



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

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YOLO COUNTY PLANNING COMMISSION

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

MINUTES

April 9, 2009

ADMINISTRATIVE AGENDA

1. Chair Kimball called the meeting to order at 8:34 a.m.
2. Pledge of Allegiance was led by Commissioner Merwin.

MEMBERS PRESENT: Bertolero, Burton, Kimball, Merwin, Reed, and Williams
MEMBERS ABSENT: Winters
STAFF PRESENT: David Morrison, Assistant Director of Planning
Eric Parfrey, Principal Planner
Donald Rust, Principal Planner
Stephanie Berg, Associate Planner
Jeff Anderson, Assistant Planner
Philip Pogledich, Senior Deputy County Counsel
Andrea Hardy, Office Support Specialist
Maria Wong, Executive Director of the Yolo County Heritage Program

3. ADOPTION OF MINUTES OF THE **March 12, 2009** MEETING.

Commission Action

The Minutes of the **March 12, 2009** meeting were approved with no corrections.

MOTION: Reed SECOND: Merwin
AYES: Bertolero, Burton, Kimball, Merwin, and Reed
NOES: None
ABSTAIN: Williams
ABSENT: Winters

4. SWEARING IN OF NEW PLANNING COMMISSIONER

Kristine Mann, from the Yolo County Clerk – Recorder's Office, administered the oath of office to Keith Williams.

Commissioner Williams introduced himself and shared some of his history in Yolo County.

Chair Kimball welcomed Commissioner Williams.

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 offered any comments.

6. CORRESPONDENCE

6.1 Commissioner Bertolero received a letter from the California State Park Foundation regarding river clean up on Saturday April 25, 2009.

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

TIME SET AGENDA

7.1 **2008-062:** Lot Line Adjustment, Zone Boundary Adjustment, and Williamson Act contract amendment to modify parcel lines between an A-1 (Agricultural General) and A-P (Agricultural Preserve) zoned parcel, south of Clarksburg. The A-1 parcel was previously part of the Sacramento Northern Railway (APN: 043-060-32). The A-P parcel contains a single-family home, detached garage, shop, and a pump house (APN: 043-060-01). The new parcel lines will be arranged so that all existing structures, previously on the A-P parcel, will be located on the newly configured A-1 parcel. The Lot Line Adjustment will result in no net loss of acreage to either parcel, but will provide a more typical and practical parcel layout. Owner/Applicant: Peter Schmidl/Chris Lerch

Jeffrey Anderson, Assistant Planner, presented the project and answered questions from the commission.

Chair Kimball opened the public hearing.

Chris Lerch with Laugenour & Meikle, provided information regarding the landowner's intent, and answered questions from the commission.

Chair Kimball closed the public hearing.

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Commissioner Merwin said that he thinks that the applicant's idea is good one and it makes a lot of sense to proceed with this lot line adjustment. He is in support of the project.

Commissioner Williams expressed his support of the project and staff's recommendation.

Commissioner Bertolero spoke in favor of the project, and said that Reclamation District 999, as well as the advisory committee, supports the request.

Commissioner Reed concurred with his fellow commissioners, and supports staffs recommendation.

Vice-Chair Burton said that it seems straightforward, and he has nothing additional to add to his fellow commissioner's comments.

Chair Kimball agreed with the other commissioners and supports staff's recommendation.

Commission Action

That the Planning Commission recommend that the Board of Supervisors take the following actions:

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 proposed Findings (**Attachment D**) and Conditions of Approval (**Attachment E**) for the project;
4. **APPROVE** the Resolution for the Lot Line Adjustment (**Attachment F**);
5. **ADOPT** an Ordinance approving the Zone Boundary Adjustment (**Attachment G**); and
6. **APPROVE** the Williamson Act Contract Amendment (**Attachment H**).

MOTION: Burton SECOND: Merwin
AYES: Bertolero, Burton, Kimball, Merwin, Reed, and Williams
NOES: None
ABSTAIN: None
ABSENT: Winters

- 7.2 **2009-007:** Request for a Use Permit to construct a third residence on an A-1 zoned parcel, as well as operate an onsite farm stand, conduct farm tours, and provide spinning, weaving, and shearing classes. The parcel is approximately two miles south of Esparto off County Road 87B (APN: 050-010-20).The applicant proposes to build a 1,000± square foot, one-story straw bale house that incorporates passive solar design, a grid-tied solar PV system, and other sustainable building methods. A Categorical Exemption has been prepared for this project. Owner/Applicant: Patricia Meade and Jonathan Robbins

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

Chair Kimball opened the public hearing.

