



County of Yolo

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PLANNING, RESOURCES AND PUBLIC WORKS DEPARTMENT

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YOLO COUNTY PLANNING COMMISSION

CHAIR: Don Peart
VICE-CHAIR: Leroy Bertolero
MEMBERS: Amy Cameron, Mary Kimball, Mary Liu, Jeff Merwin, Don Winters

MINUTES

FEBRUARY 8, 2007

ADMINISTRATIVE AGENDA

1. PLEDGE OF ALLEGIANCE
2. Vice-Chair Peart called the meeting to order at 8:52 a.m.

MEMBERS PRESENT: Peart, Bertolero, Kimball, Merwin, Liu
MEMBERS ABSENT: Cameron, Winters
STAFF PRESENT: David Morrison, Assistant Director of Planning
Eric Parfrey, Principal Planner
Hope Welton, Deputy County Counsel
Stephanie Berg, Associate Planner
Craig Baracco, Assistant Planner

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3. ADOPTION OF MINUTES OF THE **December 19-20, 2006** MEETING

Commission Action

The Minutes of the **December 19-20, 2006** and the January 22, 2007 meetings were held over for the March meeting.

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David Morrison suggested that this would be an appropriate time in which to swear in the newly appointed member to the Planning Commission, Mary Kimball. Kristine Mann from the County Clerk-Recorder's Office swore in Commissioner Kimball. Commissioner Peart welcomed Commissioner Kimball.

4. PUBLIC REQUESTS

The opportunity for members of the public to address the Planning Commission on any subjects relating to the Planning Commission, but not relative to items on the present agenda, was opened by the Chair. The Planning Commission reserves the right to impose a reasonable limit on time afforded to any individual speaker.

Commissioner Kimball thanked Supervisor Rexroad for her appointment and stated she was proud to be a part of the Planning Commission.

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5. ELECTION OF OFFICERS

5.1. Vice-Chair Peart asked for nominations for Chair.

MOTION: Bertolero nominated Vice Chair Peart for Chair

SECOND: Merwin

The nominations were closed.

AYES: Bertolero, Merwin, Kimball, Peart and Liu

NOES: None

ABSTAIN: None

ABSENT: Cameron, Winters

Chair Peart stated he is honored to be selected.

5.2 Chair Peart asked for nominations for Vice-Chair.

MOTION: Liu nominated Commissioner Bertolero for Vice-Chair.

SECOND: Kimball

The nominations were closed.

AYES: Bertolero, Merwin, Kimball, Peart and Liu

NOES: None

ABSTAIN: None

ABSENT: Cameron, Winters

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6. CORRESPONDENCE

6.1 SACOG Regional Report December 2006/January 2007

6.2 Letter to Planning Commissioners dated January 29, 2007 regarding opposition to the Taylor rural subdivision proposal as part of the General Plan Update from Herb and Marlene Schuler.

6.3 Letter to Planning Commissioners dated January 29, 2007 regarding opposition to the Taylor rural subdivision proposal as part of the General Plan Update from Thomas and Laurie Flynn.

6.4 California County Planning Commissioners Association agenda for the 2007 Central District CCPCA Spring Conference on March 10, 2007. Betty Woo gave information on CCPCA. Chair Peart encouraged everyone to participate.

- 6.5 Additional correspondence distributed at meeting: Letter dated February 3, 2007 regarding opposition to Taylor rural subdivision as part of the General Plan Update from Dan Mezger and Ellen Burriss.
- 6.6 Planning Commissioners Handbook, Rules of Conduct for Business and Local Agencies Ethics.

Chair Peart acknowledged receipt of all correspondence sent with the packet and distributed at the beginning of the meeting.

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TIME SET AGENDA

7.1 **2006-065:** Appeal of the Director's approval of a Site Plan Review for a highway commercial project, including a hotel, two restaurants, two gas stations, and a retail building. The subject property is zoned Highway Commercial (C-H) and is located east of Interstate 5 and north of County Road 8 in Dunnigan (APN: 052-050-84). A Statutory Exemption has been prepared for this project. Owner/Appellant: Mel Smith (S. Berg).

Stephanie Berg gave the staff report and answered questions from the commission.

The public hearing was opened.

Mel Smith, applicant, said the agreed upon changes worked out with staff to accommodate a good blend of pedestrian, automobile and truck traffic. He is in complete agreement with the site plan as revised.

Betty Woo, Architect, thanked staff and expressed her appreciation of the compromise, which she thought worked out great.

The public hearing was closed.

Commissioner Kimball thanked the applicant and staff for agreeing on the new site plan. Stated she would like to see use of California native plants in the landscaping where there is an opportunity.

Vice-Chair Bertolero was satisfied with the plan as presented.

Commissioner Merwin stated he was satisfied.

Commissioner Liu thanked the applicant for their work on the compromise and said that she was satisfied with the plan.

Chair Peart stated that the plan was much improved and he fully supported it.

Mr. Morrison asked if Condition of Approval #12 needed to be modified to include native California plants. Says at this point the Planning Director has discretion in approving landscape plan.

Commissioner Liu asked if there is a design committee?

Mr. Morrison said Design Review Committee has not met as yet.

Chair Peart re-opened the public hearing.

Betty Woo says the landscape approval is up to the discretion of the Planning Department. At some point they will be coming to the Design Review, but they are not ready at this time. The intention is to landscape with native Californian plants.

Chair Peart closed the public hearing.

Commission Action

1. **HELD** a public hearing and received comments;
2. **ADOPTED** a Statutory Exemption that is the appropriate level of environmental documentation pursuant to Section 15268 of the California Environmental Quality Act (CEQA) and Guidelines. Section 15268(a) states that ministerial projects are exempt from the requirements of CEQA. (**Attachment C**);
3. **ADOPTED** the Findings (**Attachment D**); and
4. **APPROVED** the proposed Site Plan as revised (**Attachment A**) with the Conditions of Approval (**Attachment E**).

