



County of Yolo

John Bencomo
DIRECTOR

PLANNING AND PUBLIC WORKS DEPARTMENT

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YOLO COUNTY PLANNING COMMISSION

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

MINUTES

November 8, 2007

ADMINISTRATIVE AGENDA

1. Chair Peart called the meeting to order at **8:33** a.m.
2. Pledge of Allegiance was led by Commissioner Kimball.

MEMBERS PRESENT: Bertolero, Kimball, Liu, Merwin, Peart, Winters
MEMBERS ABSENT: None
STAFF PRESENT: David Morrison, Assistant Director of Planning
Phil Pogledich, Deputy County Counsel
Eric Parfrey, Principal Planner
Craig Baracco, Associate Planner
Stephanie Berg, Associate Planner
Carole Kjar, Secretary to the Director
Aundrea Hardy, Office Support Specialist

3. ADOPTION OF MINUTES OF THE **September 13, 2007** MEETING.

Commission Action

The Minutes of the **September 13, 2007** Meeting were approved with no corrections.

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

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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.

No one from the public came forward.

5. CORRESPONDENCE

Chair Peart acknowledged receipt of all correspondence distributed at the beginning of the meeting.

CONSENT AGENDA

6.1 Resolution for former Commissioner Amy Cameron

David Morrison, Assistant Director of Planning, read a resolution for former Commissioner Amy Cameron. He said that he will extend an invitation to her to formally receive the framed resolution at the next Planning Commission Meeting.

Commission Action

Resolution 2007-03 was adopted by the commission.

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

TIME SET AGENDA

7.1 **2007-016:** Use Permit for replacement and increase in height from 63 feet to 127 feet for a communication tower in the Agricultural General (A-1) Zone. The property is located on County Road 89 north of County Road 6, in Dunnigan (SBE #: 297-57-014). A Negative Declaration has been prepared for this project. Owner/Applicant: Gulati/T-Mobile/Pacific Bell (C. Baracco)

Craig Baracco, Associate Planner, presented the staff report, and answered questions from the commission.

Chair Peart opened the public hearing.

Ringo Gulati, with T-Mobile/Pacific Bell, spoke about the project. He outlined possible alternative appearances of the cell phone tower, including windmill and flagpole disguises, and answered questions from the commission.

Chair Peart closed the public hearing.

Commissioner Bertolero stated that he supports the project. He also expressed concerns about the adequacy of the height of the perimeter fencing.

Commissioner Kimball said that she likes the windmill appearance better; however, she is still concerned that the advisory committee was not given their due diligence in being able to choose between the two options of cell phone towers that are being considered. She stated that she supports the project.

Commissioner Winters expressed support of the project.

Commissioner Merwin said he's in favor of the monopole and supported the project.

Commissioner Liu agreed with her fellow commissioners and spoke in support of the project.

Chair Peart agreed that the monopole would be the best choice for the project.

Commission Action

1. **HELD** a public hearing and received comments;
2. **ADOPTED** the Negative Declaration as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines (**Attachment C**);
3. **ADOPTED** the Findings (**Attachment D**); and
4. **APPROVED** the Use Permit subject to the Conditions of Approval (**Attachment E**).

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

CONDITIONS OF APPROVAL

Planning

1. Development of the site, including construction and/or placement of structures, shall be as described in this staff report for this Use Permit (ZF #2007-016). Any minor modification or expansion of the proposed use shall be in keeping with the purpose and intent of this use permit, and shall be administered through a Site Plan Review approved by the Director of the Planning and Public Works Department. The facility shall be operated in a manner consistent with the project's approval. Upon termination of the wireless communication system use, the project site shall be restored back to its original condition within 180 days.
2. The use allowed under this Use Permit (ZF #2007-016) shall commence within one (1) year from the date of approval by the Yolo County Planning Commission or said permit shall be deemed null and void without further action.

