



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

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YOLO COUNTY PLANNING COMMISSION

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

AGENDA

THURSDAY MARCH 11, 2010

**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 January 28, 2010.
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 SACOG Blueprint Fifth Anniversary event

TIME SET AGENDA

8:40 a.m.

- 6.1 2009-001:** Continued public hearing on a request for a Use Permit for a 335-foot radio tower to be located on an Agricultural General (A-1) zoned parcel approximately $\frac{3}{4}$ mile south of the City of Davis (APN: 069-010-08). The applicant proposes to amend the application to construct a 365-foot radio tower at the Yolo County Central Landfill (APN: 042-140-06). The radio tower would be utilized by KDVS, Davis and KMJE, Woodland. An environmental document will be prepared to comply with the California Environmental Quality Act. Owner/Applicant: Yolo County/Results Radio, LLC (J. Anderson)

8:45 a.m.

- 6.2 2009-044:** Continued public hearing on a request to abandon a 20-foot wide right-of-way for County Road 75A, located in Brooks, with access from State Route 16 (APNs: 060-030-15 and 060-030-16). County Road 75A serves both Tribal trust land and fee title property, owned by the Yocha Dehe Wintun Nation. An Exemption has been prepared for this project. Owner/Applicant: Yocha Dehe Wintun Nation (S. Cormier).

9:00 a.m.

- 6.3 2009-033:** A Use Permit request to construct and operate an unstaffed wireless Communications facility at the El Macero Country Club, located at 44571 Clubhouse Drive in El Macero (APN: 068-130-06). The project will provide wireless Internet and VOIP (voice over Internet protocol) phone services to the south Davis vicinity. The project proposes installation of a 70-foot "monopine" (fake pine tree) pole and adjoining Clearwire radio equipment located in a 2,400-square foot lease area, with room for future co-locations. A Negative Declaration has been prepared for this project. Owner/Applicant: El Macero Country Club/Clear Wireless, LLC (S. Cormier)

9:15 a.m.

- 6.4 2000-019:** Modification of an existing Use Permit, Lot Line Adjustment, and Williamson Act Successor Agreement for properties located on the south side of County Road 27, east of State Route 113, approximately three miles south of the City of Woodland. The project is located in the A-1 (Agricultural General) and A-P (Agricultural Preserve) zoning districts (APNs: 042-080-20, 041-060-27, and 041-060-28). The Use Permit will allow a runway safety extension to a private airport. A Categorical Exemption has been prepared for this project. Owner/Applicant: Holsclaw (S. Cormier)

9:30 a.m.

- 6.5 2010-006:** Resolution to provide guidelines for developing future Specific Plan applications, consistent with the General Plan. The framework is intended to guide the organization of all Yolo County specific plans with the goal of creating effective, efficient, and statutorily complete documents that share a common outline countywide. The content of a Specific

Plan must meet the requirements of California Government Code Section 65451. (D. Rust/H. Tschudin)

9:45 a.m. WORKSHOP

- 6.6 2010-005:** Discussion of the upcoming comprehensive update of the Zoning Ordinance, Title 8, Chapter 2 of the County Code (E. Parfrey)

10:00 a.m. WORKSHOP.

- 6.7 2010-005:** Discussion of the creation of local CEQA Guidelines, as part of the comprehensive update of the Zoning Ordinance (E. Parfrey)

10:15 a.m. WORKSHOP.

- 6.8 2010-005:** Discussion of the proposed Transfer of Development Rights (TDR) Ordinance and Clustered Agricultural Housing Ordinance, as part of the comprehensive update of the Zoning Ordinance (E. Parfrey)

REGULAR AGENDA

7. DISCUSSION ITEMS

- 7.1 Draft FY 10/11 Budget and Master Fee Resolution

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 April 08, 2010.

March 11, 2010
Yolo County Planning Commission Agenda

Respectfully submitted by,

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

***** NOTICE *****

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***** 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.