



# County of Yolo

**John Bencomo**  
DIRECTOR

## PLANNING, RESOURCES AND PUBLIC WORKS DEPARTMENT

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## YOLO COUNTY PLANNING COMMISSION

CHAIR: Amy Cameron  
VICE-CHAIR: Don Peart  
MEMBERS: Leroy Bertolero; Aurora Cornejo; Mary Liu, Jeff Merwin; Don Winters

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### MINUTES OF SPECIAL MEETING

DECEMBER 19, 2006 AND DECEMBER 20, 2006

1. PLEDGE OF ALLEGIANCE
2. Chair Cameron called the meeting to order at 8:01 a.m. on December 19, 2006.

MEMBERS PRESENT: Bertolero, Cameron, Cornejo, Liu, Merwin, Peart, Winters  
MEMBERS ABSENT: None  
STAFF PRESENT: David Morrison, Assistant Director of Planning  
Eric Parfrey, Principal Planner  
Phil Pogledich, Deputy County Counsel  
Carole Kjar, Secretary to the Director  
Heidi Tschudin, General Plan Project Manager  
CONSULTANT: David Early, General Plan Consultant from DCE

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3. Chair Cameron welcomed everyone to the meeting and presented the ground rules for the commissioners and members of the public.

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4. GENERAL PLAN UPDATE

Times are approximate and may be adjusted by the Chair without prior notice as the hearing progresses. If items scheduled for the first day of the hearing cannot be heard due to time constraints, they will be continued to the second day of the hearing.

Persons wishing to address the Commission should first complete a card and hand it to a staff member. Cards are available by the entrance to the Board of Supervisors chambers. When a large group is present, it is encouraged that representatives be appointed to speak for the group and that redundant testimony be minimized.

**All testimony will be limited to two minutes per speaker.**

Testimony will be summarized in the minutes of hearing, but will not be transcribed verbatim. Those wishing to enter verbatim comments into the project record must do so in writing. A minimum of ten (10) copies of written materials must be provided.

**TUESDAY, DECEMBER 19, 2006**

A. Heidi Tschudin gave the staff report regarding the overall update process and background studies and explained that the goal of this hearing is for the Planning Commission to develop and define a preferred land use alternative for recommendation to the Board of Supervisors.

B. Recommendation for Preferred Alternative

The Preferred Alternative will be developed by separately considering the unique circumstances and issues relating to communities, economic development, agriculture and natural resources, and cities. The following format will be held for each area of discussion:

- Receive a staff report regarding opportunities and constraints specific to community (D. Morrison and D. Early).
- Accept public testimony.
- Close public hearing.
- Questions for consideration (H. Tschudin and D. Morrison).
- Commission discussion.
- Straw votes on Preferred Alternative.

**Community Discussion**

a. Clarksburg

David Morrison and David Early gave the staff report and answered questions from the commission.

The public hearing was opened.

Bob Schneider, with Tuleyome, said that, before making decisions, it's important to look at the protection of our environmental resources, the management of water resources and flood risk, the management of parklands and recreation, protection of farmland and agricultural infrastructure. It's also important to look at community development needs as defined by the residents of the County in these cities, developing a sound, fiscal model for the County, and managing the impacts of global warming and increased energy costs.

Bruce Kemp, a consulting land use and environmental planner, appearing on behalf of the South County Farmers for Progress interest group in the area of Clarksburg, said they have already delivered their written comments to the commission. He said they would like to see the Clarksburg area become more of a district for agricultural and viticulture production, and would like the commission to support some of the policies in the Agricultural Preservation Techniques Report.

Tim Waits, landowner and grower in the Clarksburg area, and a member of the South

County Farmers for Progress, addressed the 100-acre area set aside for industrial production facilities in Clarksburg. He said this proposal has significant economic benefit to the growers in the area, and also the County. He also stated that they would like to have agricultural-industrial-type land set aside where they could recruit and develop large-scale processing facilities, so more wine can be produced in Clarksburg, which would greatly enhance the economic viability of the community.

