



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

John Bencomo
DIRECTOR

292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775 FAX (530) 666-8728
www.yolocounty.org

YOLO COUNTY PLANNING COMMISSION

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

MINUTES

January 24, 2008

ADMINISTRATIVE AGENDA

1. Chair Peart called the meeting to order at **8:31** a.m.
2. Pledge of Allegiance was led by Commissioner Merwin.

MEMBERS PRESENT: Bertolero, Burton, Kimball, Liu, Merwin, Peart
MEMBERS ABSENT: Winters
STAFF PRESENT: David Morrison, Assistant Director of Planning
Eric Parfrey, Principal Planner
Philip Pogledich, Senior Deputy County Counsel
Kent Reeves, Principal and Natural Resources Planner
Dimitrios Georges, Associate Park Planner
Wes Ervin, Economic Development Manager
Carole Kjar, Secretary to the Director
Andrea Hardy, Office Support Specialist

Gloria Guillen, from the Yolo County Clerk – Recorder's Office, conducted the swearing in ceremony for the new Planning Commission Member, Jeb Burton. Chair Peart welcomed Jeb Burton to the Planning Commission.

Commissioner Burton said he appreciates the appointment and the honor the county has placed on him, and that he plans to serve to the best of his abilities.

3. ELECTION OF OFFICERS

3.1.1 Election of Chair.

Commission Action

Commissioner Bertolero was elected as the Planning Commission Chair.

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

3.1.2 Election of Vice-Chair.

Commission Action

Commissioner Winters was elected as the Planning Commission Vice-Chair.

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

Commissioner Peart said it's been a pleasure to have served on this commission, and he has thoroughly enjoyed the commissioners and the staff. He turned the gavel over to Chair Bertolero.

4. ADOPTION OF MINUTES OF THE **December 13, 2007** MEETING.

Commission Action

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

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

5. 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.

6. CORRESPONDENCE

6.1 Letter from Erich Linse regarding the proposed Accessory Structure Ordinance.

David Morrison noted that Correspondence Item 6.1 relates to the Workshop Item 8.4.

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

CONSENT AGENDA

7.1 None

TIME SET AGENDA

8.1 2006 Annual review of mining permits compliance within the Cache Creek Area Plan (K. Reeves/Parks)

Kent Reeves, Principal and Natural Resources Planner in the newly-formed Yolo County Parks and Resources Department, introduced himself. He also introduced Dimitrios Georges, Associate Park Planner for Parks and Resources, who has been conducting the gravel inspections for the past three years. Kent Reeves asked the representatives from each of the producers along Cache Creek to introduce themselves for the benefit of the commission.

Kent Reeves gave a power point presentation that conveyed the information from the 2006 gravel inspections, including recommended actions. He answered questions from the commission.

Commissioner Kimball asked why there is such a difference in the amount of the bonds between the five different producers.

Dimitrios Georges, Associate Park Planner, explained that the state has particular guidelines and requirements as to what part of the area is reclaimed for habitat, farming, open space, or net gains, and the gravel producers, in conjunction with the county, come up with certain estimates on a per acreage, or per square foot basis, that is to be determined.

Commissioner Kimball asked for clarification about the fees for road repairs.

Dimitrios Georges explained that development agreements require all the operators to do a certain amount of improvements to the roads, and over time, each gravel operator has a different agreement with the county that calls for improving their particular area. He said that basic to all of those is the improvements of the roads that lead in and out of their plants.

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

Commissioner Peart asked why the pit that was dug on the east side of Highway 505 hasn't been reclaimed.

Dimitrios Georges said there's a schedule that guides all of the reclamation of the operation

pits, and he thinks this particular pit will be converted back into farmland in approximately seven years.

Commissioner Kimball commended staff on the excellent report, and thanked the producers for working to make sure they're in compliance with the rules.

Commissioner Burton thanked all the producers for their great work.

Commissioner Liu thanked everyone for their good faith efforts and all their work.

Commissioner Merwin concurred with his fellow commissioners, and said he appreciates the cooperation between the county and the various gravel mining operators.

Chair Bertolero concurred with his fellow commissioners.

