



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

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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

AGENDA

THURSDAY, JULY 14, 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.

ADMINISTRATIVE AGENDA

8:30 a.m.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES
- 3.1 Minutes of June 9, 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

TIME SET AGENDA

8:30 a.m.

- 6.1 ZF #2011-013:** Use Permit request to convert an existing 2,126-square foot 111-year old barn into a wine tasting and storage facility on an agriculturally-zoned property located at 54250 South River Road, near Clarksburg (APN: 044-080-010). Miner's Leap Winery proposes to relocate their boutique winery facility from Lockeford, CA, to Clarksburg. The 23-acre property includes a residence and the barn, which will require improvements to change the use from agricultural storage to a tasting room. The property is in a flood zone with an undetermined base flood elevation, as designated by FEMA. A Negative Declaration has been prepared for this project. Owner/Applicant: Sacramento Wine Works, LLC/Loyal Miner (S. Cormier)

8:45 a.m.

- 6.2 ZF #2011-002:** Minor Use Permit request to construct the Putah Creek Solar Project that would interconnect to the PG&E utility grid at the adjacent Putah Creek substation in Winters. The project is located in the unincorporated area of the County adjacent to the City of Winters, situated on the northwest corner of State Route 128 and County Road 87D (APN: 030-200-36). The solar project would occupy approximately 17.7 acres of the currently fallow 31.9-acre parcel for a projected lifetime of 25 to 35 years. The adjoining 12.8 acre parcel (APN: 030-200-44) under the same ownership would be planted in walnuts. The project is expected to generate 3.5 megawatts. A Mitigated Negative Declaration has been prepared for this project. Owner/Applicant: Putah Creek Solar Farms LLC/Martinez (S Cormier)

9:00 a.m.

- 6.3 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)

REGULAR AGENDA

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

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 August 11, 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, 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.