Don Fenocchio, resident of Clarksburg, said that, as a long time member of the Clarksburg community, he is somewhat disappointed with what he sees in the alternatives presented for the Yolo County General Plan, and that he feels it's necessary to look at the needs of the entire county. He said it's necessary that the new General Plan include options that will support agriculture, growth and the community. He asked that the commission study the letter that had been presented by the south county farmers and include their recommendations, so Clarksburg can be a viable, growing community.

Steve Heringer, from Clarksburg, distributed a letter to the commission requesting that the 80-acre minimum not be implemented into the General Plan. He said that agriculture has been pummeled badly in the last fifteen years, and anything that can be done to assist them in their operations is desperately needed if they are to remain a viable operation.

Mark Wilson, of Wilson Farms/Wilson Vineyards in Clarksburg, said it's very important that their property values are maximized so that agriculture can move into the future and survive and prosper in Clarksburg.

Kenneth True, at 36215 North School Street in Clarksburg, said that he supports what the agricultural community wants to do in the Clarksburg area, and that their recommendations be passed on to the Board of Supervisors.

Tony Dutra, a fourth generation farmer in the Delta, said that the 80-acre minimum should not be enforced, so that the young people can be kept in farming.

The public hearing was closed.

Staff presented questions for consideration.

Commission discussion was held.

The summary for the preferred alternative for Clarksburg is attached at the end of these minutes.

b. Dunnigan

David Morrison and David Early gave the staff report and answered questions from the commission.

The public hearing was opened.

Garreth Schaad, a Dunnigan farmer, said he is very concerned about the water deficiency in Dunnigan. He urgently requested, in a written submission, that a workshop be held with the County staff and the commission regarding the critical nature of the water situation and the impacts and preservation of the Dunnigan Water District.

Dean Grissom, 25644 CR 2, Dunnigan, reiterated information he submitted to the

commission, and stated that he's also opposed to the 80-acre minimum. He said it's a restriction that's not consistent with any other counties, and that it's an overreaction.

Donita Hendrix, manager of the Dunnigan Water District, said that all four of the land use alternatives under consideration would require significant municipal water supplies, and without careful planning, will adversely affect the economic viability of Dunnigan's present water users. She stated that Dunnigan's Board of Directors has expressed a willingness to work with the County to be considered as a primary purveyor of municipal water.

Charla Parker, 8219 County Road 91B, Zamora, requested that the planning staff define the boundaries of Zamora. She said the community of Zamora would like to see 505 as the dividing line, and that there be no development on the other side of 505 because of the Swainson's Hawk feeding habitat and the significant water runoff.

Mel Smith, Dunnigan resident and member of the Dunnigan Advisory Committee, said the advantages of Dunnigan as far as development and locating of housing are numerous; it becomes a question of how many houses does it take for economic viability for the development of Dunnigan as a community. He addressed four comments in the "Alternatives Evaluation".

Lee Lowe, 3141 Rd. 88A, Dunnigan, expressed concern about the wells and the mixed zoning.

Leana Poe, 2660 Rd. 88, Dunnigan, expressed that she would like to keep the well for irrigating her garden.

Erich Linse, 2281 Rd. 88, Dunnigan, said he's hopeful that a water workshop will be held, and that, if water is available, he does support a new community in Dunnigan. He also stated that he believes that land should be set aside for a research park, and recommended open space mitigation fees.

Vaughnette Lovell, resident of Dunnigan and member of the Advisory Committee, read a petition, with 54 signatures, that states: "We, the residents of Dunnigan, the undersigned, strongly oppose the growth of 7,500 to 10,000 homes for the exchange of sprawl for services. We prefer to maintain a rural community." She also expressed concern that the wells will be shut down if a water system is installed.

Rick Kerr, representing property owners to the east of the auction yard, stated that they would like for this property to be considered in the overall Dunnigan Study Area Plan, as well as included in plans and studies, for its eventual urban development.