Commission Action

1. **DETERMINED** that Granite Construction (two sites), Rinker Materials, Schwarzgruber and Sons, Syar Industries, and Teichert Aggregates (two sites) have complied with the Conditions of Approval established under approved mining permits and reclamation plans;
2. **ADOPTED** The Findings (**Attachment C**) in support of determining that the mining operations are in compliance with all Conditions of Approval; and
3. **ADOPTED** the Categorical Exemption pursuant to the California Environmental Quality Act and Guidelines (**Attachment D**).

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

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, the Yolo County Planning Commission finds the following:

California Environmental Quality Act (CEQA) and Guidelines

That the recommended Class 7 Categorical Exemption is the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines.

Pursuant to the requirements of the California Environmental Quality Act, the Annual Report to the Planning Commission is Categorically Exempt under Section 15307, Class 7 of the CEQA Guidelines as an action taken by a regulatory agency to assure the restoration, maintenance, and enhancement of natural resources.

Surface Mining and Reclamation Ordinances and Associated Approvals

That the individual mining operations are being operated in substantial compliance with the Yolo County Surface Mining and Reclamation Ordinances, individual mitigation monitoring plans,

Development Agreements, the State Surface Mining and Reclamation Act, and Conditions of Approval of the mining permits issued to the producers.

Following review by staff, which was based upon on-site inspections, documentation provided by the operators, and aerial topographic maps, it is determined that the continuing mining and reclamation activities of Granite Construction (2 sites), Schwarzgruber and Sons, Rinker Materials, Syar Industries, and Teichert Aggregates (2 sites), are in substantial compliance with the County Surface Mining and Reclamation Ordinances, individual mitigation monitoring plans, Development Agreements, the State Surface Mining and Reclamation Act, and Conditions of Approval of the mining permits issued to the producers.

That the 2006 Annual Review complies with all applicable laws.

The review performed by staff, and public hearing before the Planning Commission, fulfill the requirements of Section 10-4.703 of the County Surface Mining Ordinance and 2774.b of the Surface Mining and Reclamation Act regarding the annual review of mining and reclamation compliance; Section 10-5.708 of the County Surface Mining Reclamation Ordinance and Section 2773.1 of the Surface Mining and Reclamation Act regarding annual review of financial assurances; Section 7.1 of Development Agreements 96-286 through 96-290 inclusive; and the California Environmental Quality Act regarding mitigation monitoring program implementation.

8.2 **2002-001:** Third Extension of Time of one year for Tentative Parcel Map #4565 to divide a 100-acre parcel into four parcels with a remainder parcel in the Highway Services Commercial-Planned Development (CH-PD) Zone. The site is located at the southwest corner of I-5 and County Road 8 in Dunnigan (APN: 052-060-11). A Categorical Exemption has been prepared for this project. Owner/Applicant: Burger/Grant Park Development (E. Parfrey)

Eric Parfrey, Principal Planner, gave the staff report, and answered questions from the commission. He introduced Wes Ervin, the Economic Development Manager for Yolo County.

Wes Ervin, Economic Development Manager, said he was brought in at the request of Planning and Public Works Director Bencomo, to work with the applicant, the Planning Division, and others, to help expedite and move this project forward as much as possible. He stated that, in the last eight or nine months, he has observed significant effort towards compliance with the conditions. Mr. Ervin advised that the sales tax revenues for this project would be about \$160,000 on an annual basis to the county.

Chair Bertolero opened the public hearing.

Jerry Burger, co-applicant, explained the project and expressed his concerns. He asked for an extension of time for the project, and requested that their parcel map be recorded. He introduced his co-applicant and partner, Mel Smith.

Mel Smith, co-applicant, spoke about the history of the project, and the reasons the one-year extension should be granted. He also asked that the parcel map be recorded and sent to the Board of Supervisors.

Commissioner Merwin reiterated that this is the third and final one-year extension for the project. He asked Mr. Smith if this is sufficient time to do what the county is asking. Mel Smith said, yes.

Deanna Kirkland, secretary for the Dunnigan Advisory Committee, said that she and the Advisory

Yolo County Planning and Public Works Department

January 24, 2008

Page 6 of 15

Committee think it's now time for staff and the applicants to proceed with this project, because Dunnigan needs the project, the county needs the revenue, and this project will help alleviate some of the truck traffic.

