



### 3. 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 Chairman. The Planning Commission reserves the right to impose a reasonable limit on time afforded to any individual speaker. No one from the public came forward.



### 4. CORRESPONDENCE

Chairman Heringer acknowledged receipt of all correspondence sent with the packet and distributed at the beginning of the meeting.



### 5. CONSENT AGENDA

Items on the Consent Agenda are believed by staff to be non-controversial and consistent with the Commission's previous instructions to staff. All items on the Consent Agenda may be adopted by a single motion. If any commissioner or member of the public questions an item, it should be removed from the Consent Agenda and be placed in the Regular Agenda.

There were no items on the Consent Agenda.



### 6. REGULAR AGENDA

- 6.1 **98-049** - A continuation of a request for a Conditional Use Permit to construct a grape crushing facility. The project is located on the south side of County Road 19, one mile west of County Road 94B near Woodland in the Agricultural General (A-1) zone. A Negative Declaration has been prepared for this project. APN: 025-360-55, Applicant/Owner: Jim Taylor/Beau Chevaux Winery (M. Hamblin)

Mark Hamblin gave the staff report on this continued item. He explained the memorandum he presented to the Commissioners, which breaks down the phasing process for the project, and revises the Conditions of Approval that were originally presented during the last Planning Commission Meeting. He said that staff has outlined in strikeout, underline, and double underline those areas which have been changed.

Mr. Taylor, of Beau Chevaux Vineyards, presented a photo album to each of the Commissioners, for reference. He explained the project in detail using photos and a plot plan.

Commissioner Stephens asked Mr. Taylor to explain the wording about odors that could become a public nuisance, which appears in Condition 4 of the staff report. Mr. Taylor said that this refers to the slightly sweet odor of grape juice from crushing the grapes, which he believes should not be an odor problem.

Steven Basha, County Counsel, asked Mr. Taylor if he had an opportunity to look at the revised conditions. Mr. Taylor answered yes, and that they are acceptable to him.

Commissioner Rodegerdts mentioned Condition 13, on Page 3 of the revised conditions, which addresses the issue of what happens if the facility is inoperative for a period of thirty-six months. He suggested that, since it's a condition in this project, it should be included in everything planned out there on agricultural land from here on out.

Mark Hamblin explained that there was a situation in which an ordinance was adopted by the Board in 1984 which specified certain criteria specifically for wineries, and this happened to be one of them.

Commissioner Rodegerdts asked why 45 decibels dBa was picked in Condition 3. Mark Hamblin said that this was identified by ordinance. Steve Basha clarified that this is a fairly standard number.

Commissioner Walker applauded Mr. Taylor for his expression of confidence in the grape producing activities in Yolo County. He also expressed that he doesn't feel that an odor problem will be caused by this operation.

The public hearing was opened and closed. No one from the public came forward.

Commissioner Walker asked Mr. Taylor if the wording in Condition 13 about the facility being inoperative for a thirty-six month period would be a problem for him. Mr. Taylor said it could be, but that he doesn't see this crushing facility being shut down for three years without being utilized.

Steven Basha, County Counsel, addressed one amendment to Condition 21 which deals with the Yolo-Solano Air Quality Management District. He suggested that since this Planning Commission does not have control over the District, it be amended to read that the Applicant shall inform the Yolo County Planning and Public Works Department of the decision of the Air District. Steven Basha asked Mr. Taylor if that would be acceptable to him. Mr. Taylor answered yes.