Robert Ramming, farmer on Road 99 south of Woodland, and co-chair of the Farm Bureau Land Use Committee, stated that the Farm Bureau basically opposes development on productive land. He said it's Farm Bureau's position that the County General Plan should not accommodate more than SACOG's projections of about 3,300 dwelling units in the unincorporated area, and if more is to be accommodated, the County should reach some kind of understanding with the cities. He also said it's important that soil types are researched.

Bob Schneider, with Tuleyome, commented that serious ag mitigation is needed. He said that the floodplains need to be widened around the creeks, and there should be a 200-year floodplain instead of a 100-year floodplain. He also stressed that the density of this proposal should be increased.

Keith Williams, a citizen of Dunnigan, expressed the following suggestions about what Dunnigan needs to be a cohesive community that works.

- Growth should begin between Road 5 and Road 6, directly south of the Hardwood Subdivision, because some continuity is needed and the houses need to be contiguous with the current growth. Also, housing needs to extend westward into the hills so that ag land can be preserved;
- The water district has to be given a chance to look at a water delivery system for a municipality;
- There should be enough development to support water and sewage that would be extended through Old Town and to the Hardwood Subdivision; and
- A new school should be placed directly south of Road 5.

Keith Fichtner, representing the Dunnigan Hills Landowner Developer Group, presented slides about who they are, why Dunnigan is the right place for growth in their opinion, how they interface with the Dunnigan community and Dunnigan Advisory Committee, the community benefits that they bring, and how their proposal correlates to the General Plan.

The public hearing was closed.

A five-minute recess was called.

Staff presented questions for consideration.

Commission discussion was held.

The summary for the preferred alternative for Dunnigan is attached at the end of these minutes.

c. Esparto/Madison/Capay Valley

David Morrison and David Early gave the staff report and answered questions from the commission.

The public hearing was opened and questions were answered from the commission.

Ron Voss, from Esparto, addressed the topics of growth and expansion of the boundaries of the town. He said his personal suggestion is that 800 new units be allocated to Esparto in the new Yolo County General Plan.

John Deterding, resident of Sacramento County, and owner of several pending and proposed projects in Esparto, said he's very interested in helping rebuild the town core, identifying economic development opportunities, affordable housing, workforce housing, appropriate densities, development concepts, etc.

Jeff Riley, with Mercy Housing, California, an affordable housing developer in Northern California, noted that they have been working with John Deterding for the last couple of months on a town center development. He pointed out that they've looked at a number of different options to make it both balanced and economically viable for all of the residents of the community.

Scott Volmer, with VTA Planning, said he has been working with Deterding Company on the 70-acre mixed-use development. He presented some of the design concepts that went into

their current proposal.

Tom Michaelson, Superintendent of Esparto Unified School District, explained that schools will be directly/proportionately impacted with growth of the community, and they want to plan accordingly.

Hendrick Feenstra, owner of a small parcel in Madison on Highway 16, requested that his property be rezoned from "industrial" to "highway-commercial." He said he'd like to put a convenience store and a gas station on the parcel.

Brad McDowell, speaking on behalf of the Hackard Land Company and Kaufman Properties, introduced the Kathyanna Ranch development in Madison, which is currently at the design phase. He said they are very open to suggestion and are very eager to work with the Planning Department to do what they can to provide positive solutions for the region and the community of Madison.

Don Tompkins, resident of Guinda and Co-Chairman of the Capay Valley General Plan Advisory Committee, pointed out that the committee has set definitive community boundary lines for Capay, Guinda, and Rumsey. He said they also believe there should be a uniform policy between the Environmental Health, Planning, and Building Departments, particularly for the septic, sewer, and well systems. He also stated that the committee would like the Planning Department to communicate with the individual property owners to make them aware of the zoning proposals on the community maps.

The public hearing was closed.

Staff presented questions for consideration.

Commission discussion was held.

The summary for the preferred alternative for Esparto/Madison/Capay is attached at the end of these minutes.

A lunch break was called.

d. Knights Landing

David Morrison and David Early gave the staff report and answered questions from the commission.

The public hearing was opened.

