



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; Don Winters; Richard Reed; Keith Williams

AGENDA

THURSDAY MAY 14, 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.

ADMINISTRATIVE AGENDA

8:30 a.m.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES
 - 3.1 Minutes of April 9, 2009.
4. 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.

5. CORRESPONDENCE

- 5.1 Informational document organizing planning permits by levels of authority.
- 5.2 Flyer regarding the 2009 Central District Spring Conference.
- 5.3 Mercy Housing Newsletter.
- 5.4 Registration information for the 20/20 Foresight conference from the Great Valley Center.
- 5.5 American Planning Association flyer offering training opportunities for Planning Commissioners and officials.
- 5.6 California Country Magazine.

TIME SET AGENDA

8:45 a.m.

- 6.1 **2009-003:** Use Permit for the construction and operation of a "Yolo Store" in the Capay Valley, one mile west of Capay, on a property zoned A-P (Agricultural Preserve) (APN: 048-130-28). The proposal features products that are grown or manufactured in the Capay Valley. A Negative Declaration has been prepared for this project. Owner/Applicant: Barsotti (C. Baracco)

9:00 a.m.

- 6.2 **2008-065:** Use Permit for the construction and operation of a private hunting lodge and five cabins on property zoned A-P (Agricultural Preserve), four miles west of Knights Landing (APN: 055-070-03). The proposal includes a main hunting lodge and five two-bedroom cabins; a 3,000 square foot caretaker residence; and several accessory structures. A Mitigated Negative Declaration has been prepared for this project. Owner/Applicant: Sather (C. Baracco)

ADJOURN AS THE YOLO COUNTY PLANNING COMMISSION AND CONVENE AS THE YOLO COUNTY BUSINESS LICENSE APPEALS BOARD

9:15 a.m.

- 6.3 Revocation of a business license for a furniture refinishing home occupation located at 17130 Mattie Street in the town of Esparto due to failure to pay required application fees. Owner/Applicant: Rodriguez (C. Baracco)

ADJOURN AS THE YOLO COUNTY BUSINESS LICENSE APPEALS BOARD AND RECONVENE AS THE YOLO COUNTY PLANNING COMMISSION

9:30 a.m.

- 6.4 **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. Owner/Appellant: Cedarblade/Levy (S. Berg)

10:00 a.m.

- 6.5 **2009-004:** Draft Design Guidelines for residential, commercial and industrial uses. The guidelines would apply to all new development within the unincorporated area. Owner/Applicant: Yolo County (S. Berg)

10:15 a.m. WORKSHOP

- 6.6 Presentation on potential County regulation of wetland habitat creation and restoration projects. (P. Pogledich)

10:45 a.m. WORKSHOP

- 6.7 **2009-056:** Proposed update of Article 25 of Title 8, Chapter 2 of the Yolo County Code ("Off-Street Parking and Loading Ordinance"). The intent of the ordinance update is to modify and establish criteria to protect and enhance land uses in the various zones of the unincorporated county, and to maintain the availability of public roads and sidewalks for the safe movement of vehicles and pedestrians. Owner/Applicant: Yolo County (J. Anderson & C. Baracco)

11:00 a.m. WORKSHOP

- 6.8 **2007-080:** Workshop to review most recent draft of the 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 and large wind energy systems in the unincorporated area. A Negative Declaration has been prepared for this project. Owner/Applicant: Yolo County (E. Parfrey)

1:00 p.m. WORKSHOP

- 6.9 Review of the Draft Program Environmental Impact Report (DEIR) for the Yolo County 2030 General Plan and accept oral comments on the DEIR (D. Morrison)

REGULAR AGENDA

7. DISCUSSION ITEMS

None

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.

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.

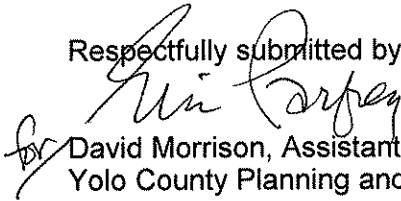
10. FUTURE AGENDA ITEMS

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.

11. ADJOURNMENT

The next scheduled meeting of the Yolo County Planning Commission is June 10, 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, 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.