Patricia Meade, the applicant, spoke of her, and her husband's intentions for the future. She answered questions from the commission regarding the educational programs that they will provide.

Pat Scribner, neighbor, came forward to express his support of the applicant's request.

Chair Kimball closed the public hearing.

Commissioner Bertolero said that he had been in attendance when the Esparto Advisory Committee had taken a vote on the applicant's request, and that they had a majority vote to approve the project. He requested that he hear from his fellow commissioners prior to making a decision.

Commissioner Reed stated that since the farm owner intends to live on the property, he doesn't see that adding this third home goes against any of the existing regulations in terms of housing; therefore, he can't see any reasons not to approve it.

Vice-Chair Burton stated that he thinks this project goes very much to the heart of what Yolo County is trying to focus on in regards to agri-tourism. He spoke of preserving farmland and stimulating the local economy as a good reason to approve this project.

Commissioner Merwin expressed his concern with precedence setting, but said this project successfully demonstrates how a third home can be added, without affecting on-site farm operations. He said that he is in support of the project.

Commissioner Williams said he is familiar with this particular area, and concurs with Commissioner Merwin that locating the home within the existing disturbed footprint is an important factor. He stated that he is in support of the project.

Chair Kimball said that she is also concerned with precedence setting, but with few requests of this type, and the fact that no other land will be taken out of production; she is whole-heartedly in support of this project.

Commission Action

That the Planning Commission take the following actions:

1. **HOLD** a public hearing on the project and receive comments;
2. **DETERMINE** that a Categorical Exemption (**Attachment C**) is the appropriate level of environmental documentation in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines.
3. **ADOPT** the recommended findings and grant a Use Permit and Variance (**Attachment D**); and
4. **APPROVE** the Conditions of Approval (**Attachment E**).

MOTION: Merwin SECOND: Bertolero
AYES: Bertolero, Burton, Kimball, Merwin, Reed, and Williams
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 for Zone File #2009-007, the Yolo County Planning Commission finds the following:

California Environmental Quality Act (CEQA) and Guidelines

1. That the Categorical Exemption prepared for the project is the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines.

The categorical exemption prepared for the project, pursuant to Sections 15303, 15304, and 15305 of the CEQA Guidelines, is based on pertinent information in the public record and comments received. The project consists of new construction of one single-family residence in a rural setting; minor temporary use of the land for annual events, with no permanent effect on the environment; and a minor alteration in land use limitations, which does not result in any change in land use or density.

Zoning (County Code Section 8-2.2801 and 8-2.2804)

2. That the purpose of a use permit shall be to allow the proper integration into the community of uses which may be suitable only in specific locations in a zone or only if such uses are designed or laid out on the site in a particular manner. The following general conditions shall be fulfilled:

- (a) The requested use is listed as a conditional use in the zone regulations or elsewhere in the code;

Placement of a third home on an agriculturally zoned parcel specifically requires a discretionary review and approval process in order to determine the proposal's consistency with the property's zoning and surrounding operations. The 30-acre parcel is zoned A-1 (Agricultural General), is currently in agricultural production, and surrounded by active farmland. The proposed home site is located within an existing portion of the parcel's developed footprint. It would not require the removal of any productive farmland nor would it have an adverse effect on agricultural production. Similarly, the proposed agri-tourism activities take place within the existing developed footprint, which includes the barnyard area where the alpacas graze. All farm-related activities take place outdoors and by appointment only. No further disruption of productive agricultural land is required for farm-related activities.

- (b) The requested use is essential or desirable to the public comfort and convenience;

The proposed home will allow the property owners to remain on the property after they retire. The main house and small caretaker house will continue to be used for the property's agricultural operations. Additionally, the promotion of local agri-tourism is an increasing community desire that benefits not only the property owner, but contributes to county revenues, and provides local and educational opportunities for county residents to participate in agriculturally related activities.