Dan Boatwright, with Castle Companies, submitted a letter to the commission, and explained their proposal for the Howald property in Knights Landing. He said there is strong support for this project in the community and from the Advisory Committee. He also addressed several concerns and inadequacies with the alternatives' evaluation, including fire protection, water supply, wastewater facilities, flooding, and biological resources.

Donald Allen, Co-Chair of the Knights Landing Advisory Committee, explained his concerns regarding the entrance and exit roads in Knights Landing. He stated that he would like an acknowledgement that there is a possibility that everybody within Knights Landing could be stranded for several days without food, clean water, or electricity.

Warren King, with the Knights Landing Service District, pointed out discrepancies, including the number of residential units, description and location of the library, the price of housing, and the sewer pond upgrades. He also said that, the report should say County Road 13, not County Road 14, that connects I-5 to Zamora.

Wayne Green, Chairman of the knights Landing Citizens Advisory Committee, after talking to all the committee members regarding the alternatives, recommended that the number of units be dropped from 993 to 650, with everything else staying the same.

The public hearing was closed.

Staff presented questions for consideration.

Commission discussion was held.

The summary for the preferred alternative for Knights Landing is attached at the end of these minutes.

e. Monument Hills

David Morrison and David Early gave the staff report and answered questions from the commission.

The public hearing was opened.

Kent Calfee, 611 North Street, Woodland, stated that it is certain that there is very high demand for rural home sites, and that more rural home sites in the ag production areas produce conflicts. He said that if there is an opportunity to increase the density, it's a way to maximize the land use and to prevent the conflicts in the other areas.

Lux Taylor, owner of property between CR 94B and south of CR 20, generally referred to as the Vineyard Development, explained his development project. He stated that, historically, septic tanks, shallow domestic wells, lack of architectural control, and lack of recreational opportunities have characterized Monument Hills. He also said that the positive aspects of their project are non-prime agriculture, no regional flood issues, and very good road connections to 505 via Highway 16 in proximity to Woodland for services.

Jack Freeman, owner of parcels in Monument Hills, asked that the General Plan be modified to allow 1-1/2 to 2-acre parcels of land in the Monument Hills area, because 5 acres is too expensive, plus half or more of it turns into a weed patch.

Rick Fenaroli, resident of Wild Wings, liaison from Wild Wings to the County, and member of the Community Services Area Board for Wild Wings, explained that Wild Wings, as a community, is neutral on any decision made by the Planning Commission on modifying the size of the parcels. He said that they would be opposed to any large development, and would like the County to reconsider their thoughts. He also requested that the 1.5-acre parcel size be considered throughout the area or at least in those properties adjoining Wild Wings to the south.

Tom Van Brocklin, resident to the east of the Fliers Club entry, explained why he is very much in favor of the idea of splitting properties to allow smaller lots.

Robert Millsap, resident at 32595 County Road 19, Woodland, voiced his and the surrounding landowners' opposition to the Taylor Plan. He addressed three issues that are presented, dealing with information, fiscal impact, and the nexus of this proposal to the general plan. He urged that this not be considered as a legitimate part of the Monument Hills proposal.

Judy Scott, resident on CR 19, and representing neighbors on or near County Road 19, submitted a letter to the commission for consideration, and stated that they all object to the expansion of Monument Hills to the north in the Vineyard Project.

The public hearing was closed.

Staff presented questions for consideration.

Commission discussion was held.

The summary for the preferred alternative for Monument Hills is attached at the end of these minutes.

f. Yolo/Zamora

David Morrison and David Early gave the staff report and answered questions from the commission.

The public hearing was opened.

Charla Parker, resident on CR 91B, said the citizens of Zamora would like the Planning Commission to recognize that there is not a land use plan for Zamora, and request that the planning staff appoint and set up a Zamora Citizen's Advisory Committee to talk about a plan for Zamora.

Mary Jo Hoes, 8147 CR 91B, Zamora, requested that Zamora be allowed to present a plan to the County for development of the area between I-5 and I-505.

Donna Bayliss Wallace, owner of property in the area of the Zamora Interchange between CR 95 and I-5, asked for support of commercial rezoning of the southeast interchange between I-5 and 99W, gateway to the northern counties.