Erich Linse, resident of Dunnigan, recommended approval of the one-year extension, and pointed out that this project has outstanding business potential. He also expressed concerns about traffic circulation, parking, and drainage.

Chair Bertolero closed the public hearing.

Commissioner Merwin said he thinks it's appropriate to grant the one-year extension.

Commissioner Liu stated that the one-year extension should be granted, and that it's a very worthy development that will benefit the Dunnigan area. She asked that, in addition to the recommended actions, the information from Eric Parfrey's memo regarding past due fees, dated January 24, 2008, be added to the Conditions of Approval.

Commissioner Burton agreed that the one-year extension should be approved, and said he feels that the fees should be paid.

Commissioner Kimball agreed that the economic impact to this project is significant; however, she said the Planning Commission cannot approve a project that has conditions of approval that have not been met. She said she will approve the one-year extension, and expressed that she firmly believes that half of the bill should be paid.

Commissioner Peart concurred with his fellow commissioners. He said he supports the one-year extension, and hopes that the applicant can complete the conditions of approval by the January 6, 2009 deadline.

Chair Bertolero said he concurs with his fellow commissioners.

Commission Action

1. **HELD** a public hearing and received testimony on the proposed extension of Tentative Parcel Map #4565; and
2. **APPROVED** the third and final extension of time of one year for Tentative Parcel Map #4565 to January 6, 2009, with the recommended Condition of Approval, Findings, and Categorical Exemption;

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

CONDITION OF APPROVAL

1. As a condition of the one-year time extension, the applicant shall agree to pay at least one-half of the outstanding balance of staff time cost for the project that is owed to Planning and Public Works Department (currently \$14,780), within 30 days of the approval. The remaining payment of the outstanding bill shall be received before the Final Subdivision Map is submitted to the county for adoption at the Board of Supervisors. If the payment for

at least one-half of the outstanding bill is not received by the county within 30 days of the time extension approval by the Planning Commission, this time extension shall be nullified and revoked, based upon non-compliance with the condition of approval.

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 #2002-001, the Yolo County Planning Commission finds the following:

California Environmental Quality Act (CEQA) Guidelines

1. In determining that the proposed Categorical Exemption for this project is the appropriate level of environmental review under CEQA, the Planning Commission finds:

That on the basis of pertinent information in the public record and comments received, the ministerial project is exempt from further environmental review and that a Categorical Exemption has been prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines.

Additional Findings:

2. An extension of time shall be approved only when it is found that circumstances under which the subdivision map was granted have not changed.

The project as approved remains consistent with the current Dunnigan General Plan and the zoning of the property. There has been no change in the existing or proposed uses on the surrounding properties. In addition, no other information has been provided during the public hearing process that indicates any change in circumstances.

A five-minute recess was called.

- 8.3 **2002-075:** Consider recommendations to the Board of Supervisors for the revised Old Sugar Mill Specific Plan and associated approvals, including revisions to the Development Agreement and Design Guidelines and Standards, pursuant to the remand from the Delta Protection Commission. The 105.4-acre subject site is currently zoned as M-2 (Heavy Industrial) and designated as Specific Plan. The site is bounded by South River Road/Sacramento River on the east, Winchester Lake on the north, Willow Avenue on the west, and the Town of Clarksburg to the south (APNs: 043-240-06, -07, -09, and -10). An Addendum Environmental Impact Report and revised Mitigation Monitoring Plan have been prepared for this project (SCH# 2003022104). Owner/Applicant: Clarksburg Investment Partners (David Morrison)

David Morrison, Assistant Director of Planning, gave the staff report, and answered questions from the commission.

Philip Pogledich, Senior Deputy County Counsel, stated that what's before the commission today, is the revisions to the project, the changes to the specific plan, the development agreement, and the mitigation measures, as well as the addendum to the previously certified EIR. He clarified changes to the staff's recommended actions, as follows:

Recommended Action Number 3 currently says to adopt the revised Old Sugar Mill Specific Plan and Guidelines. The recommendation would be to adopt the revisions to the Old Sugar Mill Specific

Plan and Guidelines.