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3. The applicant shall cooperate with the county in addressing shared usage of the facilities and/or site for future collocation on the communication tower and shall not be unreasonably opposed to sharing the site and facilities with other service providers.
4. The applicant shall keep the surrounding site free from flammable brush, grass and weeds. All structures shall be adequately maintained and free from graffiti.
5. The proposed monopole shall be designed, constructed and completed utilizing materials consistent with the surrounding environmental setting to the satisfaction of the Director of the Yolo County Planning and Public Works Department.
6. The applicant shall satisfy all requirements of the Federal Aviation Administration, including FAA form 7460-1, *Notice of Proposed Construction or Alteration*.

Building

7. The applicant shall obtain building permits for all structures prior to commencement of their construction. New construction shall meet State of California minimum code requirements for fire, life, and safety standards. All proposed structures shall be constructed in accordance with the California Building, California Plumbing, California Mechanical and California Electrical Codes.
8. 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.

Environmental Health

9. Prior to the issuance of a building permit, the applicant shall submit a hazardous materials business plan and inventory for review and approval by Yolo county Environmental Health.

County Counsel

10. In accordance with Section 8-2.2415 of the Yolo County Code, 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.

11. 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.**

FINDINGS

Upon due consideration of the facts presented in this staff report and at the public hearing for Zone

File #2007-016, 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

That the recommended Negative Declaration/Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA) and is the appropriate environmental document and level of review for this project.

The environmental document for the project, prepared pursuant to Section 15000 et. seq. of the CEQA Guidelines, provides the necessary proportionate level of analysis for the proposed project, and sufficient information to reasonably ascertain the project's potential environmental effects. The environmental review process has concluded that there will not be a significant effect on the environment as a result of the proposed project.

General Plan

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

The Yolo County General Plan designates the subject property as Highway Service Commercial (HSC).

The project is consistent with the following General Plan Policies:

Conservation Policy CON-7 Design and Site Development Standards:

Yolo County shall apply design and site development standards to prevent unnecessary disruption of the terrain, vegetation, and significant resource areas. Application of the standards shall include mitigation of potential adverse environmental impacts.

Scenic Highway Policy SH-9 Towers and Lines:

Yolo County shall recommend the establishment of electric towers, solar power facilities, wind power facilities and electromagnetic frequency transmission towers and/or above ground lines outside of scenic highway corridors, where feasible.

Zoning

That the proposal is consistent with the Wireless Communication Facilities Ordinance (Section 8-2.2417 of the Yolo County Code) as follows:

The site is adequate for the development of the proposed wireless communication facility.

The subject property is less than one acre and is occupied by an existing wireless communication facility. The site is an established part of an existing telecommunication network. The site is considered adequate for the proposed project.

Opportunities to collocate the subject facility on an existing facility have either been exhausted or are not available in the area.

The site is currently in use as a telecommunication facility. No appropriate structures with the required height were available for collocation in the general project area. Expansion of the existing facility is the most appropriate means of expanding the coverage area.

The facility as proposed is necessary for the provision of an efficient wireless communication system.

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Currently, a large geographic area within the general area of the subject property does not receive adequate wireless communication signals under existing wireless communication services. The increased tower height will substantially increase the coverage area. Therefore, the applicant's proposal to provide the needed service to a significant portion of this uncovered area is considered necessary.

The development of the proposed wireless communication facility will not significantly affect the existing onsite topography and vegetation; or any designated public viewing area, scenic corridor or any identified environmentally sensitive area or resource.

Since the subject property is relatively flat, the proposed project would not require significant grading and thus would not impact the existing topography. Equipment will be stored within an existing adjacent building, so no lease area is necessary. The surrounding land uses will remain undisturbed. The proposed project location is not within any designated public viewing area or scenic corridor.

The proposed wireless communication facility will not create a hazard for aircraft in flight and will not hinder aerial spraying operations.

The project is not located near any existing airports or private runways.

The applicant agrees to accept proposals from future applicants to collocate at the approved site.

As a condition of project approval, the applicant is required to cooperate with the county and other providers in collocating on the subject tower.

That the proposal is consistent with findings required for approval of a Use Permit (Section 8-2.2804 of the Yolo County Code) as follows:

The requested land use is listed as a conditional use in the zoning regulations.

Pursuant to Section 8-2.604 (i), the proposed wireless communication facility is allowed within the Agricultural General Zone through the Minor Conditional Use Permit review and approval process.

The request is essential or desirable to the public comfort and convenience.