The public hearing was closed.

Staff presented questions for consideration.

Commission discussion was held.

The summary for the preferred alternative for Yolo/Zamora is attached at the end of these minutes.

A ten-minute recess was called.

**Economic Development Discussion**

g. Elkhorn Business Park

David Morrison and David Early gave the staff report and answered questions from the commission.

The public hearing was opened.

Dan Ramos, representing the Wilson Ranch partners, described the variety of uses for the Elkhorn Business Park project. He said he knows there are some flood issues.

The public hearing was closed.

Staff presented questions for consideration.

Commission discussion was held.

The summary for the preferred alternative for the Elkhorn Business Park is attached at the end of these minutes.

h. Yolo County Airport Industrial Development

David Morrison and David Early gave the staff report and answered questions from the commission.

The public hearing was opened.

Ray Groom, from Yolo County General Services, and overseer of the airport operations, stated that there are some opportunities at the airport, and a focus is needed on flight schools, increasing the number of hangers, and some development, to keep it a viable operation. He said they would eventually go back to the Board of Supervisors to discuss refreshing the Airport Master Plan

The public hearing was closed.

Staff presented questions for consideration.

Commission discussion was held.

The summary for the preferred alternative for Yolo County Airport Industrial Development is attached at the end of these minutes.

i. Commercial development along Interstates 5 and 505

David Morrison and David Early gave the staff report and answered questions from the commission.

The public hearing was opened.

Charla Parker, resident on CR 91B, pointed out that the triangle between I-5 and I-505 is the community of Zamora. She reemphasized that this is a large triangle, with a lot of land use.

Mary Jo Hoes, said that the Zamora community would like to have input in the development of the area.

Brad McDowell, speaking on behalf of the Hackard Land Company and Kaufman Properties, further described the Kathyanna Ranch development in Madison for consideration, and stated that they think a successful outcome can be achieved from this development.

Les McEvers, owner of the 100-acre property on the southwest corner of I-505 and Road 14, expressed that this would be a great spot for commercial development.

The public hearing was closed.

Staff presented questions for consideration.

Commission discussion was held.

The summary for the preferred alternative for Commercial development along Interstates 5 and 505 is attached at the end of these minutes.

- C. The meeting was adjourned at 3:31 p.m. and continued to December 20, 2006 at 8:00 a.m.
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**WEDNESDAY, DECEMBER 20, 2006**

8:00 a.m.

PLEDGE OF ALLEGIANCE

- A. Chair Cameron called the meeting to order at 8:04 a.m. on December 20, 2006.
- B. Continued public hearing regarding the General Plan update. Discussed any areas and/or issues from December 19 that were not completed.

**Community Discussion**

The public hearing was opened.

Garreth Schaad from Dunnigan spoke regarding the outdated soil classifications. He stated that all farmland in the area is leveled and converted to A-1 soil condition for agriculture.

Dave Leatherby said his evaluation of needs for Yolo County included executive home development to attract executives to Yolo County. He asked the Planning Commission to consider the proposal for developing executive type homes in the Dunnigan Hills.

John Heinte described his proposal for small executive home sites in the Capay Hills, near Road 78, hidden in the hills and preserving the open space.

Cheryl Long raised concern that converting the use of water from agricultural use to municipal use in Dunnigan would decrease income for the water district. Cheryl sited the decline in income relating to the Ritchie Brothers land over the last several years, due to a low rate of irrigation and land cultivation.

The public hearing was closed.

### **Agriculture and Natural Resources Discussion**

a. Agriculture

David Morrison gave the staff report and David Early reviewed Agricultural Preservation Techniques.

The public hearing was opened.

Joe Martinez, representing the Yolo County Farm Bureau, asked the Planning Commission to incorporate the following guidelines in the updated Yolo County General Plan: growth in unincorporated areas not to exceed SACOG recommendations, encourage infill growth model in rural communities, allow development where existing roads and other infrastructures support it, encourage development of agriculture related industries and commerce, allow out of county non-restrictive agricultural mitigation to protect Yolo County farmland, and minimize development using septic systems.