Recommended Action Number 5 currently says to execute a Development Agreement. The recommendation would actually be an Amendment to the Development Agreement, so the recommendation would focus on that Amendment, not the original Development Agreement.

Tim Taron, attorney representing the applicant, introduced members of his technical team, and thanked staff for the comprehensive staff report. He emphasized that the reason they're here today is because the Delta Protection Commission (DPC) found three inconsistencies with their Resource Management Plan policies, and stated, on the behalf of the applicant, that they do not agree with the DPC's conclusions. He addressed the suggested changes to the project that would satisfy the DPC's objections, and concluded that they wholeheartedly support staff's recommendations.

Chair Bertolero opened the public hearing, and asked the public to limit their testimony to three minutes.

Don Fenocchio, resident of Clarksburg, stated that he supports the Old Sugar Mill project, and encouraged the commission to support the project, as they did in the past. He said the project is good for Clarksburg and would help provide an area for residents as well as enhance the local economy, and that it would clean up a neglected part of Clarksburg, and remove an area that is now zoned heavy industrial.

Hal Shipley, Clarksburg resident and member of the Fire District Board of Directors, said he supports the recommendation for approval for the Old Sugar Mill project. He stated that the fire station site should be increased by one-quarter acre, and that it should be changed from a reserved category to a dedicated category.

Russ Van Loben Sels, from Clarksburg, explained that Clarksburg still has major reservations about the number of houses being proposed, and that this project still relies on a ground base sewage treatment plant in an area that is subject to very high water tables when the river is high. He said he would like these concerns addressed, and for staff to obtain some level of community support for this project.

Tim Waits, a landowner in Clarksburg near the Old Sugar Mill, encouraged the commission to continue to support the project. He said this project can turn the area back into the community that it should be, instead of being a blight on the entire area with the lack of any commerce engine to attract businesses.

Gary Merwin, Clarksburg farmer, asked the commission to approve the project. He said that more children are needed in their schools, along with more affordable housing.

Peggy Bohl, representing the concerned citizens of Clarksburg, disagreed with Mr. Taron about the dire need for houses in Clarksburg, and stated that they do not believe that the town is dying. She said they support the Old Sugar Mill project, and the terms of its compliance with the Delta Protection Commission, regarding economics, recreation, tourism, and agriculture, but that no houses should be built twelve feet into the air.

Dennis Updegraff, of Sacramento, stated that he is concerned with false statements about flood protection, and expressed that if substantial growth and viability is not shown in their schools, they will not have an elementary school in four years. He said that he supports the Old Sugar Mill project, and recommended that the commission support this change and move forward with the project.

Yolo County Planning and Public Works Department

January 24, 2008

Page 9 of 15

Ken Wilson, a third generation farmer in Clarksburg, talked about the need for housing for ag. families and ag. family children, and attested to the conveniences of living on a ranch. He supported this project as proposed.

Mike Dutra, long time resident of Clarksburg, said the Sugar Mill project would bring much needed new life into their community, and would help their troubled schools, their troubled fire department, and bring desperately needed new housing to the community. He said he supports the Sugar Mill 100%, and asked the commission for their support of the project.

Steve Heringer, from Clarksburg, stated that he is privileged to be a fifth generation grower in Clarksburg, and also to be a winery occupant of the Sugar Mill. He said he feels that there is a tremendous need for additional affordable housing in Clarksburg, and that this is the right project, the right place, and the right time. He urged approval of the project.

Tim Taron responded to comments from the public. He clarified that there is no moratorium in Natomas because of the levees; a house can be built in Natomas if it is elevated, as is being proposed for this project. He said it is their understanding that another fire station site is being considered, and if that's not the case, and they are now focusing again just on the Sugar Mill site, further discussion is needed to see if there are any changes to be made to the staff recommendation.

Chair Bertolero closed the public hearing.

Commissioner Merwin thanked members of his community and the local General Plan Committee for being present and for their interest in this project. He said that this project would double the size of town, and he could support this project if staff were willing to work with the applicant and figure out how to connect School Street to the project and extend it to the north.

Commissioner Merwin disclosed that, although he was very involved in the formation of the Charter School, he does not have any economic interest.

