



# County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

John Bencomo  
DIRECTOR

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## YOLO COUNTY PLANNING COMMISSION

CHAIR: Mary Kimball  
VICE-CHAIR: Jeb Burton  
MEMBERS: Leroy Bertolero; Jeff Merwin; Richard Reed; Don Winters

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### AGENDA

THURSDAY MARCH 12, 2009

Board of Supervisors Chambers  
625 Court Street, Room 206  
Woodland, CA. 95695

Please refer to the last page of this agenda for notices regarding accommodations for persons with disabilities and for appeals of Planning Commission actions.

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#### ADMINISTRATIVE AGENDA

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8:30 a.m.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES
  - 3.1 Minutes of January 29, 2009.
4. SWEARING IN OF NEW COMMISSIONER
5. PUBLIC REQUESTS

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

**6. CORRESPONDENCE**

- 6.1 Invitation to 29<sup>th</sup> Annual Farm City Festival Breakfast
- 6.2 Clark Pacific Newsletter

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**TIME SET AGENDA**

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8:45 a.m.

- 7.1 **2007-081:** Proposed Alcoholic Beverage Control ("ABC") Ordinance and amendments to the Yolo County Code. The proposed ordinance would provide a set of procedures for the review and approval/denial for the sale of alcohol or alcoholic beverage licensing, provide the county with better control and enforcement authority over alcohol sales, and would amend the Yolo County Code regarding alcoholic beverage sales within the unincorporated areas of the county. A Negative Declaration has been prepared for this project. Owner/Applicant: Yolo County (D. Rust)

9:00 a.m.

- 7.2 **2008-069:** Land division request to divide a 160-acre parcel into two parcels of 80-acres each (APN: 050-130-14). The parcel is zoned A-1 (Agricultural General) and is in row crop production. The project site is located at 22823 County Road 88, approximately five miles north of the City of Winters. The use is proposed to remain the same. A land division application is similar to a Tentative Parcel Map. The most significant difference is that a Certificate of Compliance is issued and recorded instead of a Final Map. A Negative Declaration has been prepared for this project. Owner/Applicant: Fredericks (J. Anderson)

9:15 a.m.

- 7.3 **2008-057:** Tentative Parcel Map to divide an existing 760±-acre parcel into two parcels of 80± acres and 680± acres each, located approximately two miles west of Dunnigan (APN: 062-060-11). The parcel is zoned A-P (Agricultural Preserve) and is under Williamson Act contract. The property is currently in agricultural production with almond orchards and an almond processing facility. The use is proposed to remain the same. A Negative Declaration has been prepared for this project. Owner/Applicant: Bains Farms/Bains (S. Berg)

9:30 a.m.

- 7.4 **2008-064:** Tentative Parcel Map to divide an existing 685.04-acre parcel into three separate parcels of 200.61 acres, 126.46 acres, and 357.97 acres, located approximately 3.5 miles west of the City of Woodland (APNs: 025-360-46, 025-360-48, and 025-360-55). The property is zoned A-1 (Agricultural General), and is currently farmed in seasonal row crops. The proposal to divide the property will allow the owner to attract investment and financing to plant permanent crops on two of the three proposed parcels. The western portion of the property is currently used for irrigated and dry land pasture and will remain the same. The Parcel Map will follow soil types, irrigation methods, and planned permanent crops for the purpose of dividing the property into three separate farming operations. A Negative Declaration has been prepared for this project. Owner/Applicant: Miksal, Inc./Taylor (S. Berg)

9:45 a.m.

- 7.5 **2008-063:** Amendment to an existing Use Permit (ZF 2007-003) to construct and operate a wireless telecommunications facility (APN: 025-460-04). The amendment will increase an existing 99 foot high monopole to 130 feet in height to provide increased coverage area and co-location opportunities. A Categorical Exemption has been prepared for this project. Owner/Applicant: Maddocks/Landmark Wireless (C. Baracco)

10:00 a.m.

- 7.6 **2008-070:** Rezone a 50-acre parcel (043-120-08) from A-1 (General Agriculture) to A-P (Agricultural Preserve) and to place the parcel into a Williamson Act Contract. Owner/Applicant: Brewer (C. Baracco)

10:15 a.m.

- 7.7 **2004-037:** Planned Development amendment to reduce the size of the 43 remaining homes to be constructed, currently approved at 1,900 to 2,900 square feet to 1,300 to 2,400 square feet, within the approved White Subdivision (FSM#4708). The project site is zoned Single Family Residential / Planned Development (R-1/PD). The project site is bordered by the Colusa Basin Drain Canal and at the western end of 6<sup>th</sup> and 9<sup>th</sup> Streets in the Town of Knights Landing. A Categorical Exemption has been prepared for this project. Owner/Applicant: Castle Companies (D. Rust).

10:30 a.m. WORKSHOP

- 7.8 Preliminary FEMA flood maps (D. Morrison)

10:45 a.m. WORKSHOP

- 7.9 **2007-080:** Proposed Wind Energy Systems ordinance to be added to Article 24 of Title 8, Chapter 2 of the Yolo County Code. The ordinance would set criteria for the issuance of building and use permits for the placement and construction of small wind energy turbines and other systems in the unincorporated area. Owner/Applicant: Yolo County (E. Parfrey)

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**REGULAR AGENDA**

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**8. DISCUSSION ITEMS**

- 8.1 Brown Act training.
- 8.2 Planning Commissioner orientation materials.
- 8.3 Update of the Citizens Advisory Committee Procedures subcommittee.
- 8.4 Budget update.
- 8.5 General Plan update.

**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.

**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.

**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.

**12. ADJOURNMENT**

The next scheduled meeting of the Yolo County Planning Commission is April 9, 2009.

Respectfully submitted by,



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

**\*\*\* NOTICE \*\*\***

*If requested, this agenda can be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 and the Federal Rules and Regulations adopted in implementation thereof. Persons seeking an alternative format should contact David Morrison, Assistant Director for further information. In addition, a person with a disability who requires a modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting should telephone or otherwise contact David Morrison, Assistant Director as soon as possible and preferably at least 24 hours prior to the meeting. David Morrison, Assistant Director may be reached at 530-666-8041, or at e-mail [david.morrison@yolocounty.org](mailto:david.morrison@yolocounty.org), or at the following address: Yolo County Planning and Public Works Department, 292 West Beamer Street, Woodland, CA 95695.*

**\*\*\* NOTICE \*\*\***

*Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the Board of Supervisors by filing with the Clerk of that Board within fifteen days from the date of the action. A written notice of appeal specifying the grounds and an appeal fee immediately payable to the Clerk of the Board must be submitted at the time of filing. The Board of Supervisors may sustain, modify or overrule this decision.*