### **Commission Action**

- (1) **CERTIFIED** that the proposed Negative Declaration was prepared in accordance with the California Environmental Quality Act and Guidelines (CEQA);



9. Prior to the issuance of a **grading or** building permit for the **facility operation**, the applicant shall prepare a drainage plan for the 5.0 acre ~~building~~ site and submit it for approval to the Building and Public Works Divisions. Said drainage plan shall be prepared by a registered Civil Engineer in the State of California.
10. Truck lineups servicing the **facility operation** shall not be permitted along the county public right-of-way.
11. The applicant shall provide one (1) parking space per employee. ~~Ten (10) employees are proposed for the site.~~ Said parking space shall consist of an area not less than eight (8') feet in width and eighteen (18') feet length, with at least a seven (7) foot height clearance and shall be installed prior to the ~~Certificate of Occupancy~~ **final inspection for the installation of the chilled storage tanks for Phase 1** issued by the Yolo County Planning and Public Works Department for the **facility operation**. If ~~facility~~ tours **of the operation** are to be included, necessary guest parking spaces shall be provided as determined by Section 8-2.2504 of Article 25 of this Chapter 2 (Yolo County Zoning Regulations).
12. The applicant shall contact the Yolo County Sheriff=s Department and/or the California Highway Patrol regarding traffic safety device systems and programs for truck traffic prior to the issuance of a ~~Certificate of Occupancy~~ **final inspection for the installation of the chilled storage tanks for Phase 1** by the Yolo County Planning and Public Works Department. Said traffic safety device systems and programs shall be to the satisfaction of the Yolo County Sheriff=s Department and/or California Highway Patrol.
13. An agreement between the County and the property owner shall be required which provides for the removal of the structures and facilities of the grape crusher within thirty-six (36) months if no legal, regularly permitted, or conditionally permitted use is established should the **facility operation** ~~cease operations~~. Such agreement shall be assured by a bond or other appropriate means sufficient to provide for the removal of structures and facilities from the site in the event of the cessation (other than seasonal shutdown) of the use for thirty-six (36) months or more. Structures which can be converted to agricultural operations other than wine producing may be exempt from this provision. The owner may be required to prepare a monthly tally of all tours and the total number of tourists visiting the ~~facility~~ **building operation** for the first year of operation. Said agreement shall be executed and recorded prior to the issuance of a ~~Certificate of Occupancy~~ **final inspection for the installation of the chilled storage tanks for Phase 1** for the **facility operation** by the Yolo County Planning and Public Works Department.
14. Applicant shall comply with the requirements of the Willow Oak Fire Protection District including the provisions for all weather access drive and turn around.
15. The applicant shall submit a landscape plan acceptable to the Yolo County Planning & Public Works Department. Landscaping requirements may vary, depending on the ~~facility~~ **building site** location, with respect to roadway visibility, existing vegetation, and adjacent off-site improvements. Landscaping shall be installed prior to the final building inspection **for the administration building in Phase 2 and** approval by the Yolo County Planning and Public Works Department.

16. This Conditional Use Permit (Z.F. No. 98-049) shall commence within ~~one (1)~~ **two (2)** **years** from the effective date of the Planning Commission's approval of the Conditional Use Permit or said permit shall be deemed null and void without further action.

### **Public Works Division**

17. Prior to the issuance of a final inspection **for the installation of the chilled storage tanks for Phase 1**, the applicant shall ~~pave~~ the driveway connections along County Road 19 **and install proper signage designating ingress and egress to the property along County Road 19**. All drive way connections to the County public right-of-way (County Road 19) shall have a minimum road section of 3" asphalt concrete type AB@ over 8" Class 2 aggregate base minimum within the County public right-of-way area. Any work conducted in the County public right-of-way is subject to the approval of the Public Works Division.
18. Prior to the issuance of a ~~building permit~~ **final inspection for the installation of the chilled storage tanks for Phase 1**, the applicant shall obtain an encroachment permit from the Public Works Division for any work (i.e. driveway apron, installation of culverts, curb and gutter, etc.) conducted in the County public right-of-way.
19. **Prior to the issuance of a final inspection for the installation of the additional chilled storage tanks for Phase 2, or if truck traffic or the number of employees exceeds the Phase I estimate** the applicant shall install both left and right turn channelization (left and right turn lanes) and acceleration lanes on County Road 19. Said left and right turn lanes and acceleration lanes shall be designed in accordance to the Caltrans Highway Design Manual and approve by the Public Works Division. The applicant shall overlay County Road 19 with a 2 inch AC overlay for the full length of these improvements. The property owner may be required to dedicate additional right-of-way to the County of Yolo for these improvements.

