



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

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YOLO COUNTY PLANNING COMMISSION

CHAIR: Mary Kimball
VICE-CHAIR: Jeb Burton
MEMBERS: Leroy Bertolero; Jeff Merwin; Don Winters; Richard Reed; Keith Williams

AGENDA

THURSDAY SEPTEMBER 10, 2009

Board of Supervisors Chambers
625 Court Street, Room 206
Woodland, CA. 95695

Please refer to the last page of this agenda for notices regarding accommodations for persons with disabilities and for appeals of Planning Commission actions.

ADMINISTRATIVE AGENDA

8:30 a.m.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES

3.1 Minutes of July 9, 2009.

4. PUBLIC REQUESTS

The opportunity for members of the public to address the Planning Commission on any subject relating to the Planning Commission, but not relative to items on the present agenda. The Planning Commission reserves the right to impose a reasonable limit on time afforded to any individual speaker.

5. CORRESPONDENCE

5.1 Packet from Mr. Arnold Sargent regarding the Draft Electrical Transmission and Distribution Projects Ordinance.

TIME SET AGENDA

8:40 a.m.

- 6.1 2004-037:** Appeal of the Planning and Public Works Department decision regarding a proposal to construct partial foundations for the 49 homes remaining to be built as part of the Rivers Edge (White) residential subdivision (FSM#4708) in Knights Landing. The project site is zoned Residential One-Family / Planned Development (R-1/PD). The project site is bordered by the Colusa Basin Drain Canal and at the western end of 6th and 9th Streets in the Town of Knights Landing. Owner/Applicant: Castle Companies (D. Rust).

9:15 a.m.

- 6.2 2009-027:** Appeal of a staff denial of a Certificate of Compliance for an eight-acre parcel located at 33750 Russell Boulevard in Winters (APN: 038-130-09). The project site is a portion of a 20.20-acre A-1 (Agricultural General) zoned parcel. Owner/Applicant: Clark/Calfee (S. Berg).

9:30 a.m.

- 6.3** Presentation of Annual Compliance Report on off-channel gravel mining within the Cache Creek Area Plan. Off-channel gravel mining is generally located one-half mile north and south of Cache Creek, between County Roads 85 and 96, near the communities of Capay, Esparto, Madison, Yolo, and the City of Woodland. Applicant: Yolo County Planning and Public Works Department (Schwartz).

9:45 a.m.

- 6.4 2009-019:** Modification of an existing Use Permit for a private airport used for a crop dusting operation to allow for a runway safety extension. The project site is located in the A-1 (Agriculture General) zone, at 41167 County Road, approximately two miles north of the City of Davis (APN: 042-080-02). A Categorical Exemption has been prepared for this project. Owner/Applicant: Holsclaw/Growers Air Service (C. Baracco).

10:00 a.m.

- 6.5 2009-024:** Modification of an existing Use Permit for TriCal Inc. to extend the term of the Use Permit and to allow the storage of an additional chemical. TriCal provides fumigation services to agricultural operations in the area. TriCal initially received a Use Permit in 1998 to store Methyl Bromide and has renewed the permit a number of times since then. The property is located at 39985 County Road 14, approximately one-half mile east of the intersection of County Road 14 and State Highway 113, southwesterly of Knights Landing. (APN: 056-200-09). A Categorical Exemption has been prepared for this project. Owner/Applicant: TriCal, Inc. (J. Anderson).

10:15 a.m.

- 6.6** Recommendations of the Planning Commission Ad Hoc Subcommittee regarding the draft Citizens Advisory Committee by-laws and procedures (E. Parfrey).

- 6.7 2006-083:** Update of Section 8-2.2406 of the Yolo County Code (the "Sign Ordinance"). The update of the sign ordinance will modernize and streamline the current regulations. The draft ordinance will also address a conflict with State law concerning real estate signs and will help to promote the agriculture economy by allowing off-site direction and information signs for agriculture-related uses. A Negative Declaration has been prepared for this project. Applicant: Yolo County (C. Baracco).

10:45 a.m.

- 6.8 2009-056:** Update of Article 25 of Title 8, Chapter 2 of the Yolo County Code (the "Off-Street Parking and Loading Ordinance"). The intent of the ordinance update is to modify and establish criteria to protect and enhance land uses in the various zones of the unincorporated county, and to maintain the availability of public roads and sidewalks for the safe movement of vehicles and pedestrians. A Negative Declaration has been prepared for this project. Applicant: Yolo County (J. Anderson).

REGULAR AGENDA

7. DISCUSSION ITEMS

- 7.1 Status of the Yolo County General Plan Update (D. Morrison).

8. DIRECTOR'S REPORT

A report by the Assistant Director on the recent Board of Supervisor's meetings on items relevant to the Planning Commission and an update of the Planning and Public Works Department activities for the month. No discussion by other Commission members will occur except for clarifying questions. The Commission or an individual Commissioner can request that an item be placed on a future agenda for discussion.

9. COMMISSION REPORTS

Reports by commission members on information they have received and meetings they have attended which would be of interest to the commission or the public. No discussion by other commission members will occur except for clarifying questions.

10. FUTURE AGENDA ITEMS

The opportunity for commission members to request that an item be placed on a future agenda for discussion. No discussion by other commission members will occur except for clarifying questions.

11. ADJOURNMENT

The next scheduled meeting of the Yolo County Planning Commission is October 8, 2009.

Respectfully submitted by,

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

***** NOTICE *****

If requested, this agenda can be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 and the Federal Rules and Regulations adopted in implementation thereof. Persons seeking an alternative format should contact David Morrison, Assistant Director for further information. In addition, a person with a disability who requires a modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting should telephone or otherwise contact David Morrison, Assistant Director as soon as possible and preferably at least 24 hours prior to the meeting. David Morrison, Assistant Director may be reached at 530-666-8041, or at e-mail david.morrison@yolocounty.org, or at the following address: Yolo County Planning and Public Works Department, 292 West Beamer Street, Woodland, CA 95695.

***** NOTICE *****

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 that 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.