regulations to facilitate the production of energy from agricultural bio-waste.

Chair Bertolero acknowledged the departure of Vice-Chair Winters and noted that they still have a quorum.

CO-64, New Policy CO-7.11

Add language to “encourage” LEED certification.”

CO-65, Action CO-A100

Add references to “solar and wind energy,” in addition to biofuels.

CO-69, Policy CO- 8.5

Delete the reference to “residue farming.”

ff. Chair Bertolero opened the public comment period.

Matt Williams suggested that the Commission include language to provide housing to County employees, which would reduce commuting and allow employees to be involved in the local community.

gg. Chair Bertolero closed the public comment period.

CO-70, Action CO-A109

Add language to encourage the provision of housing for County employees.

CO-72, Policy CO-9.4

Delete “are not increased.”

CO-73, Policy CO-9.19

Ensure that other water-related policies throughout the document read similar to the language in this policy regarding the scope of water rights protection.

hh. Commission direction on the Conservation and Open Space Element.

Commission Action

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

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

ii. Chair Bertolero opened the public comment period.

Giacomo Morris, the Esparto citizen’s advisory committee secretary, thanked the Planning Commission for having an evening workshop. He shared some comments that the committee will include in their letter regarding the General Plan as well as the DMX zone.

David Morrison informed the Planning Commission that the Board of Supervisors referred the DMX back to them for reconsideration, which is tentatively scheduled for the Commission's December 18, meeting.

Brenda Cedarblade, spoke in regards to the additional 69 acres of industrial designated land proposed to be added at the Spreckels site. She requested that the Commission support the Yolo County Farm Bureau in opposing the designation.

Matt Williams spoke in regards to page HO-79 in the Housing Element, and asked that the text reference the UC Davis plan and their 2002 housing goals.

jj. Chair Bertolero closed the public comment period.

5. ADJOURNMENT

The Draft General Plan Workshop #2 was adjourned at 9:45 p.m. The next scheduled workshop will be on November 6, 2008, at 9:00 a.m. in the Board of Supervisors' Chambers.

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