### **Environment Health Services**

20. The applicant shall ~~obtain permit approval from~~ **meet the requirements of** the Yolo County Environmental Health Services ~~to install a public water well, and to install a sewage disposal system consisting of a septic tank and leach field system to handle domestic sewage generated at the facility.~~

### **Yolo-Solano Air Quality Management District**

21. Prior to the issuance of a ~~Certificate of Occupancy~~ **final inspection for the installation of the chilled storage tanks for Phase 1** by the Yolo County Planning and Public Works Department, the applicant shall contact the Yolo-Solano Air Quality Management District to determine if it requires an authority to construct or permit to operate. The Applicant shall inform the Yolo County Planning and Public Works Department of the decision of the Air District.

### **California Regional Water Quality Control Board - Central Valley**

22. The applicant shall obtain approval from the California Regional Water Quality Control Board - Central Valley Region for the ~~facility=s~~ **operation=s** process waste disposal plan prior to the issuance of a ~~Certificate of Occupancy~~ **final inspection for the installation of the chilled storage tanks for Phase 1** for the facility **operation** by the Yolo County Planning and Public Works Department. A copy of said approved permit shall be submitted to Yolo County Environmental Health Services and the Yolo County Planning and Public Works Department ~~prior to the issuance of the Certificate of Occupancy.~~

### **County Counsel**

23. In accordance with Yolo County Code '8-2.2415, the applicant 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 cooperate 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 determined to be sufficient to satisfy the above indemnification and defense obligation.

### **FINDINGS**

*[Supporting evidence has been indented and italicized]*

### **California Environmental Quality Act & Guidelines (CEQA)**

In accordance with CEQA the Yolo County Planning Commission finds:

*A Negative Declaration (ND) has been approved as the environmental determination for this project in accordance with Sections 15070-15075 of the California Environmental Quality Act of 1970 (CEQA) and Guidelines.*

### **Yolo County Zoning Regulations**

In accordance with Section 8-2.2804 of Article 27 of the Yolo County Zoning Regulations the Yolo County Planning Commission (acting as the Board of Zoning Adjustment) finds:

- a. The requested use is listed as a conditional use in the zone regulations or elsewhere in this chapter;

*The subject property is zoned A-1 (Agricultural General). Wineries are a conditional use in this zone as per Section 8-2.603 (y) of the A-1 Zone.*

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

*The proposed project involves a crush grape operation to service vineyards within the immediate area and wineries outside of the area.*

- c. The requested use will not impair the integrity or character of the neighborhood and be detrimental to the public health, safety or general welfare;

*The surrounding area is designated for agricultural operations. The applicant's 600 plus acres has nearly been planted in vineyard. As conditioned the project will not impair the public health, safety or general welfare the neighborhood.*

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

*The subject property is designated AG (agricultural) on the General Plan Map (Master Plan) of the County of Yolo and zoned for Agricultural General (A-1) uses.*

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

*The applicant will provide all necessary infrastructure for the proposed project.*

In accordance with Section 8-2.2412 (f) of Article 24 of the Yolo County Zoning Regulations the Planning Commission (acting as the Board of Zoning Adjustment) finds:

- (1) Where feasible, access routes to the facility shall be paved and shall be used by trucks entering or leaving the facility.

*The applicant is to pave the driveway connections along County Road with a minimum road section of 3" asphalt concrete type "B" over 8" Class 2 aggregate base minimum within the County public right-of-way area. Any work conducted in the County public right-of-way is subject to the approval of the Public Works Division. The facility has direct access to County Road 19, a paved public right-of-way.*

- (2) The facility shall provide appropriate adequate waste treatment facilities and areas which will not overload the local community sewage system. Where the facility is in the service area of a sewer district, will serve letters shall be required prior to the issuance of the use permit. In areas outside sewer districts, the requirements of the County Health Department shall be met.