- (c) The requested use will not impair the integrity or character of the neighborhood nor be detrimental to the public health, safety, or general welfare;

Conditions of approval for the proposed use will ensure the project does not result in detrimental impacts to the surrounding agricultural activity. Placing a 1,000-square foot

residential home within a developed portion of the parcel will not impair the surrounding vicinity's character, but is in keeping with the property owners' commitment to employ agricultural and building practices that are sustainable. Furthermore, providing a hands on ranch experience for the community ensures that the agricultural integrity of the property is preserved.

- (d) The requested use will be in conformity with the General Plan;

Land use policies in the General Plan support the provision of farm dwellings and agri-tourism opportunities. LU 15 allows commercial and industrial uses that are directly related to and incidental to the agricultural operation conducted on the land. LU 17 limits residential uses to dwellings used for preservation of the family farm, farm employees, and those persons who own the farm land.

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

The property is currently served by PG&E, an access driveway, onsite septic systems, etc. The project's Conditions of Approval will ensure the project is not implemented without the necessary, adequate facilities.

- (f) The requested use will serve and support production of agriculture, the agricultural industry, animal husbandry or medicine; or is agriculturally related, and not appropriate for location within a city or town; and the requested use, if proposed on prime soils, cannot be reasonably located on lands containing non-prime soils.

Current agricultural uses on the property include row crops, navel oranges, honeybees for honey and pollination, alpacas raised for fiber, and wildlife habitat. All agricultural uses will remain the same. The proposed agri-tourism opportunities will enhance the agricultural industry in the area and serve to preserve the agricultural activity on the property. Placing a third home on the parcel will allow the owners to continue to live on the property after their retirement, while ensuring that the primary home is maintained for the preservation of the farm and the caretaker home continues to serve farm worker housing.

Zoning (County Code Section 8-2.2904)

3. That the Commission shall grant a variance only when, in accordance with the provisions of Sections 65900 through 65905 of Article 3 of Chapter 4 of Title 7 of the government Code of the State, all of the following circumstances are found to apply:

- (a) That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

The 250-foot clustering requirement is intended to protect active farmland from being disturbed due to the construction of additional home sites. In this case, the property's developed footprint has already been disturbed and no additional agricultural activity will be adversely affected from construction of a new home site. The proposed site is 160 feet away from an existing caretaker dwelling and 350 feet away from the main farm house. Areas within the 250-foot radius include Cottonwood Slough, productive farmland, i.e., row crops, existing barns and driveway access, orange orchards, and utility poles.

- (b) That, because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under the identical zone classification; and

The 30-acre parcel, which is primarily in agricultural production, is bounded by Cottonwood Slough to the north, and by Winters Canal to the west. The property also contains a native hedgerow and wildlife habitat barrier on the eastern edge of the parcel's developed footprint that serves as a windbreak. These areas define the property's home sites, orchards, and barnyard areas, and separate them from the more intensive agricultural activities, i.e., row crops. The selected site for the third home was chosen due to its optimal location for natural ventilation, cooling, and passive and active solar heating capacities. It is also the least used area and will have the least adverse effect on current or future agricultural activities.

- (c) That the granting of such variance will be in harmony with the general purpose and intent of this chapter and will be in conformity with the Master Plan.

The general purpose of the A-1 (Agricultural General) zoning district is to provide uses on lands best suited for agriculture. A-1 zoning implements the policies in the General Plan that support an agricultural land use designation, in that it prevents the premature encroachment of nonagricultural uses. Consistent with this land use designation are uses that are considered appropriate, which include growing and harvesting field crops; growing and harvesting fruit and nut trees; wildlife preserves; animal raising operations; uses related to natural resources; and residential uses, generally limited to housing for farm owners, family members, and farm laborers. The applicant's new home site selection is in keeping with the spirit of the General Plan in that it attempts to preserve areas currently farmed so that agricultural productivity is not substantially affected, and limits the residential footprint to an existing developed area.