MOTION: Liu
SECOND: Merwin
AYES: Bertolero, Kimball, Merwin, Liu and Peart
NOES: None
ABSTAIN: None
ABSENT: Cameron, Winters

CONDITIONS OF APPROVAL

1. The project shall be developed in compliance with all previously adopted conditions of approval and mitigation measures for Zone File #99-082, and adopted conditions of approval for Zone File #2006-065 as contained herein and identified below.
2. The applicant must submit a revised Site Plan, that complies with all of the Conditions of Approval for ZF #2006-065 and ZF #99-082, for review and approval by the Director of Planning, Resources, and Public Works, prior to the issuance of any building permit.
3. In accordance with policies in the Dunnigan General Plan for Expansion Area 2, the revised Site Plan shall accommodate truck access and truck maneuvering capacity *and shall be approved by a civil engineer's calculations indicating adequate truck turning radii.*
4. The revised site plan shall identify potential retail vendors so Yolo County Planning Division can determine compatibility with the requirements for Highway Service Commercial zoning.
5. The retail building shall require breezeways or other forms of architectural relief to break up expansive building areas. Pedestrian amenities, such as fountains, public art, landscaping, sheltered seating, etc., shall also be required within the area fronting the retail building.
6. The revised Site Plan shall include a 25-foot buffer on the project's northern boundary. The buffer shall be landscaped and include a decorative concrete block wall to separate the retail

use from the recreational vehicle use on the adjoining parcel. Long expanses of the wall shall be broken up with offsets and/or variations in height, and shall incorporate accents such as stone or brick pilasters with caps. Final design of the wall and landscaping plan shall be approved by the Director of Planning, Resources and Public Works prior to the issuance of any building permit.

7. The revised Site Plan shall show an off-loading area behind the retail building that provides separation from pedestrian and vehicle circulation. The loading area may be located within the 25-foot buffer by the northern boundary of the site.
8. The revised Site Plan shall include a detailed internal parking and circulation plan that accommodates an effective circulation pattern throughout the project site. The plan will show adequate drive aisle widths, emergency vehicle parking and access areas, truck parking and maneuvering capacity, stacking areas for vehicles accessing drive through facilities, and access to loading areas. *The circulation plan shall show calculations, as determined by a civil engineer, ensuring turning radii capacity for large trucks. Said calculations shall be reviewed and approved by the Director of Planning, Resources and Public Works prior to issuance of any building permit.*
9. Parking areas shall be designed in a manner that accommodates safe pedestrian access between buildings. This can be accomplished through the use of separate walkways with textured paving, or trellises to accent and clearly define crosswalk areas with enhanced landscaping.
10. Drive through facilities shall not face a public street. Stacking areas for vehicles will require landscape screening from view.
11. The revised Site Plan shall provide building elevations that reflect a consistent architectural theme. Building elevations should be distinct. Franchises located on the site shall utilize building designs consistent with the overall theme. Colors or logos identified with an individual company shall not be incorporated as a primary architectural feature, but may be used to enhance the theme.
12. The revised Site Plan shall include a general Landscaping Plan for the project, to be approved by the Director of Planning, Resources and Public Works prior to the issuance of any building permit.
13. Exterior materials shall include masonry, plaster, stucco, textured block and brick. Large areas of bright, intense colors shall be discouraged. Subtle colors should be used for an overall theme, with brighter accent colors used for trim, windows, doors, and key architectural elements.
14. Trash receptacles shall be conveniently located for collection and maintenance, and fully enclosed with durable materials that are architecturally compatible with the design of the buildings. Landscaping shall be used for screening purposes.
15. Service station islands shall be architecturally integrated so that design character is compatible to the main building.
16. Prior to issuance of any building permit, all necessary permits as required by Federal, State and local agencies and districts shall be provided to the Planning, Resources and Public Works Department.
17. A comprehensive sign program shall be required for the project. Pole-mounted signs visible

from the freeway shall consolidate multiple tenants onto a single sign face and include recognition of Dunnigan.

18. Signage shall be in accordance with Yolo County sign height requirements and shall utilize a single monument sign at each entrance identifying the overall name of the development. Monument signs shall be no taller than six feet and integrated with landscaping around the base. Individual wall-mounted signs may be incorporated into the design of the project consistent with the guidelines of the sign program.
19. The project applicant shall complete a Lot Line Adjustment or parcel merger for the acquisition of Assessor's Parcel Number 052-050-04. Alternatively, the applicant may provide a copy of the Covenants, Conditions and Restrictions required under Zone File #99-082 Condition of Approval No. 11.
20. The revised Site Plan shall reflect all surrounding adjacent uses and shall address Mitigation Measure 6.b4 (ZF #99-082), which requires project driveway alignment with the Pilot driveway centerline.
21. The revised Site Plan shall show all existing and proposed on-site and off-site drainage for the project. The Director of Planning, Resources and Public Works shall approve said drainage plan prior to the issuance of any building permit.
22. The applicant shall be required to comply with permitting requirements under the National Pollutant Discharge Elimination System for storm water and waste discharge requirements.
23. Prior to issuance of building permits, any previous issues with health hazards related to existing domestic wastewater ponds shall be acceptably resolved as required by the California Regional Water Quality Control Board.

FINDINGS

Upon due consideration of the facts presented in this staff report and at the public hearing for Zone File #2006-065, the Yolo County Planning Commission finds the following:

(A summary of evidence to support each FINDING is shown in Italics.)

California Environmental Quality Act (CEQA) and Guidelines

1. That the Statutory Exemption was determined in accordance with the California Environmental Quality Act and Guidelines and is the appropriate environmental level for this project.

Section 15268 of the CEQA Guidelines states that ministerial projects are exempt from the requirements of CEQA.

General Plan

2. That the proposal and requested land use is in conformity with the Dunnigan General Plan.

The 2001 Dunnigan General Plan designates the subject parcel as part of Expansion Area 2, Truck Related Highway Service Commercial. Current policy states that, "Special requirements for truck parking spaces shall be specified in the development standards for this area." The revised Site Plan adequately accommodates truck ingress and egress, maneuvering capacity, loading areas, and parking accommodations as determined by the Zoning Administrator and Public Works Engineer.

Zoning Code

3. That the proposal and requested land use is in accordance with Sections 8-2.1501 and 8-2.1502.

The property is zoned Highway Service Commercial (C-H). The proposed Site Plan shows permitted uses that are consistent with the C-H designation under Section 8-2.1502.

Site Plan Approval

4. In accordance with Section 8-2.2701 of the Yolo County Code, approval of the proposed project shall be obtained for the establishment of use of any land.

The proposed changes in the revised Site Plan appear to adequately accommodate access for large trucks. With the required condition for a civil engineer's rendition of a circulation plan that accommodates truck-turning capacity, the revised Site Plan will no longer be in conflict with existing policies in the 2001 Dunnigan General Plan.

