



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

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YOLO COUNTY PLANNING COMMISSION

CHAIR: Richard Reed
VICE-CHAIR Leroy Bertolero
MEMBERS: Jeb Burton; Jack Kasbergen, Mary Kimball; Sydney Vergis; Keith Williams

AGENDA

THURSDAY, FEBRUARY 9, 2012

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 December 8, 2011
4. PUBLIC COMMENT

The opportunity for members of the public to address the Planning Commission on any subject relating to the Planning Commission not related to items on the 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# 2011-0067:** Variance to place a second home more than 250 feet from the primary residence. The increased distance is requested to avoid impacts to existing horse facilities and/or riparian areas. The property is located at 26810 County Road 97D, north of Russell Boulevard, one mile west of the City of Davis (APN: 037-140-017), and is zoned A-P (Agricultural Preserve). A Categorical Exemption has been prepared. Owner: Carolyn Pfanner; Applicant: Matthew Piner (S. Cormier).

8:45 a.m.

- 6.2 ZF# 2011-0064:** Road abandonment request for an unmaintained portion of County Road 40 (Rayhouse Road). The applicant is proposing to assume private maintenance of the road, which is located entirely within their ownership. The section of road is located approximately 9 miles northwest of the community of Guinda, two miles east of Lake County and one mile north of Napa County (APNs: 018-310-001, 081-310-021, 018-330-020, 018-340-021, and 018-340-029), and is zoned A-P (Agricultural Preserve). A Statutory Exemption has been prepared. Owner/Applicant: Homestake Mining Co. (S. Cormier).

9:00 a.m.

- 6.1 ZF# 2011-0046:** Amendment to the Planned Development No. 51 (PD-51) overlay zone to allow the establishment of a Love's Travel Center. The facility would include 13,000 square feet of buildings, consisting of two fast-food restaurants, a market, a tire barn, and 24 fuel pumps. The site would operate 24-hours per day. Development would be served by an on-site domestic water system, waste water treatment pond, and storm water detention pond. The project is located at 28700 County Road 6, at the northwest corner of the interchange with Interstate 5, in the community of Dunnigan (APNs: 051-160-04 and -05), and is zoned C-H/PD-51 (Highway Commercial/Planned Development No. 51). A Mitigated Negative Declaration has been prepared. Owners: Star Holdings Co., and Richard/Suzanne Cordes; Applicant: Love's Truck Stops (D. Morrison).

REGULAR AGENDA

7. DISCUSSION ITEMS

- 7.1 Future Field Trip to Montezuma Hills
- 7.2 Housing Element Update
- 7.3 Election of Officers for 2012

8. DIRECTOR'S REPORT

A report by the Assistant Director of Planning on items from the recent Board of Supervisors meetings relevant to the Planning Commission and 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 an item be placed on a future agenda for discussion. No discussion by other commission members will occur except for clarifying questions.

10.2 Planning Commission Schedule for 2012

11. ADJOURNMENT

The next scheduled meeting of the Yolo County Planning Commission is March 8, 2012.

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.