



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 DECEMBER 10, 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 November 12, 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 None

TIME SET AGENDA

8:45 a.m.

- 6.1 2009-038:** Request for a rezoning of approximately 59.8 acres from the existing Agricultural Preserve (A-P) zoning to the Agricultural Industry (AGI) zoning. The project also includes a separate application for a Tentative Parcel Map to create three parcels out of two existing parcels, and a Lot Line Adjustment and Williamson Act Successor Agreements to reconfigure the property lines to be consistent with the new zoning boundaries. The property is proposed for rezoning to accommodate a new winery production facility and the accompanying waste treatment ponds. The project involves two separate contiguous parcels of approximately 115 acres (APN: 043-310-012) and 145 acres (APN: 043-310-011), located approximately four miles southwest of the unincorporated community of Clarksburg, at the intersection of Jefferson Boulevard (State Route 84) and Hamilton Road. Owner/Applicant: Bogle Family (E. Parfrey)

9:00 a.m.

- 6.2 2009-028:** A road right-of-way abandonment request for the unmaintained portion of County Road 41 (also known as Arbuckle Road), located just north of Rumsey (affects APNs: 018-260-17, 018-260-18, 060-270-01, and 060-270-05). The project proposes to address land management conflicts, such as trespass, vandalism, and illegal hunting and poaching, by restricting unauthorized public access to private property. The property owner also wishes to protect significant cultural sites and to limit any potential liability for private maintenance of the public right-of-way. The project proposal includes permanent closure of the seasonal gates, construction of a vehicle turnaround at the proposed lower terminus, as well as granting access rights in the event of an emergency. Owner/Applicant: Yocha Dehe Wintun Nation (SB Cormier)

9:30 a.m.

- 6.3 2009-001:** A Use Permit to construct and operate a 335-foot tall radio broadcast tower in the Agricultural General (A-1) zone. The radio tower will be held in place with 15 guy wires located at varying heights on the tower in three directions, spaced 120 degrees apart and anchored at a distance of 240 feet from the base of the tower. The proposal also includes a 150-foot concrete equipment building, a propane tank, and generator. The radio tower will be utilized by KDVS, Davis and KMJE, Woodland. The project is located 28150 Mace Boulevard, approximately 0.75 mile south of the City of Davis (APN: 069-010-08). Owner/Applicant: John and Maryalice Martin/Results Radio, LLC. (J. Anderson)

9:45 a.m.

- 6.4 2008-030:** An appeal remanded back to the Planning Commission from the Board of Supervisors for a proposed Minor Use Permit for a commercial stable to operate a horse boarding facility for up to 75 horses, add a 15,840 square foot covered riding arena, and the installation of an advertising sign in the Agricultural Preserve (A-P) zone. The project is located at 23151 County Road 100A, south of County Road 27 and just east of State Highway 113 north of the City of Davis (APN: 041-110-15). A Mitigated Negative Declaration has been prepared for this project. Owner/Applicant: Creekside Stables/ Botter (D. Rust)

- 6.5 2004-037:** An appeal of the Planning and Public Works Department decision regarding a proposal to construct partial foundations for the 49 homes remaining to be built as part of the Rivers Edge (White) residential subdivision (FSM#4708) in Knights Landing. The project site is zoned Residential One-Family / Planned Development (R-1/PD). The project site is bordered by the Colusa Basin Drain Canal and at the western end of 6th and 9th Streets in the Town of Knights Landing. Owner/Applicant: Castle Companies (D. Rust) (continued from October 8 meeting)

REGULAR AGENDA

7. DISCUSSION ITEMS

7.1 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 February 11, 2010.

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

December 10, 2009

Yolo County Planning Commission Agenda

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.