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CHAIR PEART ADJOURNED THE YOLO COUNTY PLANNING COMMISSION AND RECONVENED THE MEETING AS THE YOLO COUNTY HISTORIC PRESERVATION COMMISSION

7.2 **2006-091:** Historic Alteration Permit to install new siding and windows for the LaDue House, which is designated as a County Historic Landmark. The subject property is zoned Single Family Residential (R-1) located at 9511 Mill Street in Knights Landing (APN: 056-315-01). A Negative Declaration has been prepared for this project. Owner/applicant: Francisco Cisneros (C. Baracco).

Craig Baracco presented the staff report and answered questions from the commissioners.

Commissioner Kimball asked what the original wood was and if it was going to be removed. Mr. Baracco said it was redwood and believes it will be put on over the top.

Chair Peart opened the public hearing.

Pete Garcia translated for the applicant, Francisco Cisneros. Mr. Garcia said that Mr. Cisneros is in the processes of restoring the house to a more livable condition by replacing the siding and the windows.

Commissioner Kimball asked what the life of the siding is. Mr. Garcia replied that it is 30 years.

Vice-Chair Bertolero said it would be a definite improvement and he supported the project.

Commissioner Kimball said she appreciated the work of restoring rather than tearing down the building. Commissioner Kimball supported the project.

Commissioner Merwin said that he agreed with his fellow commissioners and that he is an advocate of maintenance and restoration when it is possible. Mr. Merwin is familiar with the window material and was pleased with the selection.

Commissioner Liu supported and appreciated the work and thanked Mr. Cisneros for working to

restore the original appearance.

Chair Peart commended the applicant's work and supported the project.

Chair Peart closed the public hearing.

Yolo County Historic Preservation Commission Action

1. **HELD** a public hearing and received comments;
2. **DETERMINED** that the Categorical Exemption is the appropriate level of environmental document pursuant to the California Environmental Quality Act (CEQA) and Guidelines (**Attachment C**);
3. **ADOPTED** the Findings (**Attachment D**); and
4. **APPROVED** the Historic Alteration Permit subject to the Conditions of Approval (**Attachment E**).

MOTION: Merwin
SECOND: Kimball
AYES: Bertolero, Kimball, Merwin, Peart and Liu
NOES: None
ABSTAIN: None
ABSENT: Cameron, Winters

CONDITIONS OF APPROVAL

Planning

1. The subject project shall be developed in compliance with all adopted Conditions of Approval for Zone File #2006-091, as contained herein and identified below.
2. The siding to be used upon the La Due House shall consist of a style matching that reviewed as part of this permit, namely eight-inch "tongue and groove" with a natural wood texture.
3. The window to be used upon the La Due House shall consist of a style matching that reviewed as part of this permit, namely, sash windows with a "six over "six" configuration.
4. If, after approval of the design by the Historic Preservation Commission, any changes are proposed to the project by the applicant/owner, they shall be reviewed and approved by the Director of the Planning, Resources and Public Works Department, who may defer to the Historic Preservation Commission if they interpret the changes to be more than minor.

Building

5. The applicant shall obtain the necessary building permits for all improvements New construction shall meet State of California minimum code requirements for fire, life, and safety standards.
6. The project shall be constructed and operated in compliance with all applicable Federal and State laws, Yolo County Code regulations, and County Engineering Design Specifications and Standards.

7. The applicant shall be responsible for all applicable fees prior to the issuance of building permits, including, but not limited to, Fire District, School District, and County Facilities fees.

County Counsel

8. The applicant shall agree to indemnify, defend, and hold harmless the County or its agents, officers, and employees from any claim, action, or proceeding (including damage, attorney's fees, and court cost awards) against the County or its agents, officers, or employees to attack, set aside, void, or annul an approval of the County, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations.
9. The County is required to promptly notify the operator of any claim, action, or proceeding, and must cooperate fully in the defense. If the County fails to promptly notify the applicant of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the operators shall not thereafter be responsible to defend, indemnify, or hold the County harmless as to that action. The County may require that the operators post a bond in an amount determined to be sufficient to satisfy the above indemnification and defense obligation.

FINDINGS

Upon due consideration of the facts presented in this staff report and at the public hearing for zone file #2006-091, the Yolo County Historic Preservation Committee finds the following: *(A summary of the evidence to support each FINDING is shown in italics)*

California Environmental Quality Act (CEQA) Guidelines

1. That the recommended Categorical Exemption was prepared in accordance with the California Environmental Quality Act (CEQA) and is the appropriate environmental determination for this project.

Categorical exemption Class 31 consists of projects limited to the maintenance, repair, rehabilitation and repair of historic resources.

General Plan

2. That the proposal is consistent with the Yolo County General Plan as follows:

The Yolo County General Plan Historic Preservation Element contains the following goal:

HP1. Yolo County shall support the preservation and enhancement of historic and prehistoric resources within the County when fiscally able.

Zoning Code

3. In accordance with Section 8-8.305 of Chapter 8, Title 8 of the Yolo County Code, the Historic Preservation Commission shall consider:

- (a) The recommendations of the Historical Advisory Committee;

The Historic Advisory Committee does not have a current, active membership and does not meet and so no recommendation is available.

- (b) The historical value and significance, or the architectural value and significance, or both, of the designated historic landmark or of the structure within a designated historic district and its relation to the historical value of the surrounding area:

The La Due House is likely the oldest home still standing in Knights Landing. It is a significant historic structure not only for the Town of Knights Landing, but Yolo County as a whole. The house is a designated County historic landmark.

- (c) The relationship of the exterior architectural features of the structure to the rest of the structure itself and to the surrounding area;

The exterior alterations being reviewed in this application are being done in conjunction with extensive renovations to the interior of the house. Together, these alterations will restore the home to a functioning residence.

- (d) The general compatibility of the exterior design, arrangement, texture and material which is proposed by the applicant;

The proposed eight-inch "tongue and groove" siding is consistent with the historical style of the home and is an appropriate material to use in restoring the house. The proposed "six over six" style sash windows are consistent with the historic architectural style of the house and are appropriate construction materials.

- (e) Plans for structures which have little or no historic value or plans for new construction for their compatibility with surrounding structures;

This application does not involve plans for any structures not part of the La Due House, a County historic landmark.

- (f) Conformance with the design review guidelines specified in Section 8-8.301.5 of this article;

Section 8-8.301.5 states:

The intent of this article is to safeguard the County's heritage as embodied and reflected in the historic resources. The County recognizes the need for a balance between the historic value of a landmark and a property owner's rights.

