

YOLO COUNTY PLANNING COMMISSION

AGENDA & SUPPORTING MATERIALS

July 11, 2013



YOLO COUNTY PLANNING COMMISSION

MARY KIMBALL, 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.**

Presentation of the 2012 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. Applicant: Yolo County (J. Anderson)

10. **8:45 am**

ZF #2013-0026: Request for a Tentative Parcel Map to divide one 83.5-acre parcel into two parcels of 43.2 and 40.3 acres. The parcel is located at in the Yolo Bypass on the northern city limits of City of West Sacramento and straddles the SP railroad track (APNs: 042-260-006 and -011; 014-600-002; 008-010-002). The TPM would create one parcel in the County and one parcel in the City. The parcel is zoned Agricultural General (A-1) and is in active agricultural production. A Statutory Exemption from CEQA pursuant to Section 15061 (b) (3) of the CEQA Guidelines, known as the "common sense" rule, has been prepared for the project. Owner/Applicant: Excelsior Road LLC (E. Parfrey)

11.

9:00 a.m.

ZF #2011-0033: Request for a Use Permit and Flood Hazard Development Permit to construct Phase 1 (137 acres) of a habitat conservation bank for the endangered giant garter snake. The property is located at the north end of County Road 155, east of CR 152, in the Yolo Bypass, approximately 10 miles southeast of the city of Davis (APN: 033-190-010). The

property is zoned Agricultural Preserve (A-P) and is under Williamson Act contract. A Mitigated Negative Declaration has been prepared pursuant to CEQA for the project. Owner/Applicant: Dustin Smith/America's Habitats. (E. Parfrey)

12. 9:15 a.m.

ZF #2013-0017: Request for a Use Permit to construct and operate a solar facility project on approximately 18 acres in the Agricultural General (A-1) Zone (APN: 030-200-036) located west of and adjacent to the City of Winters, northeast of the intersection at SR 128 and CR 87D. The project would interconnect to the adjacent PG&E substation to provide for the direct distribution of renewable energy to the residents of Winters and surrounding vicinity. An Addendum has been prepared for this project to make minor technical changes to a previously adopted Mitigated Negative Declaration (Zone File 2011-002), in accordance with the California Environmental Quality Act. Owner/Applicant: Dan Martinez (S. Cormier)

13. 9:30 a.m.

ZF #2012-0032: Recommendation on approval of three minor Zoning Code Amendments related to housing, which would amend Chapter 2, Title 8 of the Yolo County Code. The first amendment would adopt a Reasonable Accommodations ordinance to provide a procedure for individuals with disabilities to request reasonable accommodation in seeking equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act. The second amendment would provide regulations and development standards for emergency shelters, and supportive and transitional housing projects, that are consistent with State requirements (Senate Bill 2 (2007), Government Code Sections 65583 and 65589.5). The third amendment would provide housing density bonus incentives for the production of housing in accordance with Sections 65915 and 65917 of the California Government Code for very low, low, and moderate income households and senior households. Some of these amendments are part of the comprehensive Zoning Code Update program, but all three are being accelerated for approval upon request of the California Department of Housing and Community Development to ensure their review of the County Housing Element update remains on schedule. A Statutory Exemption from CEQA pursuant to Section 15061 (b) (3) of the CEQA Guidelines, known as the "common sense" rule, has been prepared for the project. 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: August 9, 2013

I declare under penalty of perjury that the foregoing agenda was posted July 5, 2013 by 5:00 p.m. at the following places:

- On the bulletin board outside the Planning and Public Works Department, 292 West Beamer Street, Woodland, California; and
- 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; and
- On the Yolo County website: www.yolocounty.org

I declare under penalty of perjury that the foregoing agenda will be posted no later than July 5, 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) 666-8811 or at the following address:

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

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.

Pursuant to California Government Code Section 65009(b)(2) and Public Resources Code Section 21177, any lawsuit challenging the approval of any project described in this agenda, including any related CEQA actions, may be limited to only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.