Don Fenocchio, Clarksburg, said he expects the Planning Commission to continue to work towards supporting agriculture as it has done in the past. He asked the Planning Commission to recognize regionalization. He said this means developing the infrastructure to sustain growth that supports agriculture.

Bruce Kemp, a consulting land use and environmental planner, appearing on behalf of the South County Farmers for Progress interest group in the area of Clarksburg, asked for consideration of agriculture districts, omitting the 80 acre minimum parcel size from Alternative 4, and consideration of agriculture industrial areas for processing.

Rick Landon, Yolo County Agricultural Commissioner, said he wanted to clarify soil considerations. He said the trend is moving away from low risk, low input, low profit crops requiring Class 1 soils to high risk, high input, high profit crops, such as grapes and walnuts, that do not require Class 1 soils.

Bob Schneider, with Tuleyome, said their mission is to look long-term, beyond the 20 years of the General Plan, to protect wildlife and farming, in the Putah Creek and Cache Creek areas. He said the County needs to consider earth scale planning issues such as global warming and international food production. He said land stewardship is the key to preserving these areas.

Robert Manning, owner of the Pacific Star Garden, a small organic farm near Woodland, said his operation is intensive, high volume and direct retail. He said that farms on the edges of cities provide food value to Yolo County and transportation energy savings. He is asking Yolo County to reaffirm its support of the agriculture element and declare development on city edges off limits.

Mary Kimball, representing the Yolo County Agriculture Futures Alliance, said the AFA is making 6 recommendations for consideration: 1) Determine feasibility of ag mitigation bank in Yolo County; 2) Strengthen the agricultural buffer policy; 3) Evaluate creating an agricultural vitality fund; 4) Evaluate the possibility of creating agricultural preservation zones; 5) Conduct a survey to determine how much land, (infrastructures farmers, services, markets) is needed to enhance and ensure thriving of agriculture; 6) Use a density component to achieve proper mitigation ratios.

Tim Waits, farmer in Clarksburg, says he has to look at farming as a business model. He says the model is a high cost investment, with many risks. He said that Yolo County needs to consider the globalization of farming and view restrictions on land size (80 acres), forced easements and families unable to live on farms as counter productive to farming and to Yolo County.

Mark Wilson, Wilson Farms, Wilson Vineyards in Clarksburg, says Yolo County needs to develop agriculture beyond production and include processing. He suggests the County look at other areas outside the town of Clarksburg for industrial zoning for processing agriculture products.

Phyllis Dutra says she encourages development. She asked that 80-acre parcels not be required, as it will restrict the usage of her 50-acre parcel.

Jim Burchell of Davis said he believes the goal for Yolo County should be the viability of agriculture. He supports easement banking areas, agriculture infrastructure and agriculture industrial areas.

Joshua Wood, Sacramento Builder's Exchange, says he believes Yolo County must consider balancing smart growth and agriculture. He believes using prime and non-prime land can help determine growth.

Chair Cameron closed the public hearing and opened the discussion for planning commissioners.

Don Peart said he would like to ask members of the audience to respond to questions. He is concerned about the impact of the Planning Commission's recommendation to take 500 acres out of the Dunnigan Water District. He asked Gary Schaad to explain the effect of this action.

Gary Schaad said that all of land recommended for urban and industrial development is in the Dunnigan Water District. He said the impact is a reduction in sales, thus reducing income. He says the operating costs are fixed and the income reduction will place an increased burden on the remaining water users.

Staff presented questions for consideration.

Planning Commission discussion was held.

The summary for the decisions on agriculture preservation techniques is attached at the end of these minutes.

b. Natural Resources and Open Space

Julia McIver presented the staff report on Natural Resources.

Maria Wong presented a report from the Habitat Joint Powers Agency regarding the HCP process.

The public hearing was opened.

Ray Groom, Yolo County Health Council Chair, asked the Planning Commission to incorporate the following items in the Yolo County General Plan: 1) The creation of

transportation bypasses linking communities that are not a part of the highway system to improve safety; 2) Identify space for service centers for health, safety and welfare programs within new communities being built; 3) Set aside specific housing for senior, mental health and low income populations.

