



# County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

John Bencomo  
DIRECTOR

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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

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**\*\*\*REVISED\*\*\***

### AGENDA

**THURSDAY NOVEMBER 12, 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.

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#### **ADMINISTRATIVE AGENDA**

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8:30 a.m.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF MINUTES**
  - 3.1 Minutes of October 8, 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 Brochure from American Planning Association offering the guide, "The Commissioner."
- 5.2 Save the Date – Sonoma State University's 26<sup>th</sup> Annual Planning Commissioners Conference. (email)

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**CONSENT AGENDA**

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- 6.1 **2009-027:** Findings for Planning Commission approval of the Clark Certificate of Compliance to recognize a 12.19-acre parcel and an 8.01-acre parcel in the A-1 (Agricultural General) zone, located at 33750 Russell Boulevard in Winters (APNs: 038-130-08 and 038-130-09). Applicant/Owner: Clark (S. Berg)

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**TIME SET AGENDA**

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8:45 a.m.

- 7.1 Consideration of a recommendation to the Board of Supervisors on a proposed "Compensatory Mitigation Ordinance." The Ordinance would be added to Title 10 of the Yolo County Code (Environment). If adopted, the Ordinance would provide for limited County regulation of certain habitat creation, restoration, and enhancement projects, as well as the preservation of existing habitat in certain circumstances. Most projects covered by the Ordinance would be subject only to its notice and opportunity to comment provisions. Those provisions create a non-binding local review process that is intended to give County departments and the Yolo Natural Heritage Program an opportunity to comment on proposed habitat projects, including but not limited to the compatibility of such projects with neighboring agricultural and other uses. However, certain projects covered by the Ordinance—those undertaken as compensatory mitigation for out-of-county impacts or to otherwise satisfy legal obligations of the project proponent—will also be subject to a conditional use permit requirement. For these projects the Ordinance specifies the contents of permit applications, sets forth certain criteria to guide decision making, and establishes public notice and hearing requirements. The proposed Ordinance is of general application throughout the unincorporated area of the County Applicant: Yolo County (Pogledich).

9:00 a.m. WORKSHOP

- 7.2 **2009-022:** Review of the preliminary Dunnigan Specific Plan, which will provide a policy and regulatory framework for land development with a viable program for building and financing the infrastructure necessary to support existing and planned land uses and will be required to satisfy the prescriptive requirements of the County's new General Plan. The Specific Plan area consists of approximately 3,089 acres, located at the interchange of I-5 and I-505 including and including the existing town of Dunnigan. Applicant/Owner: Dunnigan Landowners Group (Tschudin).

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**REGULAR AGENDA**

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**8. DISCUSSION ITEMS**

8.1 None

**9. 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.

**10. 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.

**11. 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.

**12. ADJOURNMENT**

The next scheduled meeting of the Yolo County Planning Commission is December 10, 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](mailto: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.*