



# County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

John Bencomo  
DIRECTOR

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## YOLO COUNTY PLANNING COMMISSION

CHAIR: Richard Reed  
VICE-CHAIR: Leroy Bertolero  
MEMBERS: Jeb Burton; Mary Kimball; Sydney Vergis; Keith Williams

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**\*\*\*REVISED\*\*\***

### AGENDA

THURSDAY, MARCH 10, 2011

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.

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#### ADMINISTRATIVE AGENDA

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8:30 a.m.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF MINUTES**
  - 3.1 Minutes of February 10, 2011.
4. **SWEARING IN OF NEW COMMISSIONER**

**5. 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.

**6. CORRESPONDENCE**

- 6.1 Keys Housing Newsletter
- 6.2 Yolo County Resource Conservation District Annual Dinner Invitation
- 6.3 31<sup>st</sup> Annual Farm City Festival Breakfast Reservation Invitation

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**TIME SET AGENDA**

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8:30 a.m.

- 6.1 **ZF #2010-048:** Request for a Use Permit to expand operations at the Taber Ranch Event Center located at 20943 Tabers Corner, west of Capay, and accessed off County Road 81 (APN: 048-100-015). In addition to existing operations, the project proposes to include tastings, sales, and activities associated with winery operations and olive oil production, as well as the display and sales of agricultural products grown on the Taber Ranch property. A Negative Declaration has been prepared for this project. Applicant/Owner: Martin Armstrong (S. Cormier).

8:45 a.m.

- 6.2 **ZF #2010-046:** Request for a Use Permit to develop and operate “Park Winters,” a rural, eight-bedroom lodge/inn, and educational and events center that will provide agri-tourism opportunities. The project site is located at 27850 County Road 26, north of the City of Winters (APN: 050-070-021). A Negative Declaration has been prepared for this project. Applicant/Owner: Martin and Galiano/Ferro (S. Cormier).

9:00 a.m.

- 6.3 **ZF# 2010-005:** Recommendation on the proposed Solar Facilities Ordinance, an amendment to the Zoning Ordinance, adding Section 8-2.2420 to Chapter 2, of Title 8 of the County Code. The ordinance specifies development standards for small, medium, large, and very large solar energy systems. Owner/Applicant: Yolo County (E. Parfrey)

9:45 a.m. WORKSHOP

- 6.4 **ZF# 2010-005:** Recommendation on the update of the zoning regulations for the agricultural zones (Article 3 of Title 8 of the County Code). The ordinance establishes new zoning districts and regulations for the agricultural areas of Yolo County. Owner/Applicant: Yolo County (S. Cormier)

10:00 a.m. WORKSHOP

- 6.5 ZF# 2010-038:** Amendment No. 2011-1 to the Yolo County 2030 Countywide General Plan. The proposed amendment consists of maps and text providing background information on flood hazard zones, designated floodways, levee protection zones, and the relationship of development to flood hazard zones. The General Plan is applicable throughout the unincorporated area of Yolo County. An Addendum Environmental Impact Report (EIR) has been prepared for this project. Applicant: Yolo County (D. Morrison).

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**REGULAR AGENDA**

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**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 April 14, 2011.

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](mailto: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.*