This proposal balances the need to preserve the historic appearance of the land with the rights of the property owner. By using materials that are consistent with the historic style and appearance of the La Due House, its historic appearance is preserved, while the new construction will help restore the home to a functioning residence, thus allowing the property owner the full use of their property.

- (g) Conformance with the Yolo County General Plan or applicable area general plan.

The Yolo County General Plan Historic Preservation Element contains the following goal:

HP1. Yolo County shall support the preservation and enhancement of historic and prehistoric resources within the County when fiscally able.

This application will support the preservation of a historic landmark through the use of materials consistent with the historic fabric of that landmark. The repair and restoration of the structure will enhance both its use as a historic resource and as a home.

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CHAIR PEART ADJOURNED THE YOLO COUNTY HISTORIC PRESERVATION COMMISSION AND RE-CONVENED THE MEETING AS THE YOLO COUNTY PLANNING COMMISSION

7.3 **2006-014:** Amendment of a Conditional Use Permit for a commercial stable facility to: (1) increase the number of public events; (2) allow for riding trails on the adjoining property to the north; (3) allow for the treatment of small domestic animals in the on-site veterinary service; (4) remove the requirement to post “No Parking” signs along County Road 100A; and (5) remove the requirement for improvements to Road 100A. Owner/applicant: Dowling/Botter (D. Morrison)

Mr. Morrison presented the staff report and answered questions from the commissioners. Mr. Morrison said that the project lies within the Davis pass-through agreement area. The City of Davis has reviewed the project and determined that it is not a project subject to the pass-through agreement. The City of Davis did not take any position, for or against, the requested amendments.

Chair Peart was concerned about removing conditions 32 (No Parking Signs) and 35 (Improvement of CR 100). He said that they were approved in 2002 as conditions of approval for the Use Permit and wondered why are they now being asked to remove the conditions. If the conditions were not met, how did the applicant receive a Use Permit to operate?

Mr. Morrison said the project was approved in 2002 with those conditions, however there was a lawsuit that was not resolved until late 2005. The Use Permit did not become effective until that time, at which time the applicant filed this appeal. That action stayed the implementation of these requirements until the appeal could be heard.

Commissioner Kimball asked if the 52 events would be for no more than 20 people. Mr. Morrison said the Planning Commission had already approved 12 unrestricted events. The Planning Commission could put an attendance cap on the additional 40 events requested by the applicant.

Commissioners Kimball and Bertolero discussed the regulations regarding spraying of pesticides.

Commissioner Liu asked if there are other locations in A-P zoning that are allowed to operate full veterinary clinics. Commissioner Liu believes this is a business function and not directly related to agriculture. Mr. Morrison says it is not explicitly allowed in the County Zoning Code within the A-P Zone, but that a veterinary clinic to treat small animals was recommended here as an ancillary function to the commercial horse stable. The Commission discussed the number and percent of small animals that should be allowed.

Chair Peart opened the public hearing.

Kent Calfee, representing the owner, clarified on the record that he is not aware of any intent by the applicant to litigate the conditions imposed in 2002.

Hope Welton, Deputy County Counsel, explained that any conditions stated in 2002 that were not

being amended today could not be litigated. Mr. Morrison added that only the five conditions under consideration today could be challenged on appeal in the future.

The feasibility of allowing on-street parking on the east side of CR 100A only, and the need for road improvements were discussed.

Chair Peart closed the public hearing.

Commissioners discussed each of the five amendments to the conditions of the Conditional Use Permit, agreed to specific modifications and added a new condition, #41, limiting the time for completion of the road improvements and placement of No Parking signs.

Commission Action

1. **HELD** a public hearing and accepted public testimony regarding the proposal;
2. **ADOPTED** an Addendum Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) (**Exhibit "A"**);
3. **ADOPTED** the Findings for the Amendment to the Conditional Use Permit (**Exhibit "B"**); and
4. **APPROVED** the Amendment to the Conditional Use Permit subject to the Revised Conditions of Approval (**Exhibit "C"**).

MOTION: Bertolero
SECOND: Merwin
AYES: Bertolero, Kimball, Merwin, Peart and Liu
NOES: None
ABSTAIN: None
ABSENT: Cameron, Winters

CONDITIONS OF APPROVAL

Planning

1. This project is approved for a 100-horse stable as described in the Background and Project Description subsection under the 'Analysis' section of this report. Any modification to the approved plans, extent or manner of operation of the facility shall be submitted for review and approval to the Director of Planning and Public Works Department. There shall be no more than 52 public/quasi-public events annually. A maximum of 40 of the 52 public/quasi-public events shall be limited to no more than 20 attendees per event.
2. This project is approved on the proposed Parcel 2 of Tentative Parcel Map # 4537. All operations of the approved project shall be limited to the Parcel 2. No part of this project such as composting, riding arenas, ~~riding trails~~, etc. shall extend onto Parcel 2 of Tentative Parcel Map # 4537. Riding trails may be allowed on Parcel 1, subject to prior approval by the Planning, Resources, and Public Works Director of a plan indicating where the trails are to be located. Such trails shall be limited to the edges of farm fields and riparian areas only, so as not to disturb existing on-site agricultural operations and/or sensitive wildlife habitat associated with

Willow Slough.

Upon receiving at least twenty-four (24) hours prior written notice or upon posting of the site by the farmer of Parcel 1 that any pesticides and/or herbicides will be applied within Parcel 1, the stable operator shall temporarily close the riding trail. No riding on Parcel 1 shall be allowed until at least four (4) hours after the application has been completed, or until the time required for the chemicals to dissipate (as determined by the Yolo County Agricultural Commissioner), after the cessation of spraying.

