



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 #1

SUMMARY NOTES

MONDAY, NOVEMBER 3, 2008

Draft General Plan Workshop #1 – The Planning Commission conducted its first of three workshops on the recently released Draft 2030 Countywide General Plan. The purpose of the workshop was to provide an opportunity for the staff to report on comments received at various community meetings on the document, the public and interested agencies to provide comments directly to the Planning Commission, and to receive comments from the Planning Commission for consideration by the Board of Supervisors. This first workshop focused on the first four chapters of the Draft General Plan: Introduction and Administration, Vision and Principles, Land Use and Community Character Element, and Circulation Element.

ADMINISTRATIVE AGENDA

1. Chair Bertolero called the meeting to order at 9:06 a.m.
2. Pledge of Allegiance was led by Commissioner Merwin.

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
Eric Parfrey, Principal Planner
Ron Milam, Fehr and Peers Transportation Consultants
Luke McNeel-Caird, Fehr and Peers Transportation Consultants
Heidi Tschudin, General Plan Project Manager
Aundrea Hardy, Office Support Specialist
Marcus Neuert, Yolo County IT

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 #1 ON DRAFT GENERAL PLAN

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

Chair Bertolero requested a motion to approve the workshop agendas presented by staff.

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

- 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, gave a brief overview of the General Plan, including the background, schedule, and process.
- c. Heidi Tschudin, gave a summary of the Introduction and Administration, Vision and Principles, and Land Use and Community Character Element chapters.
- d. Public comments and Commission discussion
- e. Chair Bertolero opened and closed the public comment period.

No one from the public came forward.

David Morrison, Assistant Director of Planning Services, suggested that he highlight some of the more significant land use issues that were touched on during previous workshops with the public. The handout was provided to the Planning Commission and the audience earlier that morning for review and comment during the workshops.

Chair Bertolero stated that they would not have time to individually review the handout until later, but stated that after having time to review and hear comments from the public that they will be able to re-address on the final day. He requested that David Morrison bring them up to date on the current comments from the workshops.

David Morrison summarized some of the previous workshop comments.

Chair Bertolero asked fellow Commissioners for comments on Chapter One, Introduction and Administration. He stated that everything seemed to be spelled out and does not see anything that really needed to be changed as it was mostly factual.

- f. The Planning Commission held a discussion and recommended the following changes for Chapter One:

On pages IN-5, and IN-6, staff will reword to be more positive regarding agriculture.

On page IN-15 add text regarding how priorities for policies are established, especially those without actions.

Commission Action

1. **HELD** a public workshop and received comments and;
2. **APPROVED** this chapter with the aforementioned changes, with the opportunity to reopen at anytime and re-address during the next two workshops.

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

- 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 Two.

VI-2, Paragraph 3

Expand the term “green spaces” to include “agriculture and working landscapes.”

VI-3, Principle 1

New Objective. Agri-tourism

New Objective. Working regionally with neighboring counties on agriculture and agricultural development.

VI-2, VI-3, Principle 2

2.1 Clarify that agriculture and working landscaped can be buffers.

2.3 Remove the word “natural” 2.3 Include “protection of waterways on public and private land.” Include collaboration with landowners.

2.7 Delete reference to OHV park.

VI- 5, Principle 3

Add 3.11 Include an additional objective regarding the maintenance of historical structures.

VI- 5, Principle 4

Add 4.8. Improving and maintaining community infrastructure.

VI- 6, Principle 5

5.8 Include expanding rail for transit.

VI- 7, Principle 7

7.8 Add the word “successful”

7.12 New Objective. Encourage communities and businesses to work together to meet and discuss proposed projects

VI- 7, VI-8, Principle 8

8.1 Go beyond “adequate.” Change language to “ Ample water storage and supply for all of Yolo County’s needs for existing and future.”

8.4 Delete text after word “programs.” 8.8 Take out “in new development.”

Chair Bertolero called a 10 minute recess.

Chair Bertolero called the workshop to order and the Planning Commission continued the discussion on Chapter Two.

h. Chair Bertolero opened the workshop for public comment.

Kent Calfee, a Yolo County citizen, came forward to express his agreement with Chair Bertolero’s comments.

Chair Bertolero closed the public comment period.

i.. Commission direction on Chapter Two, Vision and Principles.

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

j.. Chair Bertolero opened up the workshop to public comments and Planning Commission discussion.

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 Three Land Use and Community Character Element.

LU-13, Commercial General (CG)

Remove the language “including biotechnology” here and throughout the document.