CONDITIONS OF APPROVAL

ON-GOING OR OPERATIONAL CONDITIONS OF APPROVAL:

PLANNING DIVISION – PPW (530) 666-8850

1. The project shall be developed in compliance with all adopted Conditions of Approval for Zone File #2009-007. The applicant shall be responsible for all costs associated with implementing the Conditions of Approval as contained herein.
2. The project is as described and summarized in the Yolo County Planning Commission staff report, as modified by the adopted Conditions of Approval, which includes construction of a third single-family dwelling, and provision of onsite farm-related activities, such as sale of farm grown products; educational farm tours; spinning, weaving, and shearing classes; and annual events. A building permit shall be required for the construction of a new single-family residence. Any subsequent substantive changes in the project description may require an amendment to this Use Permit, with approval by the Zoning Administrator or Planning Commission, at the discretion of the Planning and Public Works Director.
3. The approved variance shall apply only for placing a third dwelling approximately 360 feet away from the primary dwelling, for the purpose of providing a retirement home for the property owners. The variance shall be valid for 24 months, unless an extension is requested in writing by the property owner, and subject to revocation and/or expiration as per County Code Section 8-2.2906.

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4. This Use Permit (ZF #2009-007) shall commence within two years from the date of the Planning Commission's approval or said permit shall be null and void. The Planning Commission may grant an extension of time, not to exceed one year.
5. Failure to comply with the Conditions of Approval as approved by the Planning Commission May result in: (1) non-issuance of future building permits; (2) legal enforcement action; and/or (3) revocation of the Use Permit.
6. The applicant shall ascertain and comply with the requirements of all federal, state, county and local agencies as applicable to the proposed use and the project area. These include, but are not limited to: Yolo-Solano Air Quality Management District (YSAQMD), Yolo County Environmental Health, Yolo County Planning and Public Works, and the Esparto Fire District.
7. A \$50 recording fee will be required and payable by the project applicant upon filing of the Notice of Exemption by the lead agency, within five working days of approval of this project by the Planning Commission.
8. Onsite farm product sales, farm tours, and spinning and weaving classes shall be by appointment only. Classes shall be limited to two days per week, up to six weeks per year, and may include up to ten participants at any given class. Annual events are open to the public and shall not exceed 100 participants at any given time. Up to three events may be held per year.
9. Parking shall be as designated in the areas adjacent to the barns with access from the driveway.

ENVIRONMENTAL HEALTH DIVISION – HEALTH DEPARTMENT (530) 666-8646

10. If water is available to the visiting public, a water supply permit may be required. A permit as a public water supply is required when a system serves water to at least 25 people, at least 60 days of the year.
11. Water for the new proposed home must meet bacteriological standards and be tested for nitrates. Should an existing well not meet standards for construction or water quality, a new well source may be required.
12. A permit is required for installation of an on-site sewage disposal system.
13. An annually renewable health permit may be required for the onsite sale of farm products, as regulated by State Retail Food Laws.
14. No live animals shall be kept or allowed within 20 feet of any area where food is stored or held for sale.

BUILDING DIVISION – PPW (530) 666-8775

15. The applicant shall obtain all necessary approvals from the Planning and Public Works Department prior to the establishment of a third 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.

ESPARTO FIRE DISTRICT (530) 787-3300

16. The applicant shall comply with all necessary regulations including but not limited to the Uniform Building Code, Uniform Fire Code, and local fire department standards.

COUNTY COUNSEL (530) 666-8172

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. 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 reasonably determined to be sufficient to satisfy the above indemnification and defense obligation.

PRIOR TO LAND DISTURBANCE OR ISSUANCE OF GRADING PERMITS AND BUILDING PERMITS:

BUILDING DIVISION – PPW (530) 666-8775

18. A grading permit shall be required prior to any soil disturbance activity on the site. Grading plans shall be submitted to the Building Division for review and approval. Unless otherwise authorized by the Planning and Public Works Director, grading, excavation, and trenching activities shall be completed prior to November 1st of each year to prevent erosion.

19. If required, the applicant shall submit a soils report, prepared by a registered civil engineer, which shall identify the nature and distribution of existing soils; conclusions and recommendations for grading procedures; soil design criteria for structures and embankments required to accomplish the proposed grading; and where necessary, slope stability studies, and recommendations and conclusions regarding site geology.

20. The applicant shall pay all appropriate fees prior to the issuance of Building Permits, including but not limited to Esparto Fire District fees, Esparto Joint Unified School District fees, and County facility fees.

21. Prior to the issuance of any Building Permit, all necessary permits as required by Federal, State, and local agencies and districts shall be provided to the Planning and Public Works Department.