Commissioner Liu agreed with Commissioner Merwin's comments and stated that she strongly supports this revised plan. She said she appreciates the comments from the ten members of the community.

Commissioner Peart said he appreciates everyone's comments. He stated that this is a great project, and that he will support the project with a lower number of homes.

Commissioner Kimball thanked staff for a well prepared staff report. She said, as a concerned citizen of Yolo County, she, too, believes it's a fine balance between growth, historic values of these communities, and our natural resources. She said this project is not ag. land that's being taken out of production, this is a redevelopment of an eye sore that is one of the most creative developments that she has seen, and it fits so many goals of the county. She addressed the applicant's three issues of concern with the proposed development agreement revisions, including the park site, the pool site, and the insurance premiums on affordable units.

Commissioner Burton said he is very much in support of the Old Sugar Mill project, and he agreed with how it's set up and structured, and the idea of bringing in ag. tourism. He said his only issue with the staff recommendation is the two year premiums; he doesn't see any reason to have one year vs. two year premiums. He commended both staff and the community for their effort and energy in putting this project together.

Chair Bertolero thanked the speakers that represented the community, and expressed that the staff report was very beneficial. He concurred with the discussion from his fellow commissioners, and

Yolo County Planning and Public Works Department

January 24, 2008

Page 10 of 15

commented on the revisions in the specific plan, including the ag. buffer, number of residential units, and raised elevations and flood issue. He said he supports the 123 homes as a compromise.

David Morrison suggested that the commission vote on the following five issues: size of the park; size of the pool site; length of time the developer pays flood insurance on the market rate homes; whether the fire district parcel is reserved or dedicated; and whether or not School Street is extended as a full street or as a bike path.

Commission Action

1. Recommended amending the proposed Development Agreement revisions with respect to the size of the future park site, from staff recommendation of 2.0 acres down to 1.75 acres.

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

Commission Action

2. Recommended reserving a 0.5 acre site for the future public swimming pool with the understanding that if the community is unable to put it together, one half of it goes to the park and one half goes to the fire house.

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

Commission Action

3. Recommended revising the recommendation on the revised plans of the developer, payment of the first one year of flood insurance for market rate homes and leave five years for affordable homes.

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

Commission Action

4. Recommended agreement with the applicant that staff, the applicant, and the fire station group work together between now and the Board of Supervisors' meeting on defining where the fire station currently stands.

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

ABSENT: Winters

Commission Action

5. Directed staff to proceed with the applicant and the fire district to extend School Street, and that, at bare minimum, it be the maximum that they can do on a county right of way, with the hope that it be widened to meet standards as soon as possible.

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

Commission Action

Recommended that the Board of Supervisors:

1. **RECEIVE** a staff presentation, hold a public hearing, and accept public comments regarding revisions to the Old Sugar Mill Specific Plan and related approvals; and
2. **CERTIFY** the Addendum to the certified Environmental Impact Report as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and CEQA guidelines (Attachment A); and
3. **ADOPT** the revisions to the Old Sugar Mill Specific Plan and Guidelines with specific modifications proposed by staff (Attachment B); and
4. **REZONE** the project site to appropriate zones consistent with the revised Specific Plan Land Use Diagram (Attachment C);
5. **EXECUTE** an Amendment to the Development Agreement for the Old Sugar Mill Specific Plan project with substantially the same form and content as Attachment D; and
6. **INCORPORATE** the five recommended actions and findings that the commission voted to approve, as shown above.

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

A five-minute recess was called.

8.4 **2007-058:** Adoption of proposed amendments to the Yolo County Zoning Ordinance (Article 2 of Title 8 of the County Code) pertaining to the 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)

Eric Parfrey, Principal Planner, explained the draft Accessory Structure Ordinance Amendments, and answered questions from the commission. He stated that this is an informal workshop to receive comments from the Planning Commission about the proposed ordinance changes and to hear testimony from members of the public.

Chair Bertolero opened the public hearing, and asked the public to limit their testimony to three minutes.

Mel Smith, resident of Dunnigan, distributed and explained his comments on the draft Accessory Structure Ordinance Amendments, and stated that this draft is a huge improvement over the first draft. He said he understands the need to simply and clarify the old ordinance, which was very confusing.