3. The veterinary clinic is approved to serve only on-site horses, off-site horses, and other large farm animals. The clinic ~~shall not~~ may be used for the treatment of domestic pets, however, the treatment of domestic pets and other small animals shall be ancillary to the primary agricultural use and shall not exceed 35 percent of the number of animals treated annually.
4. A permanent easement for water from Willow Slough shall be granted and recorded through the northern parcel to the southern one. The location of the easement should be able to facilitate subsequent gravity flow on the parcel itself, for the water pumped from the Slough.
5. Building permits for the first two of the four proposed dwellings can be issued along with the building permits for the proposed two barns. The building permits for the additional two dwellings shall be issued only after the issuance of certificates of occupancy for all other structures proposed for the facility.
6. The applicant shall be responsible for all expenses incurred in implementing the Conditions of Approval contained within this staff report.
7. The approved facility shall be continuously operated in accordance with the conditions of approval of this Conditional Use Permit and all other applicable County and State regulations.
8. The applicant shall obtain building permits for all structures prior to the commencement of construction.
9. The building permit plans shall demonstrate that any enclosed areas below the base flood elevation are used solely for access, temporary storage, or parking; are constructed of flood-resistant materials; and are properly vented to allow equalization of hydrostatic pressure in the event of a flood.
10. The site shall be landscaped. At least four weeks prior to the occupancy of any of the buildings, two copies of a landscaping plan shall be submitted to the Director of Planning and Public Works for approval. The landscaping plan shall be in sufficient detail to identify the location, specie, and size of the proposed landscaping materials. At maturity, the landscape plan shall be able to screen the proposed facility from any public road. Prior to the occupancy of any of the buildings, the approved landscaping shall be either installed or a bond posted for its installation within one year. The bond amount shall be equal to a nursery or contractor's estimate of the cost of installation of the plan which shall be submitted along with the bond. The bond shall be made payable to Yolo County for that cost estimate shall be submitted to the Yolo County Planning and Public Works Department.
11. The project site including any existing or new landscaped areas and/or fences shall be continuously maintained by the applicant and the site shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

12. Within 30 days from receipt of the Williamson Act Successor Agreement by the property owner, the agreement shall be executed and notarized and returned to the Planning and Public Works Department.
13. The Parcel Map submitted for filing shall have the Parcel Map Number (TPM # 4537) indelibly printed on it. Said TPM # 4537 shall be prepared with the basis of bearings being the State Plane Coordinate System, North American Datum (NAD 83) pursuant to Article 9, Section 8-1.902 (f) of the Yolo County Code.
14. From the northerly end of the proposed access to the facility, the access to the proposed Parcel 2 shall be provided by a minimum twenty foot (20') all weather surface, year round driveway/road within a minimum thirty foot (30') easement width terminating with a ninety foot (90') turnaround for fire apparatus. The road shall be completed to the satisfaction of the Planning and Public Works Director prior to the issuance of any building permit for Parcel 2.
15. The Parcel Map for the project shall be filed and recorded at the applicant's expense with the Yolo County Planning and Public Works Department within two years from the date of approval by the Planning Commission or the Tentative Parcel Map shall become null and void without any further action in accordance with the State Subdivision Map Act.

Environmental Health

16. Prior to the issuance of any building permits, the applicant shall submit for approval to the Environmental Health Department, a plan addressing (a) disposal of horse manure; and (b) avoidance of public health nuisance of flies and odor.
17. Permits for the installation of on-site septic and water well systems shall be approved by the County Environmental Health Division prior to the construction of any dwelling structures or the meeting area.

Building

18. The building permit plans shall include a survey site plan that shows the boundary of the 100-year flood plain.
19. Proposed construction being on high expansive soil, a Soils report or foundation recommendation by a geotechnical engineer shall be required at the time of submittal of building permit plans.
20. All structures within the 100-year floodplain shall be elevated a minimum of 1' above Base Flood Elevation.
21. The facility being a public stable, no agricultural exempt buildings shall be allowed for the facility. All buildings shall be built in accordance with the Uniform Building Code in effect at the time, including fire sprinklers as required.

Fire Department

22. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all new buildings. When any portion of a building is in excess of 150 feet from a water supply as measured from an approved route, on-site fire hydrants or mains capable of

supplying the required fire flow shall be required in accordance with CFC Article 9, Section 903.2. Plans for the underground fire protection shall be submitted to the Woodland Fire Department Fire Prevention Officer for review and approval.

23. Fire department and emergency access shall be provided in accordance with CFC Article 9. Access roads shall have an unobstructed width of 20 feet and a vertical clearance of 13' 6". The surface shall be designed and maintained to support the load of fire apparatus (20 tons in a 10-year storm). The turning radius shall be designed utilizing an SU-30 scale.

Department of Fish and Game

24. As this project will have an impact to fish and/or wildlife habitat, assessment of fees under Public Resources Code Section 21089, and as defined by Fish and Game Code Section 711.4, will be necessary. The fees (\$1250.00) are payable by the project applicant upon filing of the Notice of Determination by the lead agency, within five working days of approval of this project by the Planning Commission.

Caltrans

25. An encroachment permit from Caltrans shall be required prior to the commencement of any work performed in the State's right of way for Highway 113.

Mitigation Measures

26. Prior to the issuance of any grading/building permits for the project, detailed engineered improvement plans, and a detailed hydrology and drainage study for the entire 80-acre parcel and all affected existing and proposed storm drain facilities, shall be submitted for review and approval by the Yolo County Planning & Public Works Department. The study and plans shall clearly demonstrate that the project complies with Yolo County Improvement Standards, and shall:
 - i. Demonstrate that all stormwater drainage structures and facilities installed or modified in conjunction with the project are designed to convey peak stormwater flows from the 100-year storm event;
 - ii. Demonstrate that all downstream stormwater drainage structures and facilities utilized by the project have the capacity to convey the peak stormwater flows from the 100-year storm event;
 - iii. Demonstrate that the project provides detention of that incremental volume of stormwater runoff from a 100 year, 24-hour storm event generated as a result of the project as compared to current site runoff;
 - iv. Demonstrate that the rate of stormwater discharge from the project site does not exceed the existing discharge rate;
 - v. Demonstrate that no net storm drain impacts and effects will occur on adjoining properties as a result of the project;
 - vi. Demonstrate that stormwater or floodwater that has contacted manure on the property will not drain off site or otherwise impact water quality; and
 - vii. Demonstrate that any proposed on-site stormwater detention or discharge of stormwater off the project site will not impact water quality.
 - viii. Demonstrate that if the facilities are to irrigate with wastewater, there shall be no discharge of wastewater off-property.
27. All approved and required storm drainage system modifications and improvements shall be

designed, constructed and completed to the satisfaction of the Planning and Public Works Department prior to issuance of the first building permit. Copies of the hydrology and drainage study shall be furnished to Caltrans by the applicant for review and comment. Written verification of any requirements from Caltrans shall be provided to the Planning and Public Works Department prior to the issuance of any grading/building permits.

