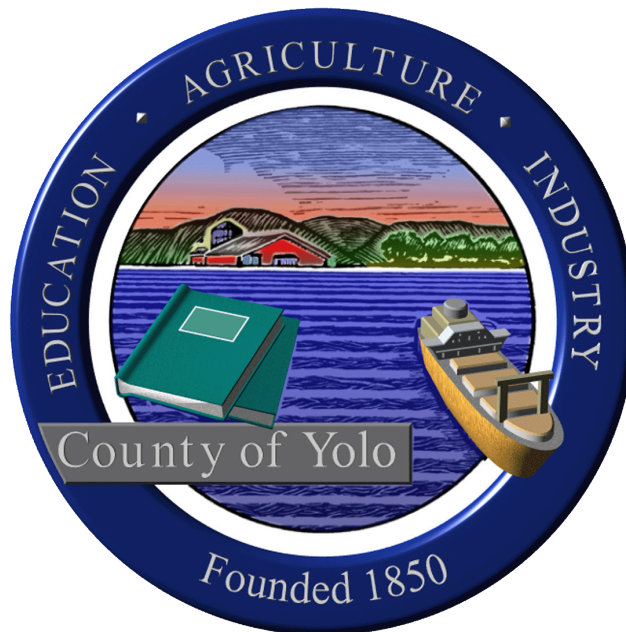


# YOLO COUNTY PLANNING COMMISSION

## AGENDA & SUPPORTING MATERIALS

June 28, 2012



### YOLO COUNTY PLANNING COMMISSION

LEROY BERTOLERO, CHAIR  
MARY KIMBALL, VICE-CHAIR  
JEB BURTON  
JACK KASBERGEN  
RICHARD REED  
SYDNEY VERGIS  
KEITH WILLIAMS

### **BOARD OF SUPERVISORS CHAMBERS**

625 COURT STREET, ROOM 206  
WOODLAND, CALIFORNIA 95695

DAVID MORRISON  
ASSISTANT DIRECTOR, PLANNING

PHIL POGLEDICH  
COUNTY COUNSEL

## ADMINISTRATIVE AGENDA

8:30 a.m.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF MINUTES**
4. **PUBLIC COMMENT:** Opportunity for members of the public to address the Planning Commission on subjects not otherwise on the agenda relating to Planning Commission business. The Planning Commission reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

## TIME SET AGENDA

5. **8:30 a.m.**

ZF 2012-0017: Request for a Lot Line Adjustment, Williamson Act Successor Contract, and Zone Boundary Adjustment on two parcels located at 23473 County Road 88, Winters. The actions would allow an existing 5.0 acre parcel (zoned Agricultural General or A-1) to be shifted from west of the larger 95.4-acre parcel (zoned Agricultural Preserve or A-P) into the eastern portion of the larger parcel, with the new 5.0-acre parcel to be rezoned from Agricultural Preserve to Agricultural General. A Williamson Act Successor Contract would apply to the newly adjusted 95.4-acre parcel. A CEQA exemption has been prepared. Applicant: Albert and Patricia Geerts (E. Parfrey)

6. **8:45 a.m.**

ZF 2012-0007: Approval of a Use Permit to construct six 197-foot tall temporary meteorological wind towers ("Met Towers"). The six proposed Met Towers will be located on six separate rangeland agricultural properties in the Dunnigan Hills/Hungry Hollow area, west of Interstates 5 and/or 505, within an approximately 15 mile-long area. The properties include Assessor Parcel Numbers: 055-210-006, 054-150-005, 061-020-005, 052-080-003, 062-130-007, and 062-020-005. The properties are zoned either Agricultural Preserve (A-P) or Agricultural Exclusive (A-E). A Negative Declaration has been prepared for this project. Applicant: Dunnigan Hills Wind I (E. Parfrey)

7. **9:00 a.m.**

ZF 2011-0029: The Clark Pacific Expansion project, located north of the City of Woodland, would rezone portions of the project site consistent with land use designations in the 2030 Countywide General Plan; subdivide the project site into several industrial zoned parcels and one open space parcel; amend the existing Development Agreement; and, terminate the existing Use Permit approved in 2008 that currently regulates Clark Pacific operations on a 90-acre portion of the site. The project site is located at 40600 County Road 18C and 40979 Best Ranch Road (Assessor's Parcel Numbers: 027-250-005 and 027-250-006). An Environmental Impact Report has been prepared for this project. Applicant: Clark Pacific (S. Cormier)

8. **9:15 a.m. WORKSHOP**

ZF 2010-005: Public workshop on the update of the zoning regulations for the agricultural, residential, commercial, and industrial zones (Articles 3, 5, 6, and 7 of Chapter 2, Title 8 of the Yolo County Code). The revisions would affect all of the properties in the unincorporated area. The documents to be reviewed by the Planning Commission at this workshop include a fourth revision of the proposed new agricultural zone regulations, and the first drafts of the proposed regulations for the residential, commercial, and industrial zones. At the conclusion of the public workshop the Planning Commission will be asked to take an informal “straw vote” to approve the latest revision of the agricultural zone regulations, and to direct staff to circulate the regulations for the residential, commercial, and industrial zones to the citizens’ advisory committees for their review and recommendations. A CEQA document has not yet been prepared. Applicant: Yolo County (E. Parfrey)

9. **9:30 a.m.**

Presentation of the 2012 Annual Report regarding the status of the Yolo County General Plan and progress in its implementation. The Annual Report provides information regarding demographics, economics, housing, development, staff operations, and the status of General Plan action item implementation. The report is Statutorily Exempt under CEQA. Applicant: Yolo Count (D. Morrison).

**REGULAR AGENDA**

10. **DISCUSSION ITEMS**

Update - Future Field Trip to Montezuma Hills

11. **DIRECTOR'S REPORT**

12. **COMMISSION REPORTS**

13. **FUTURE AGENDA ITEMS**

**ADJOURNMENT**

Next meeting scheduled for: July 24, 2012

I declare under penalty of perjury that the foregoing agenda was posted June 14, 2012 by 5:00 p.m. at the following places:

- On the bulletin board at the east entrance of the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California; and
- On the bulletin board outside the Board of Supervisors Chambers, Room 206 in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California.

I declare under penalty of perjury that the foregoing agenda will be posted no later than June 14, 2012 by 5:00 p.m. as follows:

- On the Yolo County website: [www.yolocounty.org](http://www.yolocounty.org).

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Clerk of the Yolo County Planning Commission  
292 W. Beamer Street  
Woodland, CA 95695