ENVIRONMENTAL HEALTH DIVISION – HEALTH DEPARTMENT (530) 666-8646

22. An approvable septic system site plan shall be required prior to issuance of a grading permit.

PUBLIC WORKS DIVISION – PPW (530) 666-8811

23. The applicant shall apply for a county encroachment permit for work within the county right-of-way. A paved driveway approach is required for the applicant's northern access connection to County Road 87B per county standards.

24. If one acre or greater area is to be disturbed for the entire project, a National Pollutant Discharge Elimination System (NPDES) permit from the Central Valley Regional Water Quality Control Board (CVRWQCB) shall be obtained for controlling construction activities that may adversely affect water quality.

25. If one acre or greater area is to be disturbed, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) that describes the site, erosion and sediment controls,

means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion control measures and maintenance responsibilities, and non-storm water management controls. The Public Works Division shall review and accept the SWPPP prior to issuance of a grading permit.

PRIOR TO THE COMMENCEMENT OF OPERATIONS:

PLANNING DIVISION – PPW (530) 666-8775

26. The applicant shall maintain a Business License from the Planning and Public Works Department.

7.3 **2009-010:** Appeal of administrative actions related to Use Permit #2004-030 for a commercial horse stable located at 41070 County Road 18C, approximately 1.5 miles northwest of the City of Woodland (APN: 027-220-21). A Categorical Exemption has been prepared for this project. A Continuance to the May 14, 2009, Planning Commission meeting has been requested. Owner/Appellant: Cedarblade/Levy

Yolo County staff requested a continuance until the regularly scheduled May 14, 2009 Planning Commission meeting, as neither the applicant nor their attorney was available.

Philip Pogledich, Senior Deputy County Counsel, gave a short explanation to the Planning Commission about the details of this appeal.

Chair Kimball offered an opportunity for comment from the public on this item.

Joan Klein read a letter to the commission on this item. The letter expressed reasons why she opposes the ongoing activities allowed under the existing Use Permit.

Commission Action

That the Planning Commission continue the item to the next regularly scheduled Planning Commission meeting of May 14, 2009.

MOTION: Burton SECOND: Reed
AYES: Bertolero, Burton, Kimball, Merwin, Reed, and Williams
NOES: None
ABSTAIN: None
ABSENT: Winters

7.4 **2002-001:** Fourth 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: Berger/Grant Park Development

A memorandum was distributed regarding a new state ordinance that extended Tentative Parcel Maps for one year. For that reason, the application did not require consideration or action by the

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commission. Item 7.4 was removed from the agenda.

Chair Kimball offered an opportunity for comment from the public on this item.

Madeline Lane, resident of Dunnigan, expressed her disapproval in having another truck stop in their community. She also provided the commission with information regarding a lack of follow-through on projects by the applicant.

Patrick Corcoran, resident of Country Fair Estates in Dunnigan, distributed documents to the commission regarding an audit on the applicant, from the California Public Utilities Company. He spoke of Grant Park development's business dealings and requested that they deny any further extension.

WORKSHOP

7.5 Update on the Yolo Natural Heritage Program, and discussion of other wildlife-related matters including Swainson's hawk habitat mitigation fees, and the effects of wind energy systems on wildlife.

Maria Wong, Executive Director of the Yolo County Heritage Program, shared some history about the program, provided an update regarding the status of the Yolo Natural Heritage Program, and answered questions from the commission.

There was a discussion regarding the deferral of the Swainson's Hawk mitigation fee, and of different options to fulfill the fee requirement. These included deferring the mitigation fee until the issuance of the grading permit, requiring disclosure of the mitigation fee requirement on parcel/subdivision maps and/or the chain of title. The commission directed staff to include these alternatives, along with the option to pay the fee prior to approval of the Final Map, as part of a revised standard wording for the condition of approval.

Chair Kimball called a ten-minute recess.

REGULAR AGENDA

8. DISCUSSION ITEMS

8.1 Brown Act training.

- Philip Pogledich provided Brown Act training to the Planning Commission, and answered questions.

8.2 Planning Commissioner orientation materials.

- Mr. Morrison presented the various orientation materials to the commission, including the commission by-laws, the Commission Handbook, and the Citizen's Guide to Planning.