*The facility is to be located in an area outside of any community services district. The applicant is required to obtain permit approval from Yolo County Environmental Health Services to install a sewage disposal system consisting of a septic tank and leach field system to handle domestic sewage generated at the facility. A domestic sewage holding tank is not permitted on the site by Environmental Health Services.*

- (3) In urban areas, wineries shall provide paved driveways and driving surfaces for all vehicles used relative to the operation of the facility for the purpose of preventing mud or other materials from accumulating upon the public roads. If located in a rural area, a minimum of 100 feet of asphaltic concrete shall be installed from the State highway of



County road. Improvements from the County road shall only be necessary if the County-maintained road is constructed of an asphalt or concrete surface.

*The facility is not located within an urban area. The applicant is required to obtain an encroachment permit from the Yolo County Planning & Public Works Department to connect his driveway approach to the County public right-of-way. The installation of the turn and acceleration lanes on County Road 19 to service the facility and the overlaying of improvements with a 2 inch AC overlay will involve approximately 100 feet.*

- (4) Particulate, organic, and other vapor materials in airborne effluent from the plant shall be limited to the standards allowed by the Yolo-Solano Air Pollution Control District. Applicants shall contact said District to determine if it requires an authority to construct or permit to operate.

*Prior to the issuance of a Certificate of Occupancy by the Yolo County Planning and Public Works Department, the applicant is to contact the Yolo-Solano Air Quality Management District to determine if it requires an authority to construct or permit to operate.*

*A "Request For Comments" prepared for the project was circulated to the District to review . Staff did not received any comments from the District at the time of the printing of this staff report.*

- (5) Water quality shall not be adversely affected beyond the standards established by the State Regional Water Quality Control Board and the County Health Department. Applicants shall apply to the State Regional Water Quality Control Board, Central Valley Region, for its requirements prior to construction.

*A condition of approval for the project is that the applicant is to obtain approval from the California Regional Water Quality Control Board - Central Valley Region for the facility's process waste disposal plan prior to the issuance of a Certificate of Occupancy for the facility.*

*The applicant is required to obtain permit approval from the Yolo County Environmental Health Services to install a public water well, and to install a sewage disposal system consisting of a septic tank and leach field system to handle domestic sewage generated at the facility.*

- (6) Adequate truck lineup areas shall be provided on the property of the facility. In no event shall truck lineups be allowed on adjoining public streets, except where such areas are more than 300 feet from the nearest residential dwelling.

*Improvements are to occur on an approximate 5.0 acre portion of an approximate 270 acre property. The property provides adequate on-site truck lineup areas. The nearest residential dwelling to the facility is greater than 300 feet from the site.*

- (7) Traffic safety device systems and programs for truck traffic shall be required to the satisfaction of the California Highway Patrol and/or to the Sheriff-Coroner. Where the truck traffic significantly affects city streets, the applicant shall also be required to meet city police requirements.

*A condition of approval for the project is that the applicant shall contact the California Highway Patrol and/or Yolo County Sheriff's Department regarding traffic safety systems and programs.*

- (8) An agreement between the County and the facility owners shall be required which provides for the removal of the structures and facilities within thirty-six (36) months if no legal, regularly permitted, or conditionally permitted use is established should the facility cease operations. Such agreement shall be assured by a bond or other appropriate means sufficient to provide for the removal of structures and facilities from the site in the event of the cessation (other than seasonal shutdown) of the use for thirty-six (36) months or more. Structures which can be converted to agricultural operations other than wine producing may be exempt from this provision. The facility owner may be required to prepare a monthly tally of all tours and the total number of tourists visiting the facility for the first year of operation.

*A condition of approval is that an agreement be executed prior to the issuance of the Certificate of Occupancy by the Planning and Public Works Department for the facility.*

- (9) The grape crusher facilities shall be located 400 feet measured back from the center line of any State highway and 200 feet measured back from the center line of all other public roads.