28. All permits and approvals as required by the CRWQCB shall be obtained by the developer and evidenced to the Planning and Public Works Department prior to the issuance of any grading/building permit.
29. Prior to the issuance of any grading/building permits for the proposed project, the applicant shall prove to the CRWQCB that all facilities including waste handling facilities will be constructed in a way so that they are protected against the 100-year flood event, as required pursuant to Title 27 requirements, rules and regulations.
30. Prior to the issuance of any grading/building permits for the proposed project, a baseline survey and study shall be completed within 60 days of the approval of this project. The baseline survey and study shall include the testing of the onsite water well. Following the initial survey and study, a complete groundwater well survey test shall be conducted every two years to determine possible contamination of the site. Testing methods shall be in accordance with the Yolo County Environmental Health Department criteria and results shall be provided to that agency, Yolo County Planning and Public Works Department and the CRWQCB for evaluation and to insure compliance this mitigation measure.
31. Concurrent with submittal of building permit plans to the Planning and Public Works Department, the developer shall provide for review and approval a detailed parking layout plan for the facility. The parking lot shall be designed to provide a sufficient quantity of parking spaces for cars and horse trailers based on the proposed mix of their number. The plan will provide ample circulation and turn-around area for the purpose of maneuvering. The parking lot plan shall be subject to review and approval by the Planning and Public Works Department prior to the issuance of any grading/building permits. The parking lot shall be constructed and completed prior to issuance of a certificate of occupancy for any of the proposed buildings.
32. Concurrent with submittal of parking layout plans to the Planning and Public Works Department as required by Condition of Approval No. 31, the developer shall provide for review and approval, "No Parking" signs along the ~~east and west~~ sides of County Road 100A to a distance sufficiently beyond the project site to the north. The "No Parking" plan shall be subject to review and approval by the Planning and Public Works Department prior to the issuance of any grading/building permits. The developer shall install the "No Parking" signs concurrent with construction of site and infrastructure improvements. Installation of the signs shall be completed prior to issuance of a certificate of occupancy for any of the proposed buildings.
33. Prior to the issuance of any grading/building permits, mitigation for lost foraging habitat for Swainson's hawk on the ten acres proposed for intense development shall be provided to the satisfaction of the Department of Fish and Game. Additional mitigation may be required depending upon the anticipated nature and level of use of the remainder of this parcel.
34. If construction of this project occurs during the Swainson's hawk breeding season (March 15 through September 15), avoidance measures described in the mitigation guidelines to reduce the potential for "take" of this species should be implemented to the satisfaction of the Department of Fish and Game.

35. Concurrent with submittal of grading/building permit plans to the Planning and Public Works Department, the applicant shall provide for review and approval, detailed engineered improvement plans for County Road 100 A north of County Road 29 up to and including the proposed facility access-driveway and to repave it with 2-3 inch asphalt concrete overlay to allow road to remain serviceable with added traffic as determined by the Planning and Public Works Department. Engineered construction design details concerning CR 100 A shall include lengths, widths, thickness of overlay pavement, shoulder area width, striping, signing, etc., and shall be subject to review and approval by the Planning and Public Works Department. All improvements shall be completed prior to the issuance of a certificate of occupancy for any of the permitted structures.
36. Concurrent with the submittal of any building permit plans to the Planning and Public Works Department, the applicant shall provide for review and approval a site lighting plan incorporating down lighting / directional devices for all exterior fixtures including building and parking lot lights minimizing off-site light spill onto adjacent land uses and State Highway 113. Subsequent project sign plans shall be subject to review and approval with respect to light intensity prior to sign permit issuance.
37. Concurrent with the submittal of any building permit plans to the Planning and Public Works Department, the applicant shall provide for review and approval a site landscaping plan incorporating trees and shrubs along the northern, southern and western sides of the proposed facility adequate to minimize potential light and glare at maturity.
38. Concurrent with the submittal of any grading/building permit plans to the Planning and Public Works Department, the applicant shall submit an archaeological report prepared for the proposed project by a qualified archaeologist, for review and approval by Planning and Public Works Department. The recommendations and requirements of that study shall be implemented that may require the applicant to modify the building permit plans as approved by the Planning and Public Works Department.

County Counsel

39. In accordance with Yolo County Code Section 8-2.2415, the applicant shall agree to indemnify, defend, and hold harmless the County or its agents, officers and employees from any claim, action, or proceeding (including damage, attorney fees, and court cost awards) against the County or its agents, officers, or employees to attach, set aside, void, or annul an approval of the County, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations.

The County shall promptly notify the applicant of any claim, action or proceeding and that the County cooperates fully in the defense. If the County fails to promptly notify the applicant of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold the County harmless as to that action.

The County may require that the applicant post a bond in an amount determined to be sufficient to satisfy the above indemnification and defense obligation.

40. Failure to comply with the CONDITIONS OF APPROVAL as approved by the Planning Commission may result in the following actions:
 - **legal action;**
 - **non-issuance of future building permits.**

41. The improvements required under Conditions 32 and 35 shall be accepted by the County as complete by August 8, 2007. Failure to fully comply with this deadline may result in a violation and further review by the County to consider revocation of the Use Permit.

FINDINGS *(A summary of evidence to support each FINDING is shown in Italics)*

Upon due consideration of the facts presented in this staff report and at the public hearing for Zone File #2006-014, the Yolo County Planning Commission finds the following:

California Environmental Quality Act (CEQA) Guidelines

1. That the proposed Addendum Mitigated Negative Declaration prepared for the project is the appropriate environmental documentation.

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, an environmental evaluation (original Initial Study prepared on January 15, 2002 and revised on April 1, 2002) has been circulated for public review. The original and revised Mitigated Negative Declarations were circulated through the State Clearinghouse for 30 days for public review and to responding "Responsible" Agencies having jurisdiction over the project with no significant comments noted. Both the original and amended Initial Studies identified potentially significant effects, but revisions in the project plans or proposals made by or agreed to by the applicant before the proposed mitigated negative declarations and Initial Studies were released for public review avoided the effects or mitigated them to a point where clearly no significant effects would occur.

The proposed Conditional Use Permit amendments were also circulated for review and no significant comments were noted. Without substantial evidence, in light of the whole record before the agency, there is no evidence that the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent MND or EIR have occurred. The proposed Addendum Mitigated Negative Declaration is the appropriate level of environmental review pursuant to the California Environmental Quality Act (CEQA) Article 6, Section 15070 of the CEQA Guidelines.

General Plan

2. It is the policy of Yolo County to vigorously conserve and preserve the agricultural lands in Yolo County especially in areas presently farmed or having prime agricultural soils and outside of existing planned urban communities and outside of city limits.

