



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, DECEMBER 8, 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 October 27, 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 None

TIME SET AGENDA

8:30 a.m.

6.1 ZF#2011-0049: Request to establish an Interim Management Plan at the Syar Industries Madison facility, in accordance with the Surface Mining and Reclamation Act and the Yolo County Off-Channel Surface Mining Ordinance. The facility operates under an approved mining and reclamation plan (ZF #98-010) approved in 1999. The facility is located approximately 1 mile north of Madison, and includes parcels (APNs: 049-120-005, -006, -016; and 049-130-039) 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: Syar Industries (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 zoned Agricultural General (A-1) and 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). A Negative Declaration has been prepared for this project. Applicant/Owner: Knights Landing LLC/Dan Dowling et al (E. Parfrey)

9:00 a.m.

6.3 ZF#2011-0050: Approval of Tentative Parcel Map #5005 to divide an existing parcel of 6.4-acres into four parcels of 0.2 acres, 3.0 acres, 2.5 acres, and 0.7 acres. The site has been previously approved for a mixed use 80-unit affordable housing project. The parcel is located at Woodland Avenue and County Road 87 in Esparto (APN: 049-250-008). The property is zoned Downtown Mixed Use (DMX) and Multiple-Family Residential (R-3). A Negative Declaration has been prepared for this project. Applicant: Mercy Housing (E. Parfrey)

9:15 a.m.

6.4 ZF#2011-0047: Use Permit request to erect four self-supporting towers between 40 feet and 60 feet tall, in order to enhance the fixed wireless broadband services provided to businesses and residences in the rural areas of the County. The tower sites are proposed on parcels located as follows: (1) west of Winters, zoned Agricultural General (APN: 030-280-021); (2) west of Winters, zoned Agricultural Preserve (APN: 038-060-005); (3) west of Davis, zoned Agricultural Preserve (APN: 040-200-028); and in Monument Hills, zoned Residential Suburban (APN: 040-032-011). A Negative Declaration has been prepared for this project. Applicant/Owner: Winters Broadband/Kugler, Hansen, Eoff, and Tarava (S. Cormier).

9:30 a.m.

December 8, 2011

Yolo County Planning Commission Agenda

- 6.5 ZF#2011-044:** Request for a Use Permit to construct a wine making, seed drying, and cheese processing facility within a 14,000 square foot building area on a 160-acre parcel zoned Agricultural Preserve (A-P). The property, in active row crop production, is located approximately two miles northeast of the City of Winters and borders the south side of County Road 31A and the east side of Buckeye Road, east of Interstate 505 (APN: 038-040-034). The project, which would be constructed in phases, would locate in the northeast corner of the parcel on approximately three acres. Initial phases include construction of facilities for the production, storage, and bottling of wine, and seed processing. Future phases will include a tasting room and cheese processing. A Negative Declaration has been prepared for this project. Applicant/Owner: Turkovich Family Wines/Turkovich (S. Cormier)

REGULAR AGENDA

7. DISCUSSION ITEMS

- 7.1 2012 Calendar

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 January 12, 2012.

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.