*The proposed facility is not being located along a State highway. The facility as shown on the submitted site plan will be constructed greater than 200 feet from the centerline of County Road 19 (approximately 400 feet).*

- (10) The grape crusher shall have a minimum separation of not less than 500 feet from the nearest off-site residence or guest house.

*The nearest off-site residence exceeds 500 feet from the proposed location of the facility.*

- (11) At least one parking space per employee shall be provided. If tours are to be included, necessary guest parking spaces shall be provided as determined by Section 8-2.2504 of Article 25 of this chapter.

*A condition of approval of the project is that the applicant shall provide one (1) parking space per employee. Currently, the applicant has stated that 10 employees will work at the facility. Also, if tours are to be included, necessary guest parking spaces shall be provided as determined by Section 8-2.2504 of Article 25 of this Chapter 2 (Yolo County Zoning Regulations).*

- (12) In order to blend the facility with the agricultural character of the surrounding area, the applicant shall submit a landscape plan acceptable to the Yolo County Planning & Public Works Department. Landscaping requirements may vary, depending on the facility

location, with respect to roadway visibility, existing vegetation, and adjacent off-site improvements. Landscaping shall be installed prior to the final building inspection approval by the County. A temporary certificate of occupancy may be granted when landscaping work is delayed because of bad weather. All required plantings shall be permanently maintained in good condition and, whenever necessary, replaced with new plant materials.

*A condition of approval is that the applicant shall submit a landscape plan subject to the approval by the Planning and Public Works Department.*

- (13) Where the proposed grape crusher facility is within the high fire risk area of a fire district, a clear zone, compatible with a landscaping plan, shall be established and maintained to the satisfaction of the local fire district. Adequate year-round access shall be provided to each building for fire department equipment.

*The facility is not located within a designated "A Very High Fire Hazard Severity Zone" as determined by the California Department of Forestry and Fire Protection. The applicant is to comply with the requirements of the Willow Oak Fire Protection District.*

- (14) Operators of the facility shall properly handle and dispose of all solid waste generated from the operation.

*As required by state regulation and conditioned, the applicant is to obtain approval from the California Regional Water Quality Control Board - Central Valley Region for the facility's process waste disposal plan prior to the issuance of a Certificate of Occupancy for the facility by the Yolo County Planning and Public Works Department.*



- 6.2 **98-038** - A request for a Partial Agricultural Preserve Contract Recision that includes a tentative parcel map to divide a 320 acre parcel (#1-162 acres and #2-158 acres), continued agricultural contract for balance of existing land contract and consideration of an agricultural conservation easement pursuant to Government Code Section 51255. APN: 042-030-03&17, Applicant: Turn of the Century c/o T. Lumbrazo (M. Hamblin)

Mark Hamblin gave the staff report and answered questions from the Commission. He stated that the proposal before this Commission pertains to the agricultural contract division, the recision and the parcel map. The Board of Supervisors will make the final action on the recision as well as the contract amendment.

Steven Basha, County Counsel, expanded on the staff report. He stated that the statute upon which this recision is based was added in 1997 and became effective on January 1, 1998. He said that any finding that the Planning Commission makes to approve this proposed application is subject to the approval of the State Director of Conservation, and that's the way it will also be presented to the Board of Supervisors. Given the stance of the Department of Conservation, there's really no other alternative.

Commissioner Rodegerdts asked how far down the road the County has to be, on being assured that the 162 acre replacement property that is to go into an agricultural conservation easement, as envisioned by this scheme, before the Department of Conservation will step in and take a look at this.

Steven Basha, County Counsel, suggested that the findings be made that were on the verge as soon as it's approved by the Director of Conservation, then the easement could be recorded. He would not suggest to the applicant that because this is an agricultural conservation easement in perpetuity that it be recorded prior to getting the sign-off from the State.

