



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

AGENDA

THURSDAY JULY 9, 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 May 14, 2009
 - 3.2 Minutes of June 10, 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 California Country Magazine (distributed at meeting)
- 5.2 Yolo County Landowners Association Press Release

TIME SET AGENDA

8:45 a.m.

- 6.1 **2009-012:** Lot Line Adjustment, Zone Boundary Change, and Williamson Act Successor Agreements for agriculturally zoned property located in the upper Yolo Bypass. The project would adjust boundary lines along the centerlines of the bypass levee and conform to existing field boundaries (APNs: 057-090-06 (portion of), 057-090-10, 057-100-12, 057-130-09, 057-150-01, 057-150-02, 057-160-01, and 057-160-02). A Categorical Exemption will be prepared for this project. Owners/Applicants: Knaggs Farming Company, Neal Dow, Sacramento Valley Conservancy/Scott Daly (S. Berg)

9:00 a.m.

- 6.2 **2009-013:** Use Permit to develop a temporary parking lot and construction staging area in the A-1 zone during the expansion of the University Retirement Community in Davis. The project proposes a 97 space parking lot, a soil stock pile area of 55,000 square feet, and a construction area containing 2-3 office trailers and storage of construction equipment at 39660 W. Covell Blvd. A Negative Declaration has been prepared for this project. (APN: 036-060-05). Owner/Applicant: Binning Ranch Holding Co/University Retirement Communities, (C. Baracco).

9:15 a.m.

- 6.3 **2009-020:** Variance to reduce the rear setback for a proposed single family home in the R-1 zone. Proposed reduction of the rear setback to 12 feet from the 25 feet required. The property is located at 52844 Clarksburg Ave in the Town of Clarksburg. A Categorical Exemption has been prepared for this project. (APN: 043-240-21). Owner/Applicant: Roth (C. Baracco).

9:30 a.m.

- 6.4 **2007-080:** Recommendations for adoption 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)

9:15 a.m.

- 6.5 Recommendations for adoption of the proposed "Wetland Habitat Creation and Restoration Ordinance," to be added to Title 10 of the Yolo County Code. The ordinance would provide for limited County regulation of certain wetland habitat creation and restoration projects.

Projects subject to the ordinance would have to receive a discretionary County permit before they could proceed. Among other things, the Ordinance provides that such projects would be subject to the California Environmental Quality Act, specifies the contents of permit applications, sets forth certain criteria to guide decision making, and establishes public notice and hearing requirements, for projects located throughout the unincorporated area. A Categorical Exemption has been prepared for this project. Owner/Applicant: Yolo County (P. Pogledich).

9:30 a.m.

- 6.6 Recommendations for adoption of a proposed ordinance regarding electrical transmission lines and related facilities. The proposed ordinance would establish a permitting process for such facilities. The permitting process would require such facilities to be consistent with the General Plan and zoning. It would also require consideration of feasible alternatives, and the ordinance will identify various public health, safety, and welfare considerations to be evaluated in deciding permit applications. A Categorical Exemption has been prepared for this project. Owner/Applicant: Yolo County (P. Pogledich).

REGULAR AGENDA

7. DISCUSSION ITEMS

- 7.1 Presentation by Len Monaco from Farm Credit Bureau re: agricultural financing
- 7.2 Development Services Division 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.

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 September 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.