The subject property is currently in agricultural production. The existing agricultural use will not change upon approval of the Conditional Use Permit amendments. The approved horse stable is located on an approximately ten-acre portion of the 80-acre site. The remainder of the property is retained as existing agricultural production, within a Williamson Act contract.

3. Yolo County shall consider the placement of certain agricultural related land uses in agricultural areas, by means of conditional use permits, which uses may be incompatible with urban sites by reason of hazard or nuisance to concentrations of people. Findings for approval shall include, but are not limited to:

- i. The use is directly related to agricultural land use (cultivation of agricultural plants or the raising of animals; and,
- ii. Will not diminish nor prevent agricultural use on site or on adjoining agricultural lands; and,
- iii. The use has some hazard or nuisance aspect which precludes it from being placed in an urban area; and,

- iv. The use can be developed in the area without significant reduction of cultivation, growth, and harvesting of the indigenous agricultural products.

According to the documents submitted by the applicant, the southerly subject parcel is not as productive due to poorer quality soils. The commercial stable facility is located on an approximately 10-acre portion of the subject parcel, while the remainder 70 acres on the parcel continues to be utilized for farming. The proposed amendments as conditioned, regarding riding trails, veterinary services, and increased events will not diminish or prevent agricultural use on the subject or adjoining properties. The proposed project will not generate adverse conditions for the adjacent properties and will not thus diminish nor prevent the agricultural use on adjoining lands. Typically, a horse stable for the board and care of 100 horses cannot be located within an urban area.

Pass-through Agreement

4. The subject property is located within 'Pass-Through Agreement' area around the City of Davis. The proposed project is consistent with this Agreement between the City of Davis and Yolo County.

The purpose of the Pass-Through Agreement is to preserve agricultural land by limiting 'urban development' within the Agreement area which in turn, will result in concentrating urban development within the City of Davis Redevelopment Plan area. In accordance with the terms of the Agreement, the City of Davis has reviewed the proposed project and found the project to be consistent with the Pass-Through Agreement.

Zoning Code

5. That the Conditional Use Permit portion of the proposed project is consistent with the findings required by the Yolo County Zoning Code including:

- a. The requested use is listed as a Conditional Use in the Zone regulations for Agricultural Preserve (AP) Zone.

The Zoning Code §8-2.404(k) lists the commercial stables as a Conditional Use in the Zone regulations of Agricultural Preserve (AP).

- b. The requested use is essential or desirable to the public comfort and convenience.

The commercial stable caters to the needs of local horse enthusiasts who do not have to travel longer distances to other areas for the amenities provided by this facility.

- c. The request will not impair the integrity or character of the neighborhood nor be detrimental to the public health, safety, or general welfare.

The commercial stable will continue to be operated in accordance with the conditions of approval for this project, which will ensure that it will not result in detrimental impacts to the public health, safety, or general welfare.

- d. The request will be in conformity with the Yolo County General Plan.

The proposed stable is consistent with policies of the County General Plan as discussed above.

- e. Adequate utilities, access roads, drainage, sanitation, and/or other necessary facilities will be provided.

All utilities, access road and other necessary facilities will be available to the proposed facility. Septic and drainage improvements have been designed and constructed as part of the project development.

Williamson Act

6. Section 512381 of the California Government Code requires the following findings to be made for uses located within Williamson Act contracted land:

a. That the uses approved on contracted lands shall be consistent with all of the following principles of compatibility:

(1) The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in agricultural preserves.

The proposed amendments will allow for riding trails, minor treatment of domestic pets, and an increase in potential visitors to the commercial stable operations. None of these activities will impair the long-term agricultural productivity of the subject site or adjoining parcels.

(2) The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in agricultural preserves. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands, including activities such as harvesting, processing, or shipping.

The proposed amendments will utilize existing and/or previously approved facilities and will not result in the significant displacement of agricultural operations, either on the site or on adjoining properties.

(3) The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use. In evaluating compatibility a board or council shall consider the impacts on non-contracted lands in the agricultural preserve or preserves.

No adjacent contracted land will be removed from agricultural or open space use as a result of the proposed amendments. The commercial stable facilities have been sited so as not to impact neighboring lands, while the proposed riding trails have been restricted to the edges of the farm fields to the north and will not impact agricultural operations.

b. That the board or council may include in its compatible use rules or ordinance conditional uses which, without conditions or mitigations, would not be in compliance with this section. These conditional uses shall conform to the principles of compatibility set forth in subdivision (a) or, for nonprime lands only, satisfy the requirements of subdivision (c).

Commercial horse stables and ancillary uses are considered a Conditional Use Permit in the A-P (Agricultural Preserve) Zone under the Yolo County Code. The proposed amendments are consistent with the principles of compatibility set forth both in subdivisions (a) and (c), as documented elsewhere.

c. In applying the criteria pursuant to subdivision (a), the board or council may approve a use on nonprime land which, because of onsite or offsite impacts, would not be in compliance with paragraphs (1) and (2) of subdivision (a), provided the use is approved pursuant to a conditional

use permit that shall set forth findings, based on substantial evidence in the record, demonstrating the following:

- (1) Conditions have been required for, or incorporated into, the use that mitigate or avoid those onsite and offsite impacts so as to make the use consistent with the principles set forth in paragraphs (1) and (2) of subdivision (a) to the greatest extent possible while maintaining the purpose of the use.

Requirements have been included as a part of the Conditional Use Permit to minimize any potential impacts to either offsite or onsite agricultural operations, including Conditions of Approval 1, 2, 3, 4, 12, and 16.

- (2) The productive capability of the subject land has been considered as well as the extent to which the use may displace or impair agricultural operations.

All proposed structures associated with the commercial stable have been located on less productive agricultural soils, in a compact area so as to minimize the potential impact to on-site operations.

- (3) The use is consistent with the purposes of this chapter to preserve agricultural and open-space land or supports the continuation of agricultural uses, as defined in Section 51205, or the use or conservation of natural resources, on the subject parcel or on other parcels in the agricultural preserve. The use of mineral resources shall comply with Section 51238.2.

The proposed amendments are in conjunction with an existing approved commercial horse stable that continues on-site farming practices over the majority of the subject property and provides recreational opportunities for equestrians.

- (4) The use does not include a residential subdivision.

The proposed project consists of several minor amendments to an existing Conditional Use Permit and does not include a residential subdivision.

Chair Peart called for a 10-minute break.