8.3 Ethics Training.

- The commission was given information regarding the location of where they can obtain

ethics training on-line.

8.4 Budget update.

- David Morrison provided information to the commission on the current status of the department budget.

8. 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.

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

A. Board of Supervisors:

- The Transmission Agency of Northern California (TANC) proposal to construct and/or upgrade approximately 600 miles of high voltage (230 and 500 kilovolt) transmission lines throughout Yolo County, will be considered by the Board of Supervisors on April 21, 2009.
- The Board of Supervisors will consider budget issues on April 21, 2009. The development services division is projecting an approximate thirty-percent decrease in planning revenues for the next year, and no increase in building permit activity from this year. There is the possibility of staff lay offs at this time, but even if they do not have layoffs, some employees may be subject to bumping, so the commission may see staff changes in the future.
- On April 21, 2009, the Board of Supervisors will be considering requests from two different developers, the Developers Group in Dunnigan, and Kauffman Communities in Madison, to move forward with their respective Specific Plans, rather than waiting until the General Plan is completed in September.
- The Board of Supervisors recently approved the first reading of the Alcohol and Beverage Control ordinance. It will go back for a second reading on April 21, 2009.
- At their last meeting, the Board of Supervisors approved the changes to the Castle subdivision in Knights Landing, with the requirement that Castle Companies provide four years of flood insurance coverage on the affordable housing units.

B. General Plan:

- The estimated release date for the public draft of the General Plan EIR is April 24, 2009. They are currently reviewing the second administrative draft, and anticipate spending the afternoon of the May Planning Commission meeting going over the EIR, and accepting public comment on the document.

C. Delta Protection Commission

- The Delta Protection Commission has gone through two meetings with the Revised Land Use Resource Management Plan. Mr. Morrison believes there are two more meetings scheduled, and that the Delta Protection Commission anticipates being done by July 2009.
- The Delta Vision and Bay Delta Protection Commission projects are still moving forward.

D. FEMA

- Mr. Morrison and Chief Building Official, Lonell Butler, have attended several community meetings to discuss changes to the FEMA mapping. Many people are concerned, and the residents of Willowbank, and El Macero, have already mobilized, and are providing alternative data to FEMA indicating that the maps are incorrect. FEMA is currently looking at that information.

The Board of Supervisors have given direction to staff to prepare a letter to FEMA, and to include the information from Willowbank, and El Macero, as well as request that FEMA provide base flood elevations within all communities. FEMA has chosen not to provide data regarding the depth of flooding, with the expectation that the residents obtain that information for themselves.

E. Current Projects

- The Arco gas station and convenience store just north of Woodland is nearing completion.
- Final approval was recently given on architectural designs for a twenty-thousand square foot office retail building in Esparto, along with a Chevron station and Burger King that is going to be built next to it.

* * *

Vice-Chair Burton had a prior commitment and excused himself from the meeting.

9. 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 stated that he attended the Yolo County Farm Bureau meeting, and the Bay Delta Conservation Plan Scoping meeting.
- B. Commissioner Williams described a tour of Yolo County that he took with Commissioner Bertolero, and David Morrison.
- C. Commissioner Reed said that he had attended the El Macero service area advisory committee meeting, and he also took part in the Yolo County tour with Commissioner Bertolero, and Mr. Morrison.
- D. Commissioner Bertolero reported that he attended citizen's advisory committee meetings in the communities of Esparto, Dunnigan, Madison, and Knights Landing. He conducted a tour for the new commissioners around Yolo County. He too, attended the FEMA meeting at the El Macero advisory committee meeting. Commissioner Bertolero also summarized the status and progress of the

Ad Hoc Sub- committee.

- E. Chair Kimball reported that she has received several calls from Frank Sieferman about the TANC issue, and the role of the Planning Commission regarding that. They also spoke about a future project, a hunting club in Zamora. She also communicated with Fritz Durst regarding land that Art Anderson has for sale.

10. 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. Presentation by Farm Credit West or similar, to obtain information regarding financing for landowners in difficult economic times.

11. ADJOURNMENT

The Regular Meeting of the Yolo County Planning Commission was adjourned at 12:12 p.m. The next regularly scheduled meeting of the Yolo County Planning Commission is May 14, 2009, 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