Bob Schneider, Tuleyome, said the current General Plan lacks a conservation plan. He says there is a need to identify critical environmental and agriculture areas before determining where development will take place. He said the HCP plan integration is important in order to mitigate loss and restore these areas.

Jim Burchell said we need to look at the environmental and agricultural concerns together in order to determine and coordinate mitigation and maximize fees.

The public hearing was closed.

Chair Cameron asked staff to lead the discussion for the Planning Commissioners.

Staff presented questions for consideration.

Planning Commission discussion was held.

The summary for the decisions on Natural Resources and Open Space recommendations is attached at the end of these minutes.

### **City Edge Discussion**

c. Davis

David Morrison presented an overview of the Davis pass-through agreement.

David Early gave financial data regarding the pass-through agreement potential revenues of residential and commercial development. The commission asked questions of staff regarding SACOG.

The public hearing was opened.

Chuck Cunningham, Cunningham Engineering, representing Parlin Development planning potential in the Northwest Davis area, said he believes there is an opportunity to plan for good land use, including flood control, sewer, senior housing and open space. He asked that the Planning Commission consider this area in moving forward with the General Plan Update.

Kristen Pickus, representing Randy Yackzan and Oeste Ranch, which is an age restricted mixed-use development in NW Davis, said she believes the proposed development is an appropriate development for city edge growth. The project will satisfy the aging population growth and will include a life-care facility. She estimates the developable land will be approximately 200 acres, providing 2,000 units.

Matt Williams, resident of El Macero, said he believes that flood risk costs need to be considered before development in flood zones. He believes the costs impact all residents, as insurance rates are a "hidden tax".

The public hearing was closed.

Planning Commission discussion was held, with staff answering questions. A straw vote for the general development rate of 2,100 was taken with a consensus being in agreement with the 2,100 number as being fiscally beneficial to the County.

A lunch break was called.

Chair Cameron, re-opened the discussion.

Heidi Tschudin re-phrased questions for consideration and straw vote: 1) Should edge growth occur? 2) Should the amount suggested be considered? 3) Where should the growth occur – general area?

The results of the straw vote for Davis are found in the attached summary.

d. West Sacramento

David Morrison presented the staff report.

David Early presented information from the DCE analysis.

The public hearing was opened.

Irene Eklund, citizen of West Sacramento, alarmed by growth planned within the city, said the County needs to go outside of the city limits for growth. She said residents do not know what SACOG is planning.

Dani Langford, West Sacramento resident, said she is concerned about the timing of the growth because there is not adequate infrastructure to serve the growth. She is also concerned about the risk of flooding, as the levees need repairs.

Mel Smith, resident of Dunnigan, said the Planning Commission needs to look at each area for its own merit. The rationale for building in the flood plain does not exist. This should be the first consideration.

Dean Grissom, resident of Dunnigan, said the four cities under discussion are all within the sphere of influence of the County. He said the city edge land is all prime agriculture land, is all in the flood plain and all of it has environmental issues.

The public hearing was closed.

Planning Commission discussion was held, with staff answering questions.

A straw vote was taken and the results for West Sacramento are found in the attached summary.

e. Winters

David Morrison presented the staff report on Winters.

David Early presented information from the DCE analysis.

There was no public comment.

Planning Commission discussion was held, with staff answering questions.

A straw vote was taken and the results for Winters are found in the attached summary.

f. Woodland

David Morrison presented the staff report.

David Early presented the DCE analysis for Woodland.

The public hearing was opened.

Kent Calfee, representing the owners of the Spreckels site said this is the best area to designate for industrial usage. He addressed two issues, absorption rate and flooding. He said the site has rail access, which is in great demand. Mr. Calfee said the site is on the FEMA map, as are all other industrial sites in Woodland. However, the specific site is not subject to flooding. The site will most likely be removed from the flood plain per FEMA's exclusion process.