Commissioner Rodegerdts asked Mark Hamblin what the assurances are in this package of conditions, etc., that the Heidrick's will perform the language as agreed to, everything is ready to be recorded, and that there is going to be no backing out at the last minute. Mark Hamblin stated that the only assurance would be what the applicant would say. He said that what we have is a timing mechanism in which we're saying that this has to be done before the final parcel map and revised agricultural contracts can be recorded, which appears under Condition 3 of the Staff Report.

Steven Basha, County Counsel, suggested that, in order to address this concern, Condition 3 could include another sentence at the beginning which says: "The approval of this recision is conditioned upon the recordation of an agricultural conservation easement as replacement property, subject to the requirements of the Government Code Section 51256."

Commissioner Stephens stated that she has serious concerns about the Negative Declaration and that she could not approve the Negative Declaration as it's written for this project.

Commissioner Rodegerdts asked Mark Hamblin what the future disposition is of the 158 acre parcel that is going to remain under Williamson Act Contract. Mark Hamblin answered that at this time the Russell Family is stating that they're going to keep that in farming as part of the family farm.

A ten minute recess was called.

Commissioner Rodegerdts suggested that, due to a vacant seat on the Commission and the absence of two Commissioners at today's meeting because of illness and family emergencies, the Public Hearing on this item be continued at the February Planning Commission Meeting at a time where there is assurance that at least four Commissioners will be present so there will be a base to go forward with a quorum.

Mr. Lumbrazo, the Applicant, representing Turn of the Century, stated that they would prefer the continuance of this item in order to work with staff to address some of the issues, and also the ability to have a full Commission Meeting.

The public hearing was opened.

Mr. Lumbrazo, the Applicant, distributed a letter from the City Council of Woodland, which recommends approval of this request to the County. He gave a presentation of the project and answered questions from the Commission.

Mr. Harlan, current President of the Farm Bureau, stated his reasons, and the reasons of the Yolo County Farm Bureau and the State Farm Bureau, as to why they feel this application is inappropriate. It is their opinion that this project is premature and it should not move forward until the specific plan process is finalized.

Mr Taormino, Turn of the Century, further explained the project, and answered questions from the Commission. He stated that he and Tom Lumbrazo negotiated the initial major conservation easements that have been done in Yolo County. They are philosophically supportive of conservation easements and propose to conserve forever a permanent Williamson Act on property that's in an appropriate area.

Mr. Hollman, Property Owner on east side of CR101, spoke against the project. He and his wife feel that if this is passed it's going to set up for leap frogging, and he understands that the Planning Department doesn't want to leap frog when they plan.

The public hearing was closed.

Commissioner Walker expressed a number of concerns about the proposal, including: economics, environmental issues, flood zone expectations, and what's best for Yolo County.

It was approved by the Commission that the Planning Commission Meeting date in February 1999 be changed from February 3 to February 11.

### **Commission Action**

**DIRECTED** staff to continue the Public Hearing on this item at the next Planning Commission Meeting on February 11, with the understanding that there will be no vote taken until the conclusion of the continued Public Hearing. At the February Meeting anyone who spoke today will have an opportunity to do so again, and there'll be no restrictions on repetition.

MOTION: Walker                      SECOND: Stephens  
AYES: Walker, Woo, Stephens, and Rodegerdts  
NOES: None  
ABSTAIN: None  
ABSENT: Heringer, and Lang

Following presentation of the application and the recommended action, a public hearing was held at which four persons from the public appeared. The public hearing will be continued at the next Planning Commission Meeting.



6.4 **A status** report on a request for the initiation of revocation hearings for Conditional Use Permit 96-033 granted to Kris La Point that allowed for the development of two Aquaculture Ponds. (J. Bencomo)

John Bencomo presented a status report on the request. He explained that, as indicated in the memo before the Commission, the situation has changed significantly. In light of these changes, staff felt it premature to start the formal proceedings, since it's a very serious and

important step for the Commission to take with regard to any use permit. This will give the Commission an opportunity to revisit with the new ownership what their plans are in terms of the operation and some of the issues that raised concerns for the Commission in the past.

