



# 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

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### AGENDA

**THURSDAY OCTOBER 14, 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.

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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 September 9, 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.

October 14, 2010

Yolo County Planning Commission Agenda

5. CORRESPONDENCE

5.1 California County Planning Commissioners Association, 80<sup>th</sup> Annual CCPCA State Conf.

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TIME SET AGENDA

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8:30 a.m.

6.1 **ZF #2007-049:** Continued public hearing on a request for an 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 (J. Anderson)

8:45 a.m.

6.2 **ZF# 2002-043:** Adoption of the updated 2010 Capay Valley Area Plan (Amendment No. 1 to the 2030 Yolo Countywide General Plan). The Yolo County Board of Supervisors heard testimony and considered the 2006 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 was approved, which occurred in November, 2010. The Capay Valley plan is the first of the community plans to be considered. Staff has revised the previous 2006 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)

9:00 a.m.

6.3 **ZF #2009-046:** Adoption of the Water Efficient Landscape Ordinance. The State Legislature adopted the "Water Conservation in Landscaping Act of 2006" (AB 1881) which required the Department of Water Resources to update the State Model Water Efficient Landscape Ordinance. The updated model ordinance contains several new landscape and irrigation design requirements aimed at reducing water consumption and waste in landscape irrigation. All California cities and counties are required to adopt the model ordinance, or develop an ordinance that is at least as effective as the state's model ordinance. Yolo County Planning and Public Works Department has prepared its own ordinance to fit local conditions. Owner/Applicant: Yolo County (J. Anderson)

9:15 a.m.

6.4 **ZF# 2010-005:** Adoption of the Clustered Agricultural Housing Ordinance, an amendment to the Yolo County Code. The proposed Ordinance would allow landowners of multiple adjacent lots, one of which is 20 acres or less in size, 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 reconfigured properties. 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 one 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 between 1,500 to 2,000 landowners in the agricultural area. Owner/Applicant: Yolo County (E. Parfrey)

9:30 a.m. WORKSHOP

- 6.5 ZF# 2010-005:** Workshop (no action) to consider three portions of the comprehensive update of the Zoning Ordinance and related chapters of Title 8 of the County Code, including Chapter 2, Article 1 (General Provisions) and Article 2 (Administrative Provisions), and Chapter 10 (Local CEQA Guidelines). Owner/Applicant: Yolo County (E. Parfrey)

9:45 a.m. WORKSHOP

- 6.6 ZF# 2010-005:** Workshop (no action) to consider the update of the zoning regulations for the agricultural zones (Article 3 of Title 8 of the County Code). Owner/Applicant: Yolo County (S. Cormier)

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**REGULAR AGENDA**

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**7. DISCUSSION ITEMS**

- 7.1 None.

**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.

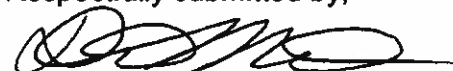
**10. FUTURE AGENDA ITEMS**

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 December 9, 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](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.*