Wireless communication is widely used as an efficient communication system for business and personal use and is recognized by the California Public Utilities Commission as a necessary public service that provides an additional notification service for emergency communications.

The requested land use will not impair the integrity or character of a neighborhood or be detrimental to public health, safety or general welfare.

As evidenced in the Negative Declaration/Initial Study, the proposed project will not create a significant effect on the character of the surrounding agricultural area. Wireless communication technology has been determined not to be detrimental to the public health safety or general welfare so long as the appropriate standards are implemented. Therefore, the proposed project does not pose a detrimental effect to public health, safety or general welfare.

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

All necessary infrastructure and utilities will be required of the proposed project.

Chair Peart called a five-minute recess.

- 7.2 **2007-044:** Adoption of a Negative Declaration for the Guinda Bridge replacement project. The bridge is located on County Road 57 east of Guinda at Cache Creek. Owner/Applicant: Yolo County (S. Berg)

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

Chair Peart opened and closed the public hearing. No one from the public came forward.

Commission Action

1. **HELD** a public hearing and received comments; and
2. **ADOPTED** the Negative Declaration pursuant to the California Environmental Quality Act (CEQA) and Guidelines (**Attachment A**), with inserting the language from the memorandum, dated November 8, 2007, regarding an adjacent trail from Nichols Park to Cache Creek.

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

- 7.3 **2007-048:** Lot Line Adjustment and Williamson Act Contract Division to redefine two parcels of 40 and 80 acres each in the Agricultural Preserve (A-P) Zone. The properties are located at 40580 and 40570 South River Road in the Clarksburg area (APN 043-070-10 and -11). A Categorical Exemption has been prepared for this project. Owner/Applicant: Wilcox (S. Berg)

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

Chair Peart opened the public hearing.

Chris Palamidessi, on behalf of Sheila Wilcox, explained the project, and said that the farming operations will keep on going and Parcel Two will stay in the alfalfa row crops throughout the remainder of time. He stated that they recommend the Exhibit 'A' Lot Line Adjustment.

David Morrison asked Mr. Palamidessi if there is a time line of when the orchards would be planted.

Mr. Palamidessi said he doesn't think there is an exact time line.

Chair Peart closed the public hearing.

The commission agreed that Attachment A would be a better way to proceed, since it will allow for

future expansion of the existing orchard on Parcel One.

Commission Action

Recommended that the Board of Supervisors:

1. **HOLD** a public hearing and receive comments;
2. **DETERMINE** that a Categorical Exemption is the appropriate level of environmental documentation in accordance with the California Environmental Quality Act (CEQA) and Guidelines (**Attachment C**);
3. **ADOPT** the Findings (**Attachment E**) and Conditions of Approval (**Attachment F**), with the addition of a condition requiring that a reciprocal access easement be recorded between Parcel One and Parcel Two;
4. **APPROVE** the Resolution for the Lot Line Adjustment (**Attachment G**) and the exhibit in Attachment A; and
5. **APPROVE** the Williamson Act Contract Amendment (**Attachment H**).

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

CONDITIONS OF APPROVAL

1. The applicant shall be responsible for all costs associated with implementing the Conditions of Approval contained herein.
2. Upon approval by the Board of Supervisors, the property owner(s) or administrators of trust shall execute the Williamson Act Contract Division for the subject properties on a form approved by the Office of the County Counsel of Yolo County. Said contracts shall be recorded in the Office of the Yolo County Clerk/Recorder and a copy of the recorded contracts shall be returned to the Planning and Public Works Department prior to the issuance of any building entitlement on the subject properties.
3. The properties subject to a single Williamson Act Contract shall not be divided for the purpose of sale, non-agricultural lease or financing unless approval of a division of the Williamson Act Contract is granted as provided in the Yolo County Zoning Ordinance and Land Conservation Act of 1965 (Williamson Act).
4. Upon approval of the Lot Line Adjustment by the Board of Supervisors, the Planning and Public Works Department shall issue a "Certificate of Compliance" with Lot Line Adjustment plat map and legal descriptions. The Certificate of Compliance shall be recorded in the Office of the Yolo County Clerk/Recorder within 30 days of issuance. A copy of the recorded Certificate of Compliance shall be returned to the Planning and Public Works Department

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prior to the issuance of any building permits on the subject properties.