Mr. Saca, the Applicant, stated that his family has taken over basically the entire shares of the LLC, and are in the process of turning everything around. One of their main goals is to try to rectify things with the County. He displayed and described an aerial of the ponds, taken from the Resource Conservation District, and answered questions from the Commission.

Commissioner Rodegerdts asked Mr. Saca if he'd been involved in Aquaculture previously. He answered no, that his family owns Filco and he owns a Real Estate Brokerage and Development Company which develops shopping centers.

Commissioner Rodegerdts asked Mr. Saca if it is currently his plan to utilize these two ponds for Aquaculture. He said they planted 40,000 catfish in the pond and it's their goal to harvest them this summer. Since Aquaculture is not their specialty, Mr. Saca explained that he retained Bruce Bailey to help them out. He said that with or without the income of the Aquaculture, they can retain ownership of the property. He believes that with Mr. Bailey on board and the University's assistance, they can make it a viable business.

Commissioner Woo asked Mr. Saca why he wants to own this property, and why he thinks it's viable. He answered that they want to own it for personal, not financial reasons. They like having the ponds, skiing on the ponds, and that it's a get-away for them. Their goal is to construct a house out there by this summer for their family. They want to keep their joint venture with Heidrick to farm the remaining of the land, and they're working with Bruce Bailey, and University of California Aquaculture Department, to make the Aquaculture portion of it a viable business.

Mr. Bailey, Agricultural Manager overseeing the Saca Investment, explained his involvement with the future of the Aquaculture ponds. He stated that this could be a real win, win situation for the County and the land owner.

Commissioner Rodegerdts said he'd like to see Mr. Bailey return in approx. 30 to 60 days to explain the scope of the operation after he has had an opportunity to investigate it further. He'd also like to know if the design of the ponds is suitable for Aquaculture.

Commissioner Woo would like to see a plan on how they're going to market the fish, including the kind of commitment they can get for their 40,000 fish. She'd also like to see some kind of reaction from the people at U.C. Davis on whether they really are interested in Research and Development (R&D) for a combination water ski and fish pond.

Commissioner Walker commented that he would like to know what their plans are for making this a viable, economic activity, and expressed that if they decide it's not appropriate to raise fish, something else should be done.

Mr. Bailey agreed to report back to the Commission in April with a detailed status report and action plan.

Commissioner Lang arrived at the meeting at 11:25 a.m. during this item.

### **Commission Action**

**DIRECTED** staff to continue this item at the April 1999 Planning Commission Meeting.



## 7. ASSISTANT DIRECTOR'S REPORT

A report by the Assistant Director on the recent Board of Supervisor's meetings on items relevant to the Planning Commission. An update of the Planning and Public Works Department activity 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.

Assistant Director Bencomo brought the Commission up to date on the following:

- (1) Hours of Operation of Syar Mining.



## 8. 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. The Commission or an individual Commissioner can request that an item be placed on a future agenda for discussion.

- (1) Commissioner Walker said that he has been contacted a number of times by Mr. Taormino about Item 6.2. He expressed that he has serious concerns about this proposal.
- (2) Commissioner Woo said that Tom Lumbrazo called her as well regarding Item 6.2.
- (3) Commissioner Rodegerdts stated that he received a call from the Yolo Land Trust to say that they had not considered nor taken a position on Item 6.2, and not to let anyone make a representation that they had.
- (4) Commissioner Stephens reported that she has been contacted about Item 6.2 and also has attended several meetings of the Esparto Advisory Committee regarding the Syar issue and proposed subdivisions. She spoke briefly at the Board of Supervisors Meeting, and she feels it was a very brave and positive action that Lynnel Pollock began.



## 9. ADJOURNMENT

The Regular Meeting of the Yolo County Planning Commission was adjourned at 11:55 a.m. The next Regular Meeting of the Yolo County Planning Commission will be held on Thursday, February 11, 1999, at 8:30 a.m., in the Planning Commission Chamber.

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.

Respectfully submitted by,

John Bencomo, Assistant Director  
Yolo County Planning and Public Works Department

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