



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

John Bencomo
DIRECTOR

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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 SEPTEMBER 9, 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 August 12, 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 None

TIME SET AGENDA

8:30 a.m.

6.1 ZF #2007-049: Extension of a Use Permit to construct and operate a marina on the west bank of the lower Sacramento River, just north of the Interstate-5 Bridge. The project site is zoned A-1 (Agricultural General) and is designated in the General Plan as being within the Elkhorn Specific Plan area (APN: 057-210-17, -18). The Use Permit was approved by the Planning Commission on August 14, 2008, and the Planning Director approved a one year extension in 2009. The applicant is requesting an extension in order to obtain approvals from all applicable state and federal agencies. A Categorical Exemption has been prepared for this project. (Owner/Applicant: Hugh Turner/Robert Newton; Planner: J. Anderson)

8:45 a.m.

6.2 ZF# 2010-002: Appeal of Zoning Administrator approval of a Conditional (Minor) Use Permit to stockpile up to 10,000 cubic yards of soil additive (gypsum) that will be sold to local farming operations throughout Yolo County. The proposed storage area is approximately 0.5-acre area within a 246-acre parcel, immediately adjoining the Clark-Pacific Pre-cast concrete manufacturing facility north of the City of Woodland (APN: 027-250-06). The project site is zoned A-1 (Agricultural General) and is designated in the General Plan as Industrial. A Categorical Exemption has been prepared for this project. Owner/Applicant: Jack L. Spence, Inc. (D. Rust)

9:00 a.m.

6.3 ZF #2007-077: Unitarian Universalist Church of Davis (UUCD) Use Permit Amendment for proposed changes to the UUCD campus (APN: 036-160-35) located at 27072 Patwin Road in Davis. The project site is zoned RS-B40 (Residential Suburban) and is designated in the General Plan as Public/Quasi-Public. The proposed amendment includes demolition of the existing Great Hall; construction of a new social hall/kitchen building in the same location; installation of new meeting/classroom portable buildings; and associated site improvements. A Negative Declaration has been prepared for this project. (Owner/Applicant: UUCD/Jeff Gold & Associates; Planner: S. Cormier)

9:15 a.m. WORKSHOP

6.4 ZF# 2002-043: Workshop (no action) to consider the updated 2010 Capay Valley Area Plan. The Yolo County Board of Supervisors heard testimony and considered the 2007 updated Capay Valley Area Plan at hearings during 2007. In September, 2007, the Board directed staff to put the plan adoption on hold until after the Countywide General Plan had been approved. The 2030 Yolo Countywide General Plan was adopted in November, 2010. The Capay Valley plan is the first of the community plans to be considered. Staff has revised the previous 2007 Capay Valley Area Plan, primarily by editing background information and updating policies to conform with the new countywide General Plan. (Owner/Applicant: Yolo County (E. Parfrey/S. Cormier)

9:30 a.m. WORKSHOP

6.5 ZF# 2010-005: Workshop (no action) to consider the Clustered Agricultural Housing Ordinance, an amendment to the Yolo County Code. The proposed Ordinance would allow landowners of multiple lots, to cluster some small-lot agricultural housing in one corner of a parcel in return for placing an agricultural conservation easement on the remainder of the property. The cluster ordinance is needed to provide an alternative to the development of substandard lots or antiquated subdivision lots into dispersed rural estates. Instead, small lots would be concentrated in area of the property. The Clustered Agricultural Housing Ordinance is a voluntary program that would be available to those limited numbers of landowners who would qualify, estimated to be about 200 landowners (less than 5% of the total) in the agricultural area. Owner/Applicant: Yolo County (E. Parfrey)

9:45 a.m. WORKSHOP

6.6 ZF# 2010-005: Workshop (no action) to consider a conceptual proposal to update the existing agricultural zoning districts (A-1 and A-P) to new Agricultural Intensive (A-N) and Agricultural Extensive (A-E) districts, with new established minimum parcel sizes. The update of the zoning districts is required to bring the County Code zoning regulations into consistency with the 2030 Countywide General Plan. Owner/Applicant: Yolo County (E. Parfrey)

REGULAR AGENDA

7. DISCUSSION ITEMS

7.1 Presentation regarding North Davis Meadows water system (R. Espinoza)

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 14, 2010.

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.