Jeff Post, representing NAI BT Commercial, addressed the market viability of the Spreckels site as industrial zoned property. He said there is a demand for the industrial land, and much of the industrial zoned land has been changed to residential zoning for home development. There has been a great interest in this property.

Robert Ramming, farmer and committee member on several Yolo County organizations, said the urban limit line was passed in Woodland and that there are areas within the limit line and outside of the flood plain that could be developed. He believes the citizens of the cities do not want to grow the city into agriculture lands.

The public hearing was closed.

Planning Commission discussion was held, with staff answering questions.

A straw vote was taken and the results for Woodland are found in the attached summary.

A ten-minute recess was called.

### **Summary Discussion**

g. Staff summary of the cumulative direction of the Planning Commission. Heidi Tschudin reviewed the straw votes from December 19, 2007 and December 20, 2007. See the attached summary for details.

h. Public testimony regarding the overall recommendation.

The public hearing was opened.

Mel Smith, Dunnigan resident, asked for review of Dunnigan on merits. He said it is the best land on which to build houses in the County. It is suited for residential growth. Mr. Smith says Dunnigan has no infrastructure, but it can be fixed.

Dean Grissom, farmer, thanked the staff and Planning Commissioners for listening. He

asked the Planning Commission to consider the safety element in making their decision. People cannot be protected in a flood zone. He also asked that agriculture land be preserved. He asked that Dunnigan be given the number of homes that will make it possible to develop and infrastructure.

Jim Burchell asked Heidi Tschudin to clarify the number of housing units and agriculture land usage.

Robert Manning reiterated the Farm Bureau position of wanting to see the General Plan accommodate no more development than SACOG projects would be needed. He said the citizens of Davis should decide on Davis growth. He said the growth should be in small rural communities that would benefit from the infrastructure and the economic development.

Lux Taylor thanked staff and the Planning Commission for their work. He said he was disappointed because he sees an opportunity for a higher quality of development outside the suburban/urban framework to develop a project that would integrate recreation, vineyards, tourism, etc. He said he would like to see more agriculture related development like there is in Napa, for example.

Robert Millsap thanked Staff and Planning Commission for the work on the General Plan update. He had a concern that consideration of specific proposals would interfere with the decision process. He said he was pleased that the Planning Commission did not take them into consideration.

Ron Bennett, representing landowners who oppose the Taylor Vineyard project near CR 19, was pleased that it was not moved forward. He says the development does not look at the broader scope of their area, but focuses on one plot. He said the area is lacking infrastructure.

The public hearing was closed.

### **Summary Discussion**

- i. Staff summary of the cumulative direction of the Planning Commission.
- j. Public testimony regarding the overall recommendation.
- k. Close the public hearing.
- l. Final Commission deliberations regarding any modifications to the overall recommendation.
- m. Format vote to direct staff to carry forward the Planning Commission's recommended Preferred Alternative to the Board of Supervisors.

### **Commission Action**

- (1) **RECEIVED** a staff presentation regarding an overview of the General Plan process, as well as information concerning how the four land use alternatives and physical constraints apply to each community;
- (2) **ACCEPTED** public testimony regarding the preferred alternative separately for each community, as well as comments regarding the overall preferred alternative;

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- (3) After public comments were accepted for each community, **CLOSED** the public hearing and **DELIBERATED** a series of questions and issues regarding the preferred alternative as it relates to that community;
- (4) **RECEIVED** staff's summary of the commission's recommendations regarding each community and provided direction regarding the total preferred alternative; and
- (5) **RECOMMENDED** a preferred land use alternative for the Countywide General Plan update to the Board of Supervisors for consideration.

MOTION: Gerber                      SECOND: Peart  
AYES: Bertolero, Cameron, Cornejo, Gerber, Merwin, Peart, and Woo  
NOES: None  
ABSTAIN: None  
ABSENT: None

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5. ADJOURNMENT

The Special Meeting of the Yolo County Planning Commission was adjourned at 2:59 p.m. The next scheduled meeting of the Yolo County Planning Commission is January 11, 2007, in the Board of Supervisors' Chambers

Respectfully submitted by,

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