LU-15, Policy 2.3, (3)

Modify to include the language “encourage clustering of units, either within parcels, or near existing homes on adjoining parcels, to preserve farm land”

LU-19, Policy LU-3.9

Change the word “unsuited” to “least suited.”

LU-22, Policy LU-7.5

After “open space” include “and agricultural lands.”

Chair Bertolero opened and closed the public comment period.

No one from the public came forward.

k. Commission direction on Chapter Three, Land Use Policies.

Commission Action

1. **HELD** a public workshop and received comments and;
2. **APPROVED** Land Use component from Chapter Three with the aforementioned changes.

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

LUNCH BREAK

12:55 p.m. - RESUME WORKSHOP

Chair Bertolero called the workshop to order.

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 Three, Community Character Element.

LU-23, Policy CC - 1.6

Change language to “shall be limited.”

LU- 23, Policy CC - 1.11

Add in the language “in collaboration with affected private landowners.

LU- 24, Policy CC -1.9

Add sentence, “Where not feasible, consider aesthetic effects.”

LU- 24, Policy CC - 1.15

Add some language similar to “With the exception of health and safety concerns the following features shall be protected.”

Add “Historic Bridges”

LU-26, Policy CC-2.1

Change the language to “To the greatest feasible extent, require plan growth to pay the full cost of new development and benefit residence in each existing ...”

LU-29, Policy CC –2.16

Add “use of low water landscaping and native plants.”

LU-32, Table LU-10

Change to “grocery Store(s)” for Dunnigan.

LU-34, Policy CC – 3.7B Item 1

Eliminate the word “prime.”

LU-49, Policy CC-A28

Bullet One. Delete bullet

Bullet Two. Change language to “location of the home within the property, and homes on adjacent property where agriculture is least impacted.” Clustering is encouraged.

Bullet Four. Reword to say “consideration of agricultural conservation easement on all or portion of remainder of property.”

Bullet Five. Remove entire bullet.

Correct numbering issues throughout the chapter.

- I. Commission direction on Chapter Three, Community Character 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

- m. Heidi Tschudin gave a summary on the Circulation Element chapter, and advised the Planning Commission that Ron Milam and Luke McNeel Caird, Transportation Consultants with Fehr and Peers Associates, were available to answer any questions on this subject.

- n. Chair Bertolero opened up the workshop to public comments and Planning Commission discussion.

Chair Bertolero opened and closed the public comment period.

No one from the public came forward.

Chair Bertolero requested comments from the Planning Commission on Chapter Three, Circulation Element.

The Planning Commission held a discussion and recommended the following changes for Chapter Four.

CI-28, Policy CI-3.15

Include language that “encourages roundabouts as an alternative intersection control where appropriate.”

CI-33, Policy CI-6.12

Modify language to say, “encourage YCTD to implement future express bus,” instead of, “support YCTD to consider future express bus.”

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

No one from the public came forward.

p. Commission direction on Chapter Four, Circulation 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

Chair Bertolero called a 5 minute recess.

Chair Bertolero called the workshop to order.

Heidi Tschudin presented a brief overview of Chapter Five, Public Facilities and Services Element.

q. Chair Bertolero opened the workshop for public comment.

The Planning Commission held a discussion and recommended the following changes for Chapter Five.

PF-1, First Paragraph

Rephrase “There is often conflict between the expectation of new residents and the ability of the County to provide services.” to “Newer residents sometimes have expectations for services that the County may be unable to provide.”

PF-5, Table PF-1

Staff will correct this table.

PF-6, Policy PF-1.7

Change first word from “promote” to “require.”

PF-7, Policy PF-A5

Change first word from “Include” to “Required.”

PF-10, New Policy PF- 2.5

“Design new storm water facilities and have existing facilities consider, etc...” (Heidi Tschudin and David Morrison will create new language.)

PF-20, Action PF-A30

Include some wording such as “utilizing a public or facilitated process to work to consolidate fire districts.”

PF-21, Schools

Correct the number of schools in Davis Joint Unified School District:

Add one Independent Study School.

Decrease elementary schools from ten to nine.

Increase the high schools from one to two.

The River Delta Joint Unified School District:

One high school

One junior high school

One elementary school. (Charter School)

PF-22, Policy PF-6.2

Line one, change words “to serve” to “serving”

Line two, replace the word “need,” to “the needs of the community.”

PF-24, Policy PF-6.4

Add language, “identify appropriate locations within the growth boundaries for school sites.”

r. Chair Bertolero called for a continuation for Chapter 5, until Wednesday November 5, 2008

5. ADJOURNMENT

The Draft General Plan Workshop #1 was adjourned at 4:30 p.m. The next scheduled workshop will be on November 5, 2008, at 1:00 p.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