



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, OCTOBER 27, 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 September 8, 2011
4. **PUBLIC COMMENT**

The opportunity for members of the public to address the Planning Commission on any subject relating to the Planning Commission not related to items on the agenda. The Planning Commission reserves the right to impose a reasonable limit on time afforded to any individual speaker.

5. CORRESPONDENCE

- 5.1 Flyer for the California County Planning Commissioners Association (CCPCA) Annual State Conference

TIME SET AGENDA

8:30 a.m.

- 6.1 **ZF#2011-0048:** Appeal of the Zoning Administrator's approval of a one-year extension for a previously approved 365-foot radio tower (2009-001), located at the Yolo County Landfill in the Agricultural General (A-1) zone (APN 042-140-006). A Statutory Exemption has been prepared for this project. Appellant: Eileen Samitz. Owner: Yolo County (J. Anderson)

8:45 a.m.

- 6.2 **ZF #2011-0027:** Request to amend the existing Planned Development 9 (PD-9) overlay zoning ordinance and approve Tentative Parcel Map #4825 which would subdivide an existing 60.2-acre parcel into two lots. The property is located on County Road (CR) 95 near County Road 25 in the Monument Hills area, approximately 3.5 miles west of the City of Woodland (APN: 040-040-040). The underlying zoning is Agricultural General (A-1). The purpose of the amendment to the PD-9 zoning and the Tentative Parcel Map is to allow subdivision of the 60.2 acre parcel to allow two home sites, while retaining the existing agricultural operations (a vineyard and olive orchard). The existing (PD-9) zoning ordinance applies to twelve lots within the Hilltop Estates subdivision. A Negative Declaration has been prepared for this project. Applicant/Owner: Kent Calfee/Knights Landing LLC/Dan Dowling et al (E. Parfrey)

9:00 a.m.

- 6.3 **ZF#2010-056:** Request for a Tentative Parcel Map to divide a 184-acre parcel, zoned Agricultural General (A-1), into four parcels of 19.1 acres, 82.0 acres, 40.0 acres, and 43.2 acres. The parcel is located near County Road (CR) 117 north of CR 22, five miles east of Woodland, near the I-5 bridge over the Sacramento River (APN: 057-170-04). The parcel map is being requested to facilitate the sale of the proposed 19.1 acre parcel from the owner, Paul Petrovich (Woodland Development Co.) to the City of Woodland. Once the 19.1 acre parcel is acquired by the City it will be conveyed to the Woodland-Davis Clean Water Agency (WDCWA). The 19.1 acre parcel may be used by the WDCWA to construct a surface water intake and pump station at the Sacramento River, and a transmission line across the present 184-acre parcel. A Negative Declaration has been prepared for this project. Applicant/Owner: City of Woodland/Woodland Development Co. (E. Parfrey)

9:15 a.m.

- 6.4 **ZF#2011-0039:** Request for a Use Permit to construct a single 1-megawatt 335-foot tall wind turbine to be used to power the existing CEMEX aggregate mining operations along Cache Creek at 30288 State Highway 16, approximately 13 miles west of the City of Woodland (APN: 049-070-005). The turbine will be constructed on the southwest

quadrant of a 76.5-acre property owned by CEMEX, which is zoned Agricultural General/Sand and Gravel overlay (A-1/SG). A Mitigated Negative Declaration has been prepared for this project. Applicant/Owner: Foundation Windpower/United Metro Materials (E. Parfrey)

9:30 a.m.

- 6.5 ZF#2011-0026:** Mining and Reclamation Plan, Rezoning, Development Agreement, EIR, and associated actions to excavate and process sand/gravel from a 313-acre portion of a 390-acre site, located northwest of County Road 87 and Cache Creek, near Esparto (APN: 048-220-15 and -22). The mined area will be reclaimed to a variety of uses including agriculture, open space, and open lake with associated habitat. The site is zoned Agricultural Preserve/Sand and Gravel Reserve overlay (A-P/SGR) and Agricultural General/Sand and Gravel Reserve overlay (A-1/SGR). An Environmental Impact Report has been prepared for this project. Applicant/Owner: Granite Construction (H. Tschudin)

9:45 a.m.

- 6.6 ZF#2007-071:** Annual Compliance Report summaries for off-channel gravel mining within the Cache Creek Area Plan for the Granite Construction-Capay, Granite Construction-Woodland, Schwarzgruber and Sons, CEMEX, Syar Industries, Teichert Aggregates-Esparto, and Teichert Aggregates-Woodland sites. A Categorical Exemption has been prepared for this project. Applicant: Yolo County (J. Anderson).

10:00 a.m.

- 6.7** Recommendation by the Planning Commission Ad Hoc Subcommittee regarding proposed changes to the Citizens Advisory Committee bylaws. A Statutory Exemption has been prepared for this project. Applicant: Yolo County (R. Reed).

REGULAR AGENDA

7. DISCUSSION ITEMS

- 7.1** Presentation by Joel Butler, County Assessor, regarding how solar facilities and rezoning affect tax revenues and property assessments.

8. DIRECTOR'S REPORT

A report by the Assistant Director of Planning on items from the recent Board of Supervisors meetings relevant to the Planning Commission and 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 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 December 8, 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.