- 8.3 Presentation regarding the Economic Development Division and its programs. Wes Ervin, Manager of Yolo County's Economic Resources Development Division presented the 15 recommendations adopted by the Board of Supervisors in 2006 that guide development decisions within the County. He also discussed the primary goals of the Division, to: (1) Balance housing, commercial and industrial growth; (2) Provide jobs for county residents; (3) Provide adequate retail and services to our citizens; and (4) ensure long-term fiscal health for Yolo County.

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7.4 **2006-090:** Workshop on the proposed Downtown Mixed Use zoning district. Owner/Applicant: Yolo County (E. Parfrey).

Eric Parfrey presented the staff report and answered questions from the commission.

The Commissioners discussed the philosophy of mixed use zoning as a smart growth policy for agricultural areas and commended the Esparto Citizens Advisory Committee for its leadership role in the community to improve the town and revitalize the downtown area.

Chair Peart opened the public hearing.

Ron Voss, Chair of the Esparto Citizens Advisory Committee said that the Committee supports the concept and is waiting for the new zoning in order to move the revitalization plan forward. The downtown revitalization has been under consideration for more than fifteen years. He thanked staff and the commission for its support and welcomes suggestions from the Planning Commission.

Mr. Morrison said that the strategy presented is crucial to the growth of downtown Esparto.

Chair Peart closed the public hearing.

Commissioner Bertolero was pleased with the good job of the Esparto Citizens Advisory Committee.

Commissioners Kimball and Merwin also commended the Committee and said that mixed use is the key to re-vitalization.

Commissioner Liu agreed that the proposed zoning should be implemented sooner rather than later.

Chair Peart also commended the Esparto Committee and supported the project.

Commission Action

2. **HELD** a public hearing and received comments;
2. **PROVIDED** direction to staff regarding the proposed Downtown Mixed Use zoning district.

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REGULAR AGENDA

8. DISCUSSION ITEMS

- 8.1 Discussion of Brown Act Training and Planning Commission Rules of Conduct (P. Pogledich/D. Morrison). Moved to the March Planning Commission agenda.
- 8.2 David Morrison brought the Commission up to date on the Yolo County General Plan Update. He stated that the Planning Commission's work was presented to the Board of Supervisors on February 6, 2007 with only minor changes by staff. The Board of Supervisors asked staff to better define issues and direction regarding services in the unincorporated areas in order to make their decisions, particularly in Dunnigan, Knights Landing and Madison. The Board also asked staff to engage agricultural groups in

discussions regarding housing development in rural areas in order to receive their input and support. Staff is working with consultants to better define the discussions for review by the Board of Supervisors and to conduct research on the service issues. Staff will provide and update to the Board on March 27, 2007.

- 8.4 David Morrison said the Board Supervisors is asking to see progress on the Design Guideline Ad Hoc Subcommittee. Commissioner Kimball agreed to participate with Commissioners Bertolero and Merwin. Ex Officio Member Betty Woo confirmed her participation.
- 8.5 Presentation on agricultural housing and labor camps (D. Morrison). Moved to the March Planning Commission agenda.

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9. DIRECTOR'S REPORT

A report by the Assistant Director on the recent Board of Supervisor's meetings on items relevant to the Planning Commission and an update of the Planning, Resources 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.

Assistant Director David Morrison brought the commission up to date on the following:

- 1. The Planning Division still has three planning vacancies with interviews scheduled after extensive advertising.
- 2. The remodel is almost complete and we encourage visitors to see the new counter area.
- 3. Susan Provencal will be taking over coordination for the Planning Commission.
- 4. The Delta Protection Commission met regarding the Sugar Mill appeal and found three items inconsistent with their policies: (1) Adequate flood protection; (2) A minimum agricultural buffer of 500 feet; and (3) Allowing increased housing density. DPC staff is preparing the findings. The findings will go back to the DPC for concurrence. The project will then be remanded back to the Board of Supervisors with direction to modify the project.
- 5. Zamora and Madison have requested to form advisory committees. The Board has tabled the request from Zamora.
- 6. Staff is tentatively planning to take the Esparto and Capay General Plan updates to the Board as well as the Orciuoli Subdivision on February 27, 2007.

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10. 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.

Vice-Chair Bertolero attended the January 13, 2007 meeting of the Dunnigan Citizens Advisory Committee. The CAC held their election of officers and discussed the General Plan update. Vice-Chair Bertolero also attended the Board of Supervisors' meeting on February 6, 2007.

Commissioner Kimball attended the Farm Bureau Land Use Committee. The discussion focused on the Taylor proposal, which they opposed. Commissioner Kimball also attended the February 6, 2007 Board of Supervisors meeting. Mr. Morrison provided her with a tour of the County.

Commissioner Merwin attended the Yolo County Farm Bureau annual dinner.

Commissioner Liu had no reports at this time.

Commissioner Peart welcomed Mary Kimball and congratulated Carole Kjar on eight years of service to the Planning Commission. Commissioner Peart said he had received many letters on the Taylor project and a nice phone call from Peggy Bohl. He asked his fellow commissioners to save September 9, 2007 for a tour and a barbeque at his ranch during almond harvest.

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11. FUTURE AGENDA ITEMS

The opportunity for commission members to request that an item be placed on a future agenda for discussion. No discussion by other commission members will occur except for clarifying questions.

Chair Peart asked that the Planning Commission Rules of Conduct be placed on the March agenda for discussion as Commissioner Liu has a conflict with the current date and time.

Chair Peart also asked about a Commission tour, particularly to areas in the County that are currently under discussion for growth.

Commissioner Liu asked that an email from Commissioner Winters be entered into the minutes. Mr. Morrison said that under the advice from County Counsel, the letter would not be read at this time.

11.1 JPA Workshop

11.2 Water Workshop

Mr. Morrison asked for clarification as to what the commissioners would like to have regarding water issues. The issues include the impact by growth in the areas. It was decided to hold this item until late in the General Plan update process.

11.3 Joint meeting with Community Advisory Committees

Mr. Morrison said he would like to schedule a meeting with the Planning Commission and the Advisory Committees to discuss roles, expectations, and similar issues between the various groups.

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12. ADJOURNMENT

The Regular Meeting of the Yolo County Planning Commission was adjourned at 12:48 p.m. The

next scheduled meeting of the Yolo County Planning Commission is March 8, 2007, in the Board of Supervisors' Chambers.

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 the 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.

Respectfully submitted by,

David Morrison, Assistant Director
Yolo County Planning, Resources and Public Works Department