5. Recordation of the Certificate of Compliance for the Lot Line Adjustment shall not in any way result in the elimination, obstruction, or reduction in size of any access way to the resulting parcels.
6. Concurrent with the recordation of the Certificate of Compliance and Lot Line Adjustment, the applicant shall record a "Right-to-Farm" Disclosure Notice (Title 10, Chapter 6, of the Yolo County Code) on the title of the parcel identified as APN: 043-070-10. The applicant shall provide a copy of the Right-to-Farm Ordinance to any buyer of the parcel created by this Lot Line Adjustment, prior to purchase.
7. Concurrent with the recordation of the Certificate of Compliance and Lot Line Adjustment, the applicant shall record an access easement between the parcels identified as APN: 043-070-10 and APN: 043-070-11. The easement shall provide for reciprocal access between both parcels.
8. The applicant shall sign and record a residential deed restriction, subject to review by County Counsel, that limits APN: 043-070-10 to one permitted primary dwelling unit. Any ancillary dwelling unit shall require issuance of a Use Permit from the Yolo County Planning and Public Works Department.
9. Any development of a primary home site on APN: 043-070-10 shall be required to be built within one hundred feet (100') of the parcel's access easement to ensure minimal disturbance to the property's agricultural operations. A site plan approval shall be required by the Planning and Public Works Department pursuant to this condition of approval.
10. The applicant shall obtain all necessary approvals from the Planning and Public Works Department prior to the establishment of a home site. All building permit plans shall be submitted to the Planning and Public Works Department for review and approval in accordance with County Building Standards prior to the commencement of any construction.
11. The applicant shall pay the appropriate fees prior to the issuance of any building permits, including, but not limited to, the River Delta Unified School District, Clarksburg Fire District, County Facilities Fees and Yolo County Environmental Health fees.
12. Prior to the issuance of any building permits, Yolo County Environmental Health shall approve a septic system design. Special designed septic system or on-site sewage disposal system may be required due to unfavorable soil conditions.
13. Prior to the issuance of any building permits, a geotechnical report addressing foundation design in expansive soils shall be submitted for review and approval by the Building Division. Building foundations and slabs shall comply with any special requirements included in the geotechnical report.
14. Any development shall include private and public improvements in compliance with all applicable federal and state laws, Yolo County Code regulations, and County Engineering Design Specifications and Standards.
15. A Caltrans encroachment permit will be required for all construction within the State's right-of-way.
16. Prior to commencement of any grading and/or construction activities, the applicant shall submit to the Yolo County Planning and Public Works Department proof of any necessary

approvals from, or notification to, the Regional Water Quality Control Board.

17. In accordance with Yolo County Code Section 8-2.2415, the applicants, owners, their successors, or assignees 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 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.
18. The County shall promptly notify the applicant of any claim, action or proceeding and that the County cooperate fully in the defense. If the County fails to promptly notify the applicant of any claim, action, or proceeding, or 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 the 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.

Failure to comply with the **CONDITIONS OF APPROVAL** as approved by the Board of Supervisors may result in the following actions:

- Non-issuance of future building permits;
- Legal action.

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 #2007-048, the Yolo County Planning Commission recommends that the Board of Supervisors find the following:

California Environmental Quality Act (CEQA) and Guidelines

That the recommended Class 17 and Class 5 Categorical Exemptions are the appropriate levels of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines.

Pursuant to CEQA Section 15305, Class 5 (Lot Line Adjustments), and Section 15317, Class 17 (Open Space Contracts or Easements), the project is categorically exempt from further environmental review. Class 5 includes minor lot line adjustments not resulting in the creation of any new parcels. Class 17 covers the establishment of agricultural preserves and the making and renewing of open space contracts under the Williamson Act.

General Plan

That the project is consistent with the Yolo County General Plan and policies in the Agricultural Element in that it continues to conserve and preserve agricultural lands, especially areas currently farmed, and that it ensures compatibility of land uses adjacent to agricultural operations, so that agricultural productivity is not substantially affected.

