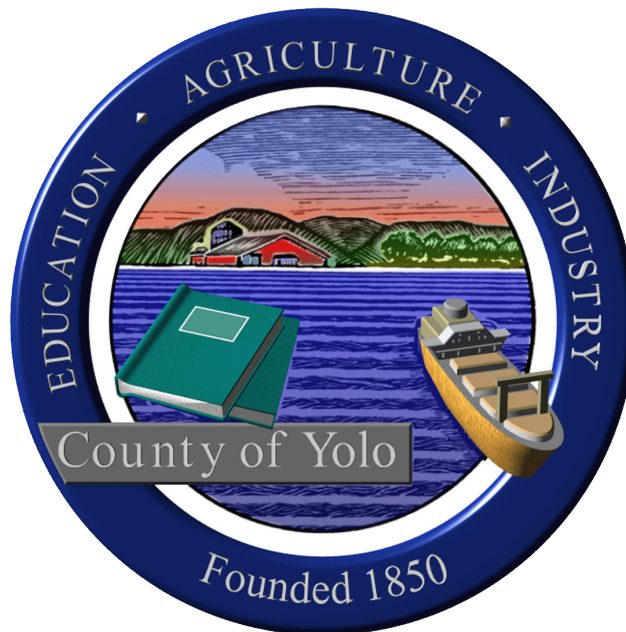


YOLO COUNTY PLANNING COMMISSION

AGENDA & SUPPORTING MATERIALS

April 11, 2013



YOLO COUNTY PLANNING COMMISSION

MARY KIMBALL, CHAIR
SYDNEY VERGIS, VICE-CHAIR
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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. **ROLL CALL**
4. **REQUEST FOR ANY CONTINUANCES**
5. **APPROVAL OF THE AGENDA**
6. **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.

CONSENT AGENDA

7. **APPROVAL OF MINUTES**
8. **CORRESPONDENCE**

TIME SET AGENDA

9. **8:30 a.m.**
ZF #2013-0007: Request for a Use Permit for an events center located on a 37.5-acre parcel at 24199 County Road 22, approximately two miles southwest of the town of Esparto (APN: 049-180-078). The property is zoned A-P (Agricultural Preserve) and is under Williamson Act contract. The proposed use of the property as an event center would include weddings, private parties, corporate retreats, family reunions, various charitable events and activities, and food, olive oil and wine tastings. The applicant plans to schedule approximately four events per month primarily limited to the season from May to October, to be attended by 80 to 150 participants. A Negative Declaration has been prepared for the project.
Owner/Applicant: Rolston/FreeHeart Farm (E. Parfrey)
10. **8:45 a.m.**
CR 12 Bridge over Zamora: Consideration to adopt the Negative Declaration, including the Environmental Protection Measures, for the replacement of the County Road 12 Bridge (22C0130). The purpose of the Replacement Project is to replace the structurally deficient, scour critical bridge with a new bridge that will meet current standards for design, construction, and maintenance. Owner/Applicant: Yolo County (S. Cormier/J. Campbell)

11. **9:00 a.m.**

CR 86A Bridge over Cottonwood: Consideration to adopt the Negative Declaration, including the Environmental Protection Measures, for the replacement of the County Road 86A Bridge (22C0101). The purpose of the Replacement Project is to replace the functionally obsolete bridge with a new bridge that will meet current standards for design, construction, and maintenance. Owner/Applicant: Yolo County (S. Cormier/J. Campbell)

12. **9:15 a.m.**

ZF #2012-0032: Amendment to the County Code (Title 8, Chapter 2, Section 8-2.2804) to revise the findings necessary to approve a Use Permit. The proposed amendment would update and clarify current findings requirements by: (a) eliminating the existing finding relating to the use of onsite crops for agricultural research facilities; (b) expanding the existing finding relating to "agriculturally related" uses to also include alternative energy systems, rural recreation, and other uses suitable for rural locations; and (c) clarifying language in the existing findings by referring to "prime farmland" rather than "prime soils." A CEQA Notice of Exemption has been prepared for the project under CEQA Guidelines Section 15061(b)(3). Owner/Applicant: Yolo County (E. Parfrey)

13. **9:30 a.m.**

ZF #2012-0032: Public workshop on the update of two sections of the Yolo County zoning and related regulations (Title 8 of the Yolo County Code), including Chapter 11: Mobile Home Park Conversion Ordinance (new), which is the subject of this workshop, along a revision of Chapter 5: Development Agreements. Owner/Applicant: Yolo County (E. Parfrey)

REGULAR AGENDA

14. **DISCUSSION ITEMS**

15. **DIRECTOR'S REPORT**

16. **COMMISSION REPORTS**

17. **FUTURE AGENDA ITEMS**

ADJOURNMENT

Next meeting scheduled for: May 9, 2013.

I declare under penalty of perjury that the foregoing agenda was posted March 29, 2013 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 March 29, 2013 by 5:00 p.m. as follows:

- On the Yolo County website: www.yolocounty.org.

Krista Piazza, Clerk
Yolo County Planning Commission

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 the Commission Clerk 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 the Commission Clerk as soon as possible and at least 24 hours prior to the meeting. The Commission Clerk may be reached at (530) 666-8775 or at the following address:

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