



# County of Yolo

## PLANNING AND PUBLIC WORKS DEPARTMENT

**John Bencomo**  
DIRECTOR

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## YOLO COUNTY PLANNING COMMISSION

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

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### AGENDA

**THURSDAY, October 11, 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.

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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 June 14, 2012
  - 3.2 Minutes of September 13, 2012

- 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**

None

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**TIME SET AGENDA**

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8:30 a.m.

**6.1 ZF #2011-0035:** Public hearing to consider the Teichert Mining Permit and Reclamation Plan for the existing Schwarzgruber and Sons mining facility. Mining would continue on approximately 40.7 acres, with proposed reclamation of 93.9 acres. The proposed rate of mining would increase (from 114,000 tons mined per year to a maximum of 1,411,766 tons mined per year), the period of mining would decrease (from “unlimited” to 15-years maximum), the reclamation of the site would be modified, exceptions to the Off-Channel Surface Mining Ordinance are proposed, the existing mining allocation and plant site would be retired, and the facility and operations would be governed under the policies and regulations of the Cache Creek Area Plan. The mining site is located at 16550 County Road 96, approximately two miles west of the City of Woodland, immediately south of Cache Creek bounded by County Road 96 on the east (APN: 025-350-010). The plant site where processing would occur is located at 35030 County Road 20, Woodland, CA 95695 (APNs 025-350-018 and -019; 025-120-039 and -041). An Environmental Impact Report has been prepared for this project. Applicant/Owner: Teichert Aggregates/Schwarzgruber and Sons, Inc. (C. Tuttle/ H. Tschudin/ J. Anderson)

8:45 a.m.

**6.2** Presentation of the Annual Compliance Report for off-channel gravel mining within the Cache Creek Area Plan for the Granite Construction-Capay, Granite Construction-Woodland, Schwarzgruber and Sons, CEMEX, Syar Industries, Teichert Aggregates-Esparto, and Teichert Aggregates-Woodland sites. A Categorical Exemption has been prepared for this project. Applicant: Yolo County (J. Anderson)

9:00 a.m.

**6.3 ZF #2012-0028:** Public hearing to consider a Variance to reduce the side yard setback from six feet to less than one-foot to allow an existing garage to remain. The project site is located at 24640 Main Street, in the town of Capay (APN: 049-434-003). The property is zoned Residential One-Family and Duplex (R-2). A Categorical Exemption has been prepared for this project. Applicant/Owner: Loretta Clark (J. Anderson)

9:15 a.m.

**6.4 ZF #2011-0027:** Public hearing to consider an Amendment to the existing Planned Development 9 (PD-9) overlay zoning ordinance and approve Tentative Parcel Map #4825 which would subdivide an existing 60.2-acre parcel into two lots. The property is zoned Agricultural General (A-1) and is located on County Road (CR) 95 near County Road 25 in the Monument Hills area, approximately 3.5 miles west of the City of Woodland (APN: 040-040-040). A Negative Declaration has been prepared for this project. Applicant/Owner: Knights Landing LLC/Dan Dowling et al (E. Parfrey)

9:30 a.m.

- 6.5** Public hearing to consider an Ordinance establishing a use permit requirement for certain habitat restoration projects, including those undertaken as compensatory mitigation for development impacting habitat outside of the County. The ordinance would apply to agricultural and open space designated lands within the unincorporated area. A Notice of Exemption for the ordinance has been prepared for this project. Applicant: Yolo County (P. Pogledich)

9:45 a.m. WORKSHOP

- 6.5** **ZF 2012-0032:** Second workshop to review the second drafts of the proposed update of the zoning regulations for the residential, commercial, and industrial zones (Articles 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. 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 these three articles, which will be brought back to the Commission later for a formal vote. A CEQA document has not yet been prepared. Applicant: Yolo County (E. Parfrey)

10:00 a.m. WORKSHOP

- 6.6** **ZF 2012-0032:** Public workshop on the update of the zoning regulations for four separate articles (sections) in the County Code: Special Agricultural Regulations; Public and Open Space Zones; Specific Plan, Planned Development, and Overlay Zones; and Sign Standards (Articles 4, 8, 9, and 13 of Chapter 2, Title 8 of the Yolo County Code). The revisions would affect all of the properties in the unincorporated area. At the conclusion of the public workshop the Planning Commission may be asked to take an informal “straw vote” to approve the revised regulations, and to direct staff to circulate the regulations to the citizens’ advisory committees for their review and recommendations. A CEQA document has not yet been prepared. Applicant: Yolo County (E. Parfrey)

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**REGULAR AGENDA**

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**7. DISCUSSION ITEMS**

None

**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.

**11. ADJOURNMENT**

The next scheduled meeting of the Yolo County Planning Commission is November 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](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.*