



# 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; Jack Kasbergen, Mary Kimball; Sydney Vergis; Keith Williams

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### AGENDA

THURSDAY, JUNE 9, 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 April 14, 2011.
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

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**TIME SET AGENDA**

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8:30 a.m.

- 6.1 ZF #2011-009:** Request to establish an Interim Management Plan at the Teichert Esparto mining facility, in accordance with the Surface Mining and Reclamation Act and the Yolo County Off-Channel Surface Mining Ordinance. The Interim Management Plan is considered an amendment to the approved reclamation plan to provide measures for maintaining the idle mine site until operations are resumed. The facility operates under an approved mining and reclamation plan (ZF #95-094) approved in 1996. The facility is located approximately 1.5 miles northeast of Esparto, and includes parcels (APNs: 048-210-006, -010, -011) that are zoned A-P (Agricultural Preserve) and A-1 (Agricultural General). The review and approval of an Interim Management Plan is not considered a project for purposes of the California Environmental Quality Act (CEQA). Owner/Applicant: Teichert Land Company & DeLavandra Mast/ Teichert Aggregates (J. Anderson)

8:45 a.m.

- 6.2 ZF #2011-006:** Use Permit to install and operate one temporary 197-foot meteorological tower (Met Tower) for wind measurements, located on property zoned A-P (Agricultural Preserve). The project is located on a 635-acre parcel, which is part of a greater 3,800± acre ranch property, located in the Dunnigan Hills, northwest of the town of Zamora (APN: 054-030-001). The property is currently in use as rangeland. An Initial Study/Negative Declaration has been prepared for this project. Owner/Applicant: Butler/ Pioneer Green Energy (J. Anderson)

9:00 a.m.

- 6.3 ZF #2010-051:** Use Permit to install and operate two temporary 197.8-foot meteorological towers (Met Towers) for wind measurements, placed at approximately the 1,800-foot and 1,100-foot elevations on property zoned A-P (Agricultural Preserve). The project is located on 342-acre and 320-acre parcels, which are part of a greater 8,518-acre ranch property, located east of the Rocky Ridge and northwest of the City of Winters (APNs: 030-010-006 and 047-120-008). An Initial Study/Negative Declaration has been prepared for this project. Owner/Applicant: Bulkley/Yolo Wind (S. Cormier)

9:15 a.m. WORKSHOP

- 6.4 ZF# 2010-005:** Update on 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)

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**REGULAR AGENDA**

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**7. DISCUSSION ITEMS**

- 7.1 Draft 2011 General Plan Annual Report (D. Morrison)
- 7.2 Presentation on surface and ground water in Yolo County by Tim O'Halloran, Yolo County Flood Control and Water Conservation District and Joe Scalmanini
- 7.3 Update by Ad Hoc Subcommittee regarding Citizens Advisory Committee comment boundaries.

**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 July 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.*