The proposed Lot Line Adjustment and concurrent Williamson Act Contract Division will not decrease agricultural production on either parcel. The proposed staff recommended parcel configurations would better conform to current farming practices and facilitate a Williamson Act

contract division for the purpose of transfer of real property. Residential use of the land will be restricted by a recorded deed restriction placed on APN: 043-070-10.

Williamson Act (Government Code Section 51257)

To facilitate a Lot Line Adjustment, pursuant to subdivision (d) of Section 66412 of the Subdivision Map Act, and notwithstanding any other provision of the Williamson Act, the parties may mutually agree to rescind the contract and simultaneously enter into a new contract pursuant to Government Code Section 51200 et. seq., provided that the Board of Supervisors finds all of the following:

1. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract, but not less than 10 years.

Upon approval of the project, the applicant shall be required to enter into two new Williamson Act contracts for the initial term of ten years. The new contracts for the reconfigured parcels of approximately 83.2± acres and 40± acres will be restricted in accordance with Government Code Section 51200 et. seq.

2. There is no net decrease in the amount of the acreage restricted.

There will be no decrease in the amount of total acreage restricted; however there will be a net loss of approximately 6.46 acres on Parcel One and a net gain of 3.6 acres on Parcel Two.

3. At least 90 percent of the land under the former contract remains under the new contract.

The two new Williamson Act contracts will equal the same total acreage and will be amended to reflect the new boundary lines. The net exchange of approximately 2.86 acres will not be affected by the lot line adjustment, but will allow a division of the current Williamson Act contract.

4. After the lot line adjustment, the parcel of land subject to contract will be large enough to sustain its agricultural use, as defined in Section 51222.

The parcels subject to the Williamson Act are approximately 83.2± acres and 40± acres and will more than meet the requirements as defined in Section 51222 of the Government Code.

5. The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.

Division of the current Williamson Act contract could have a slight impact on agricultural activity on Parcel Two. However, readjusting lot lines will better conform to current farming practices and place all existing structures on Parcel 1, which are currently clustered together. A residential deed restriction placed on Parcel 2 will limit residential development and ensure agricultural integrity. Total acreage restricted by the Williamson Act contracts will not be reduced and the project will not compromise the long-term agricultural productivity of the parcels under contract.

6. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.

Development of a home site on Parcel Two, a permitted principal use on all agriculturally

zoned lands in Yolo County, could result in the removal of adjacent land from agricultural use. However, a primary dwelling is a permitted use in the Agricultural Preserve zoning district. The County's Right to Farm ordinance will be required as a condition of project approval, which ensures the maintenance of agricultural activity when residential uses are located in the vicinity of agricultural production. Additionally, a deed restriction will be placed on APN: 043-070-10 to further restrict residential development to one primary dwelling.

7. The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.

The lot line adjustment does not change the existing number of parcels, but does create a new developable parcel. However, a recorded deed restriction on APN: 043-070-10 will limit residential development to one permitted primary dwelling. The lot line adjustment may result in an uneven exchange of developable land, but will be in conformance with the County's General Plan Land Use policies that support efficient use of land.

Zoning Code

That the purpose of the Agricultural Preserve Zone (A-P), Section 8-2.401 of the Yolo County Code, shall be to preserve land best suited for agricultural use from the encroachment of nonagricultural uses. The A-P Zone is intended to be used to establish agricultural preserves in accordance with the California Land Conservation Act of 1965, as amended. Uses approved on contracted land shall be consistent and compatible with the provisions of the Act.

The proposed Lot Line Adjustment will create an 83.2± acre parcel (APN: 043-070-11) and a 40± acre parcel (APN: 043-070-10), which is consistent with zoning requirements that regulate land use contracts. County Code Section 8-2.408 requires at least a minimum of 40 acres for irrigated and/or cultivated land.

- 7.4 **2007-058:** Workshop to discuss the adoption of proposed amendments to the Yolo County Zoning Ordinance (Article 2 of Title 8 of the County Code) pertaining to review and permitting of accessory structures in the agricultural and residential zone districts. The recommended changes would apply to all such zoned properties in the unincorporated area of Yolo County. Owner/Applicant: Yolo County (E. Parfrey)

David Morrison, on behalf of Eric Parfrey, Principal Planner, presented the staff report, and answered questions from the commission. He outlined zone code changes that may occur in the coming year, and asked for comments both from the public and from the commission.