Chair Bertolero suggested that Mel Smith meet with Eric Parfrey on the suggested changes.

Deanna Kirkland, secretary for the Dunnigan Advisory Committee, explained her comments on the draft Accessory Structure Ordinance Amendments. She said she agrees with Mel Smith that this is an improvement over the first draft; however, she believes that it still needs to be simplified.

Erich Linse, new Vice Chair of the Dunnigan Advisory Committee, distributed and explained suggestions to help simplify the Accessory Structure Ordinance.

Chair Bertolero closed the public hearing.

Commissioner Peart thanked his friends from Dunnigan for their comments, and expressed that we are working in the right direction.

Commissioner Kimball agreed that it's very impressive that the public took the time to present their good comments, and that it is important to simplify the document.

Commissioner Burton thanked everyone for presenting their useful notes and comments.

Commissioner Merwin concurred with his fellow commissioners, and thanked everyone for their input for an improved ordinance.

Commissioner Liu thanked staff, and especially Mr. Parfrey, for their conscientious efforts on this ordinance. She also thanked the public for their input and clear direction.

Chair Bertolero suggested that this item be placed on the agendas for each Advisory Committee Meeting.

David Morrison explained that this item was sent to all the Advisory Committees, and that each chair develops their agenda to the greatest extent possible.

David Morrison thanked the people in Dunnigan for bringing their comments forward.

REGULAR AGENDA

9. DISCUSSION ITEMS

9.1 Overview of discretionary applications in agricultural zones (D. Morrison)

David Morrison recommended that this item will be moved to the March 2008 Planning Commission Meeting. The commission unanimously agreed.

9.2 Resolution for Amy Cameron.

This item was moved to the March 2008 Planning Commission Meeting.

10. 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. Personnel Changes:
 - John Sonnen, new Principal Planner;
 - Heidi D'Agostino, resigned as Code Enforcement Officer; and
 - Jennifer Kalinen, promoted to Permit Counter Technician.

- B. Board of Supervisors Agenda:
 - Denial of Cell Tower in Davis, January 2007;
 - Caltrans Grant on Design Guidelines for Downtown Esparto, January 8, 2008; and
 - General Plan Update, January 29, 2008.

Installation of a "Welcome to Knights Landing" sign.

- D. Upcoming Projects:
 - Clark Pacific Concrete Building Manufacturing Facility, March 2008;
 - Use Permit to create a new marina at Elkhorn, in the Sacramento River; and
 - Use Permit for a winery in the Dunnigan Foothills, southwest of Zamora.

11. 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 Merwin reported that he attended a Yolo County Farm Bureau meeting this month, and also their annual dinner, which was a very nice event. He said he attended a design guidelines subcommittee meeting of the Planning Commission. He also disclosed that he spoke with John Carvalho briefly on the phone yesterday.
- B. Commissioner Liu said she spoke with John Carvalho, the applicant, regarding the Sugar Mill.
- C. Commissioner Peart stated that he had a meeting with Peggy Bohl, a phone conversation with John Carvalho, and a phone call from Kathy Merwin. He said he also attended the Dunnigan Advisory Committee and the Farm Bureau Annual Meeting. He passed information on to Chair Bertolero that was given to him from the concerned citizens of Clarksburg.
- D. Commissioner Kimball reported that she attended the Farm Bureau Annual Dinner. She said she had a phone conversation with John Carvalho, and she also met him at the Old Sugar Mill for a tour.
- E. Commissioner Burton stated that he had nothing to report.
- F. Chair Bertolero stated that he attended the Esparto Advisory Committee meetings on December 18, 2007 and January 15, 2008, and he attended the Knights Landing Advisory Committee meeting on January 9, 2008, and on January 16, 2008, the Dunnigan Advisory Committee meeting. He said he toured the Yolo Basin Foundation, attended one Design Review Subcommittee meeting, and talked via telephone to John Carvalho about the Old Sugar Mill project.

12. 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.

- A. Brown Act Training

B. Discussion about Antiquated Subdivisions

* * *

13. ADJOURNMENT

The Regular Meeting of the Yolo County Planning Commission was adjourned at 1:05 p.m. The next regularly scheduled meeting of the Yolo County Planning Commission is March 20, 2008, 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