David Morrison concluded that a public hearing will be scheduled when the document is ready to be provided to the commission for action.

8. DISCUSSION ITEMS

8.1 General Plan Update (D. Morrison)

David Morrison, Assistant Director of Planning, gave the General Plan update, and answered

questions from the commission. He said the Board of Supervisors generally approved many of staff's recommendations, as follows:

- The growth area of the study for Madison was increased to about 400 acres and 1,300 homes.
- The two alternative sites were selected for the ag. industrial area in Clarksburg; one near Willow Point Road in Jefferson, and the other in Jefferson in the southern portion of the Clarksburg area.

- An alternative highway commercial site was selected at Road 12A and I-505 as an alternative to the Road 14 and 505 highway commercial site.
- The growth area for Dunnigan was expanded to 2,300 acres and the ag. district boundary for Dunnigan Hills was finalized.
- The Board of Supervisors further accepted the general outline of ag. districts as presented in the staff report that ag. districts are primarily focused on financial incentives, regulatory relief, and marketing opportunities for farming and agri-tourism opportunities.
- The Board of Supervisors also directed, in a separate action, and not related to the ag. districts, that staff bring forward an ordinance on residential clustering in the rural areas, and that they bring that ordinance back in March of next year for consideration by the Board.

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 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:

- A. Future Planning Commission Agenda Items:
 - Brown Act Training
 - Hearing Procedures Training
 - Old Sugar Mill Specific Plan
 - Granite Construction – Amendment to Mining Permit
 - Election of New Chair and Vice Chair

- B. The Capay Valley Plan is on hold.

- C. The three subdivisions in Esparto (E. Parker, Capay Cottages, and Story) were approved by the Board of Supervisors.

- D. The Davis Cell Tower decision was appealed and will be going to the Board of Supervisors in December 2007.

- E. Significant road improvements have been made in the town of Capay.

- F. The request for an ABC license for the carniceria in Esparto was approved by the Board of Supervisors.

- G. Brian Baca, Principal Planner, who put together a lot of the ordinance regarding accessory structures, left for a position in San Diego County.
- H. PPW is actively recruiting for a Principal Planner and a Permit Counter Technician.
- I. Introduction and welcome of Aundrea Hardy, Office Support Specialist for the Planning and Building Division.

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.

- A. Commissioner Winters: No report.
- B. Commissioner Merwin reported that he attended the Yolo County Farm Bureau Meeting in October. He said he also was part of the subcommittee setting design guidelines, and they took an informative field trip, led by Betty Woo, of commercial properties all over the Sacramento region.
- C. Commissioner Liu: No report.
- D. Commissioner Bertolero stated that, since the last Planning Commission Meeting in September, he attended two Esparto Citizens Advisory Committee Meetings, two in Madison, one in Knights Landing, and one in Capay Valley. He said he also attended the Board of Supervisors General Plan Update public hearing on September 18, and on September 21, he went on the Livermore ag. district tour. He added that, on September 25, he attended the Design Review Subcommittee meeting and tour of commercial properties.
- E. Commissioner Kimball stated that she, also, attended the Board of Supervisors General Plan Update public hearing, and the Design Review Subcommittee meeting and tour. She also reported that yesterday she attended a function at the Port of Sacramento.
- F. Chair Peart reported that he attended a Dunnigan Advisory Committee meeting, and also attended numerous committee meetings in opposition to a huge development in Colusa County, on the county line, which will affect Yolo County transportation. He said he and his wife just returned from a three-week trip to China, where an excellent job has been done in their expansion programs.

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.

1. Meeting Schedule for 2008
2. Proposed County Line Development in Colusa County

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3. Overview of discretionary applications in agricultural zones
4. Resolution for Amy Cameron

12. ADJOURNMENT

The Regular Meeting of the Yolo County Planning Commission was adjourned at 11:05 a.m. The next regularly scheduled meeting of the Yolo County Planning Commission is December 13, 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 and Public Works Department